

# Units Now Available

**150 Downs Dr., Welland, ON**

## Brand New Class "A" Industrial Units For Lease

- 1,500 - 7,150 SF Units Available
- 26'-28' clear ceiling, natural light, LED lighting

150

**Greg Chew**  
Sales Representative  
+1 905 329 4415  
greg.chew@colliers.com



**John Kompson**  
Sales Representative  
+1 416 200 0574  
john.kompson@am.jll.com



# Location Overview

Conveniently located near the Woodlawn Rd. exit off HWY 406. Close to many amenities.

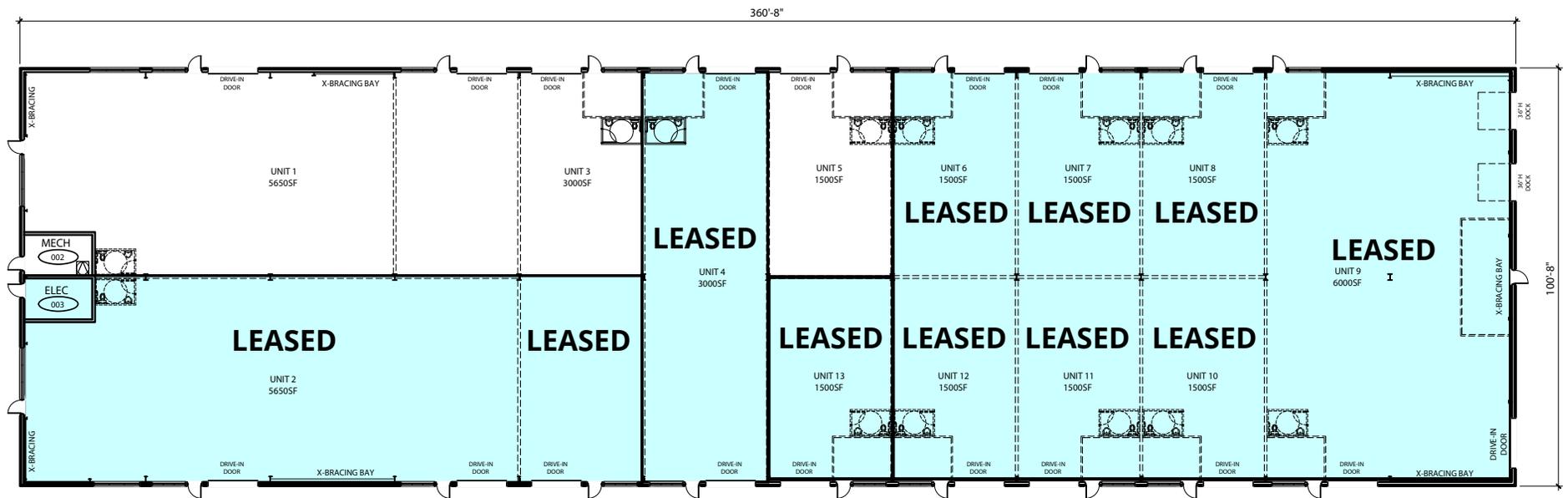
<b>Niagara Falls</b>	15 Mins.
<b>St. Catharines</b>	15 Mins.
<b>Port Colborne</b>	15 Mins.
<b>Fort Erie and the Peace Bridge</b>	30 Mins.
<b>Grimsby</b>	30 Mins.
<b>Hamilton</b>	55 Mins.

## Nearby Amenities

- Canadian Tire
- Rona
- Walmart



# Floor Plan



<b>Civic Address</b>	150 Downs Dr. Welland
<b>Site Area</b>	±2.59 Acres
<b>Location</b>	North side of Downs Rd. east of River Rd.
<b>Zoning</b>	GEC - Gateway Economic Centre
<b>Building Size</b>	36,000 SF

<b>Unit #'s 3,5</b>	1,500 SF	(1) 12x14 Drive-in Door	\$2,250 / Month + TMI \$4.00 PSF
<b>Unit #1,3 (Potential Demise)</b>	3,000 SF	(2) 12x14 Drive-in Doors	
<b>Unit #1</b>	5,650 SF	(2) 12x14 Drive-in Doors	\$16.00 PSF + TMI \$4.00 PSF
<b>Unit #1 + #3</b>	7,150 SF	(3) 12x14 Drive-in Doors	\$16.00 PSF + TMI \$4.00 PSF

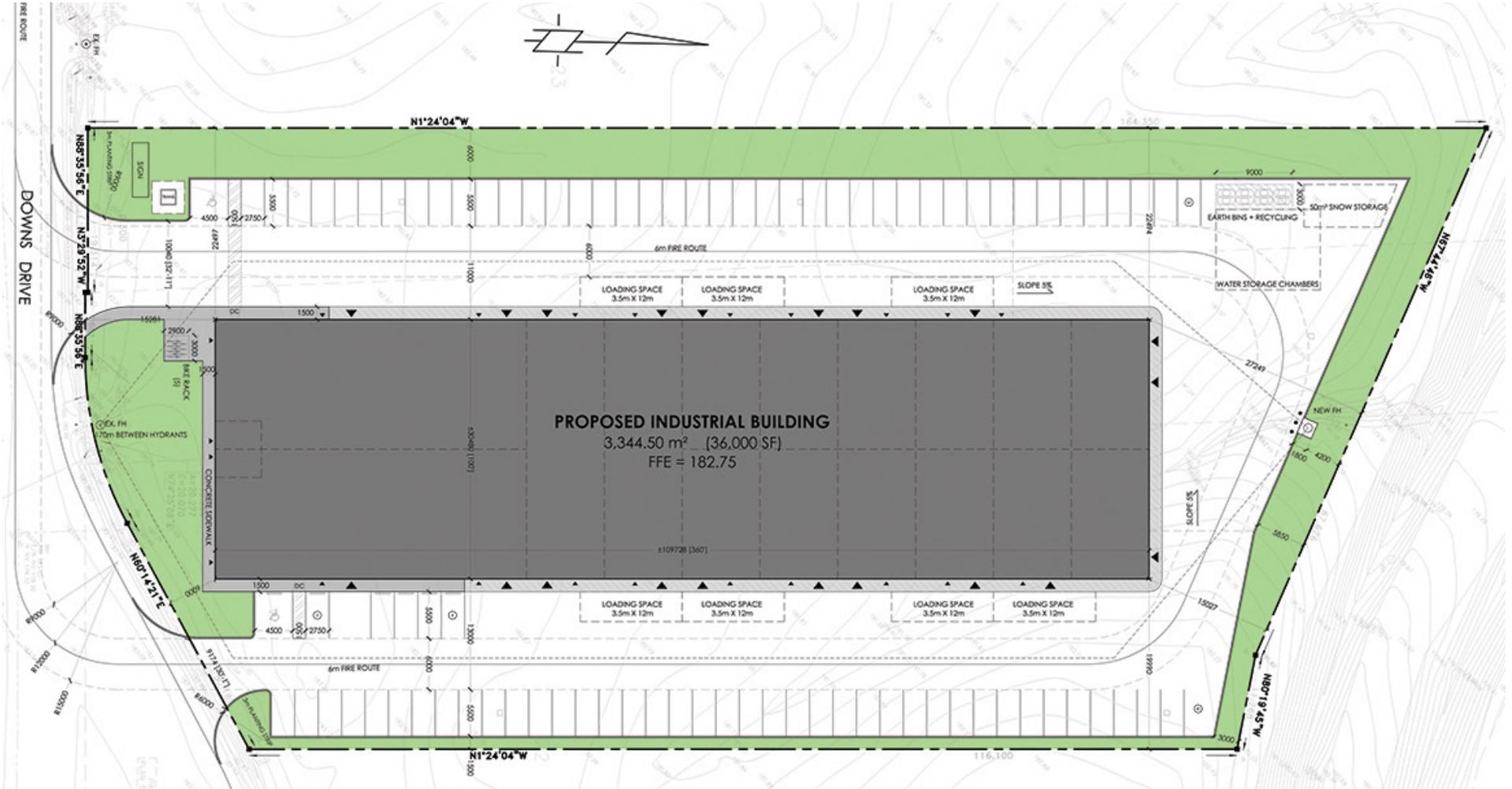
## Features

- Easy access to HWY 406
- Part of Niagara's newest Industrial Development
- Small bay door Units available
- Many permitted uses
- 26'-28' Clear ceiling height
- Natural and LED lighting throughout

Units can be combined to create different configurations and Unit sizes



# Site Plan



89 Parking Stalls



Excellent front façade and pylon signage opportunities





Side Grade Level Doors



Front South View



West Side View



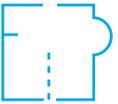
Truck Level Doors

# 1,500 SF Floor Plan

Excellent small bay  
Unit opportunities for  
budding or established  
entrepreneurs.



12' x 14' Drive-in Door



Width: 29'4"

Depth: 49'

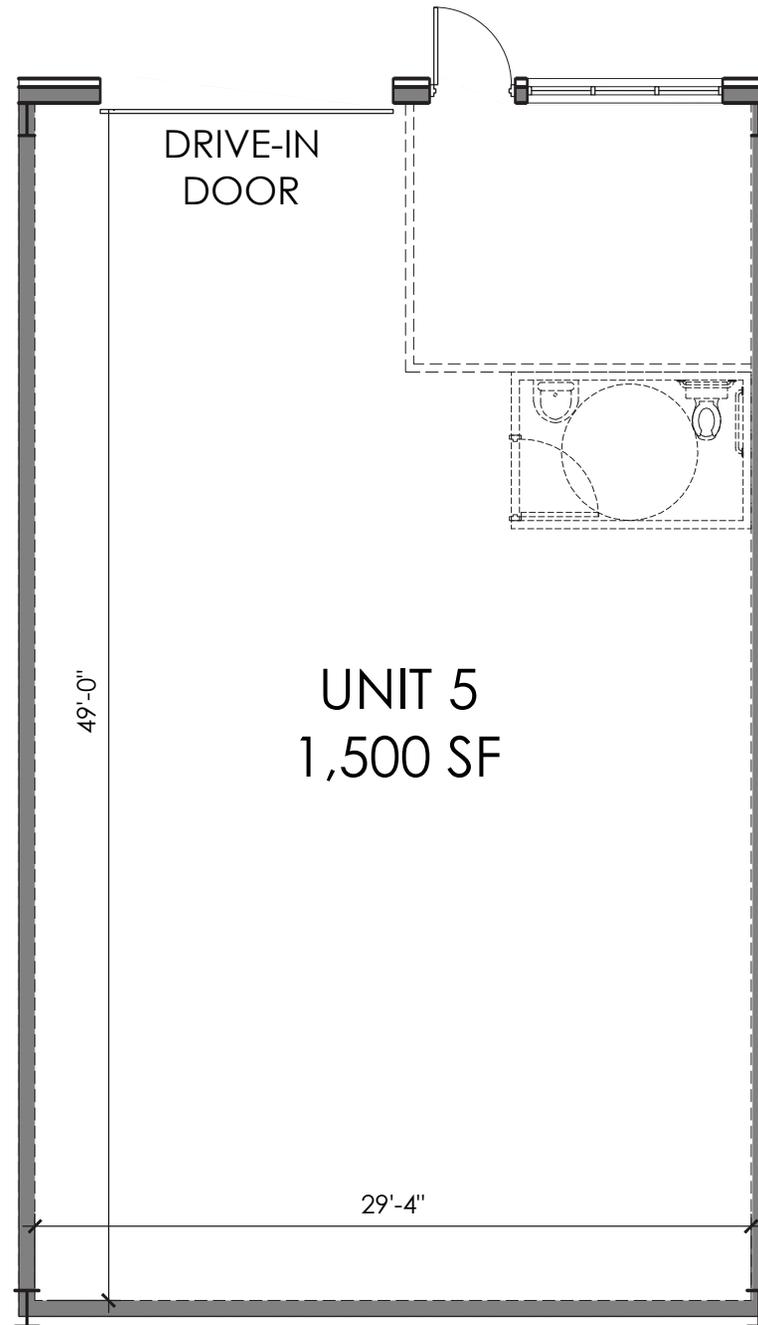
Ceiling Height: 26'-28'

Lighting: Natural Light and LED



\$2,250 / Month

TMI \$4.00 PSF



# 5,650 SF Floor Plan

Front Units with excellent exposure on Downs Dr. Enjoy the benefits of a Class "A" facility.



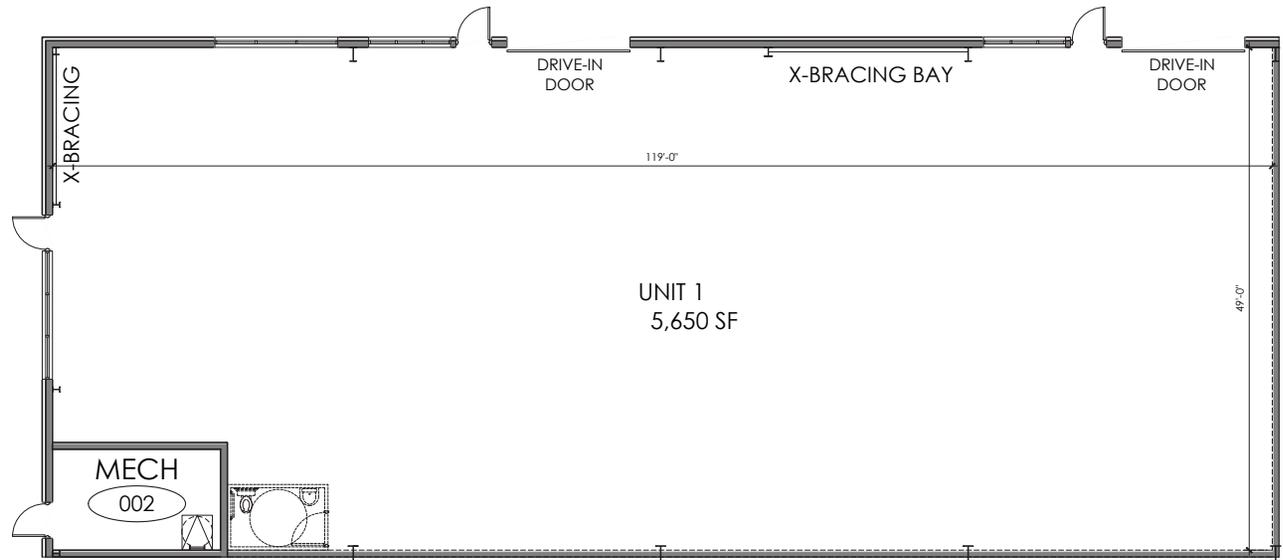
(2) 12' x 14' Drive-in Doors



Width: 49'  
Depth: 119'  
Ceiling Height: 26'-28'  
Lighting: Natural Light and LED



\$16.00 PSF  
TMI \$4.00 PSF



# Zoning

## GEC - Gateway Economic Centre

Column 1	Column 4
Permitted Uses	GEC
Accessory Uses, Buildings and Structures	✓(1)
Aggregate Extraction Operation	
Animal Shelter	
Athletic/Fitness Establishment	✓(2)
Building or Contracting Supply Establishment	✓
Bulk Storage	✓(3)
Commercial Greenhouse	✓
Contractor's Establishment	✓
Custom Workshop	✓
Day Care Centre	✓(2)
Dry Cleaning and Laundry Plant	
Existing Adult Entertainment Parlour	
Financial Institution	✓(2)
Food Production	✓
Funeral Home including Crematorium	
Generating Plant	✓
Heavy Equipment Sales, Rental and Service	✓
Heavy Industrial	✓
Hotel/Motel	✓
Laboratories	✓
Light Equipment/Machinery Sales/Rental and Service Establishment	✓
Light Industrial	✓
Manufacturer Showroom/ Accessory Retail Sales	✓(3)

Column 1	Column 4
Permitted Uses	GEC
Market Garden – Open Air Market	
Medical Marihuana Production Facility	✓
Medical Office/ Clinic	✓(2)
Motor Vehicle Body Shop	
Motor Vehicle Dealership	
Motor Vehicle Repair Establishment	
Motor Vehicle Service Station	
Motor Vehicle Washing Establishment	
Offices	✓(3)
Office, Major	✓
Outside Storage	✓(3)
Parking Lot	✓
Place of Assembly	
Printing Establishment	✓
Propane Transfer Facility	✓
Repair Shops and Services	✓
Research and Development	✓
Restaurant	✓(2)
School, Commercial	✓
Service Commercial Establishment	✓(2)
Sleeping Facilities for Occasional Use	✓
Storage Yard	
Surveying, Engineering, Planning or Design Business	✓(2)
Technology Industry	✓
Training Facilities	✓
Trucking Operation	✓
Warehouse/Public Storage	✓
Waste Transfer/Processing/ Recycling Facility	
Wholesale Facility	



# Greater Location

 Subject property

1	Niagara College
2	Seaway Mall
3	SmartCentre

## Greg Chew

Sales Representative  
+1 905 329 4415  
greg.chew@colliers.com

## Colliers International Niagara Ltd., Brokerage

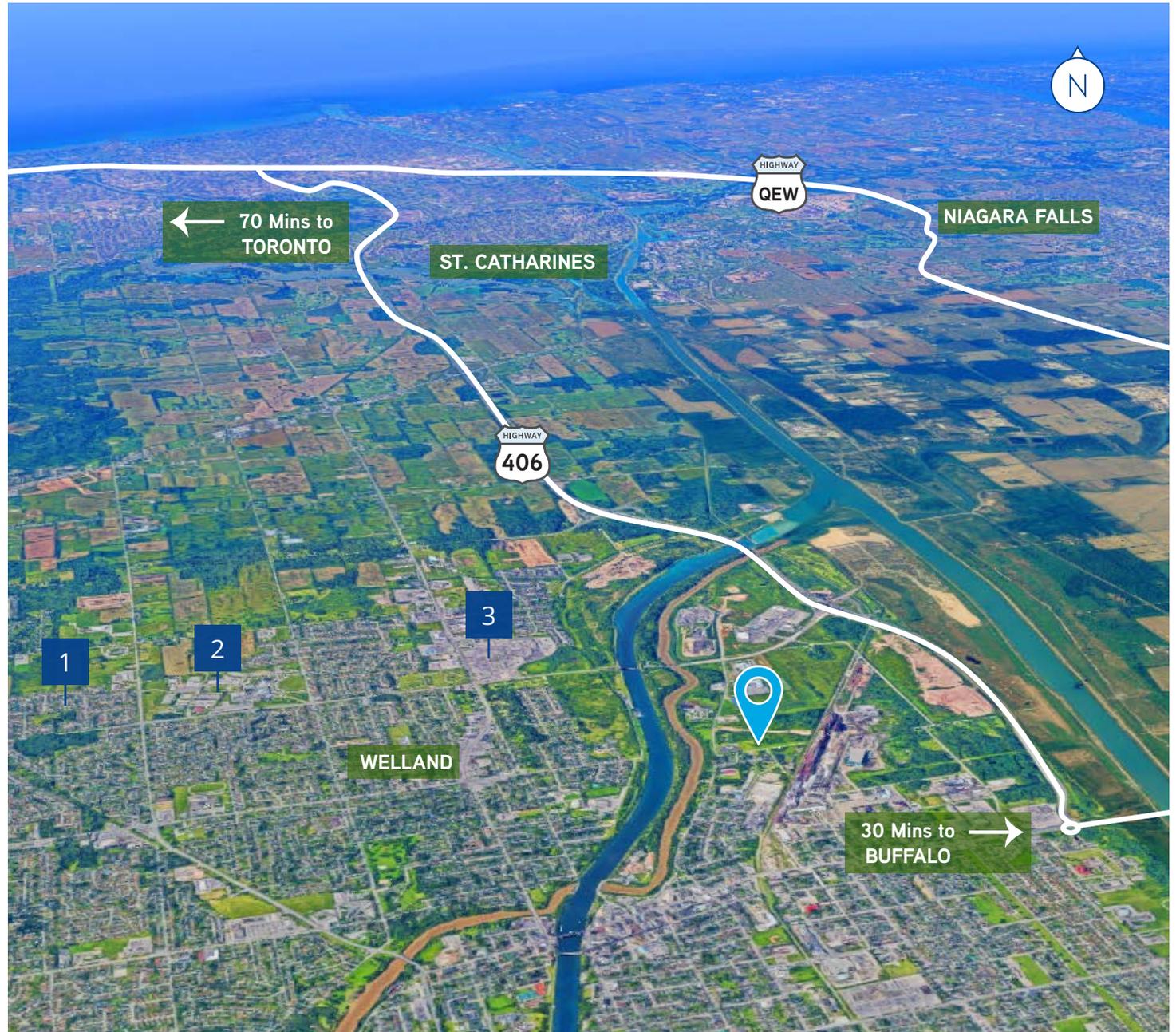
82 Lake St | Suite 200  
St. Catharines, ON | L2R 5X4  
P: +1 905 354 7413

## John Kompson

Sales Representative  
+1 416 200 0574  
john.kompson@am.jll.com

## JLL Canada

East Tower, 22 Adelaide St W  
26th Floor, Toronto, ON | M5H 4E3  
P: +1 905 354 7413



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