

INDUSTRIAL WAREHOUSE FOR LEASE

LEASE
RATE

\$5,000/MONTH GROSS LEASE + HST + Utilities

120 FEDERAL ROAD | WELLAND | ON
±3,500 SF Industrial Warehouse w/ Drive-In Door



Colliers International Niagara Ltd., Brokerage
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Listing Specifications

120 FEDERAL ROAD | WELLAND | ON

Location West of Federal Road; NE of Provincial Street

Available Area ±3,500 SF

Zoning L1 - Light Industrial

Lease Price \$5,000/MONTH GROSS LEASE + HST + Utilities

Clear Height 15ft. to 16ft.

Doors ONE 10'x12' Drive-In Door
TWO Man Doors

Power Service 3-Phase 600V/400AMP

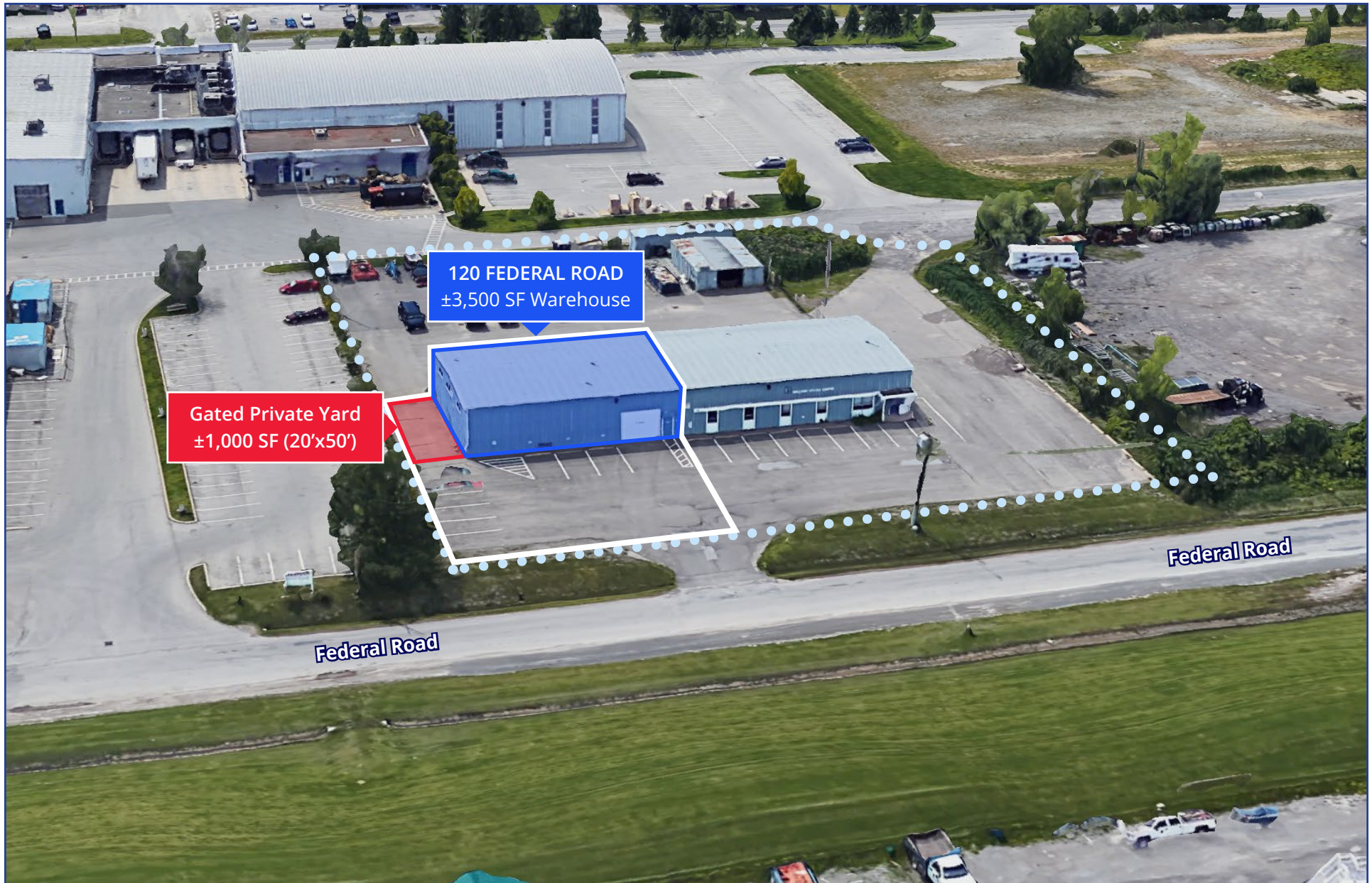
Comments

- Industrial warehouse available for lease
- 50ft. x 70ft. shop
- Updated LED lighting
- Suspended gas heaters
- Separate utilities
- Paved parking
- Includes paved
- Gated private side yard (20ft. x 50ft.)
- Insulated building
- Available immediately



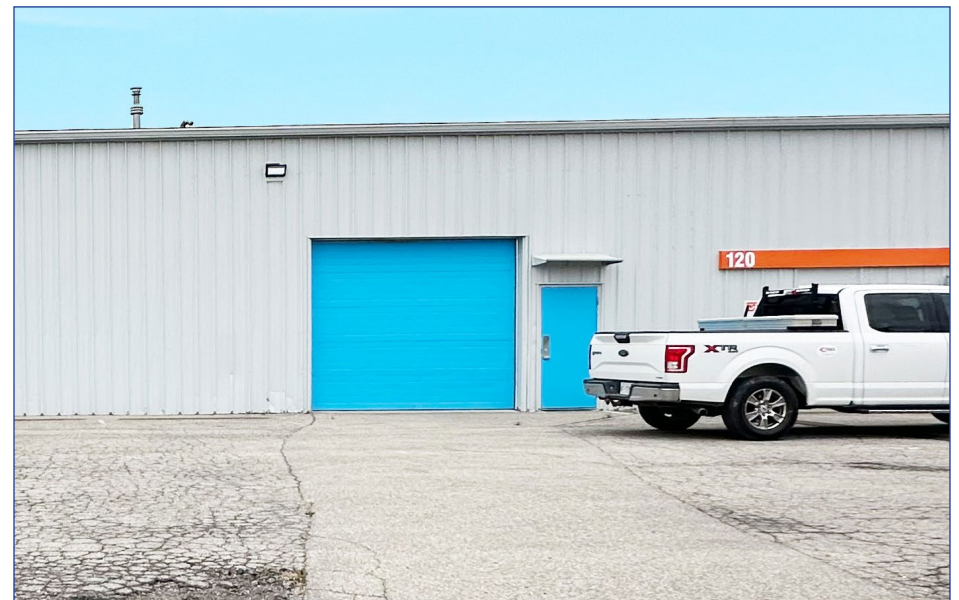
Property Overview

120 FEDERAL ROAD | WELLAND | ON



Property Photos

120 FEDERAL ROAD | WELLAND | ON



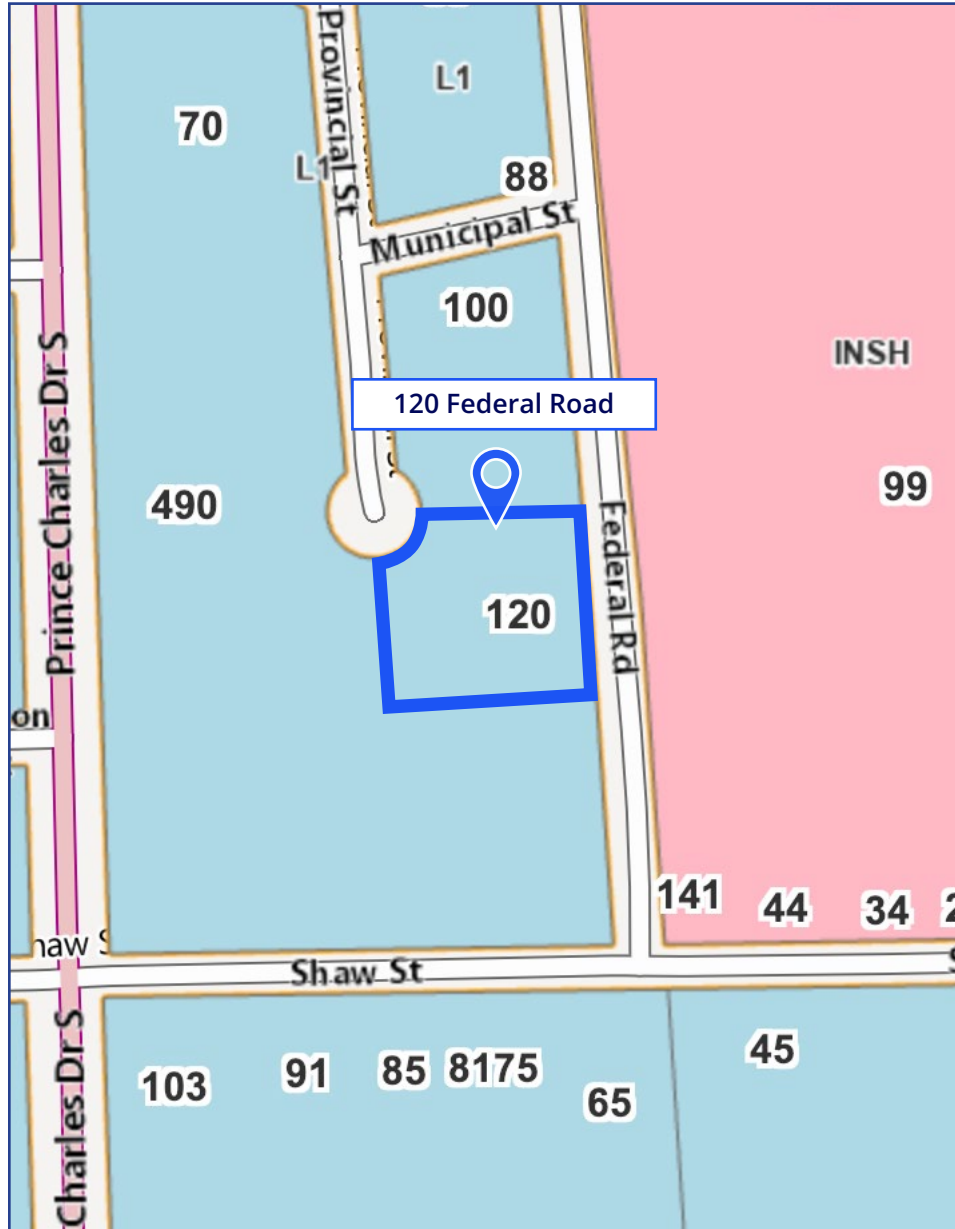
Property Photos

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Zoning L1 - Light Industrial

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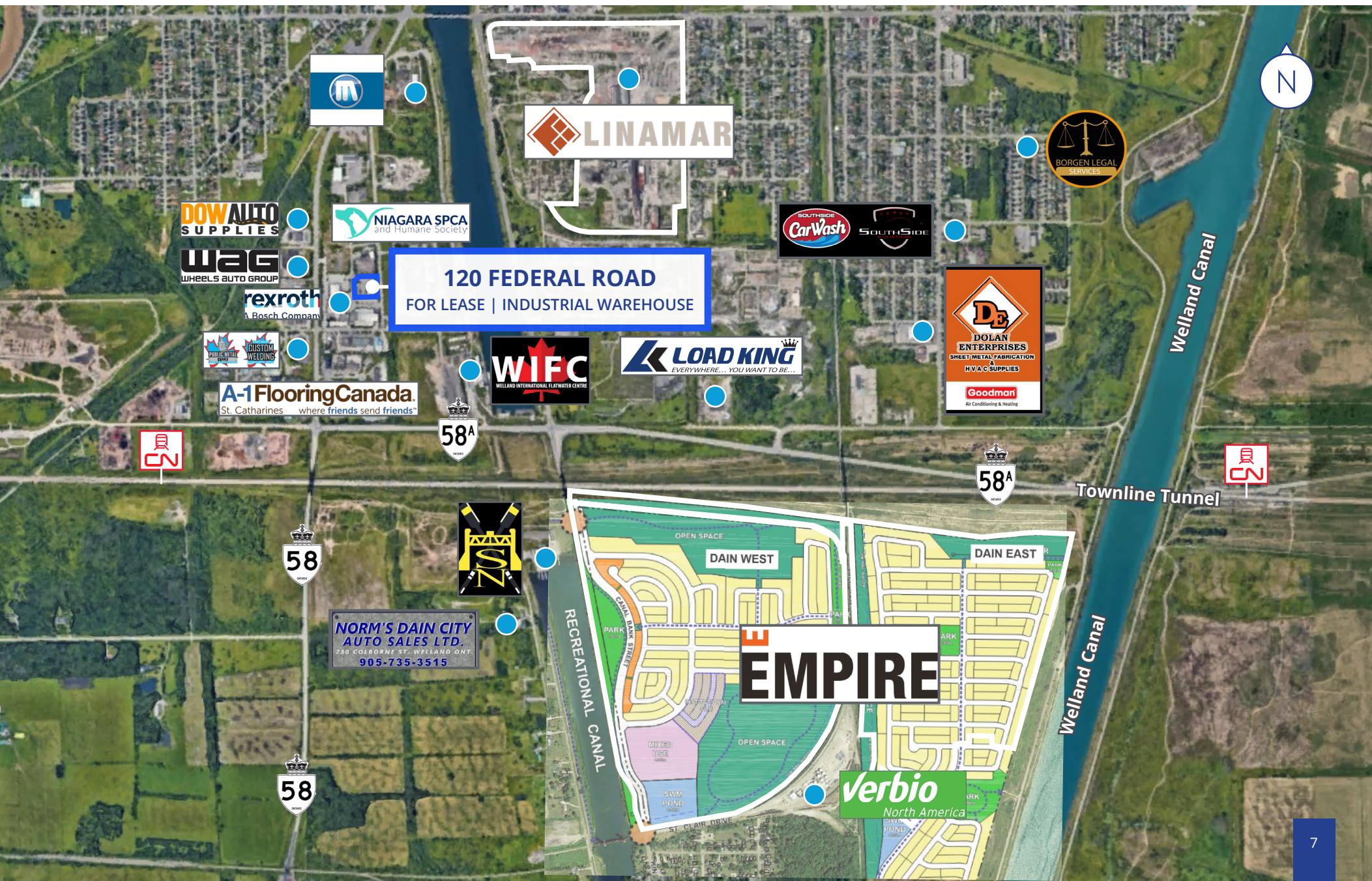
Permitted Uses

- Accessory Uses, Buildings and Structures
- Animal Shelter
- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Commercial Greenhouse
- Contractor's Establishment
- Custom Workshop
- Day Care Centre
- Dry Cleaning and Laundry Plant
- Financial Institution
- Food Production
- Funeral Home including Crematorium
- Generating Plant
- Heavy Equipment Sales, Rental and Service
- Laboratories
- Light Equipment/Machinery Sales /Rental and Service Establishment
- Light Industrial
- Manufacture Showroom/ Accessory Retail Sales
- Market Garden — Open Air Market
- Medical Marijuana Production Facility
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Offices
- Outside Storage
- Parking Lot
- Place of Assembly
- Printing Establishment
- Propane Transfer Facility
- Repair Shops and Services
- Research and Development
- Restaurant
- School, Commercial
- Service Commercial Establishment
- Sleeping Facilities for Occasional Use
- Storage Yard
- Surveying, Engineering, Planning or Design Business
- Technology Industry
- Training Facilities
- Trucking Operation
- Warehouse/Public Storage
- Waste Transfer/Processing/ Recycling Facility

Area Neighbours

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Colliers



\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 22,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of more than \$4.4 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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