



**COLDWELL
BANKER
COMMERCIAL**

www.teamcb.ca

110 Udine Avenue

WELLAND, ON

92.5 Acres of Heavy Industrial Land

For Sale / Lease

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PROPERTY OVERVIEW

The Offering

Coldwell Banker Integrity Commercial is pleased to offer for sale 110 Udine Avenue (the “Site” and/or “Property”), a strategically located investment and/or user opportunity in the heart of the Niagara Region. This 92+ acre site in Welland presents an outstanding opportunity to construct a large format "BIG BOX" Warehouse/Logistics building, a Manufacturing facility or a Hybrid Battery Energy Storage system. Located just minutes from Highway 406, this site boasts direct access to both the canal and an adjacent rail line. The property is also located in the Niagara Gateway Economic Zone and Centre Community Improvement Plan Area. New development projects are eligible for Tax reductions or Grants. The General Industrial (G1) zoning permits a wide range of significant Light and Heavy Industrial uses, including those listed above and allows for outside storage. The site includes private ownership of a portion Netherby Road, on the southside of site. The brand new Asahi Kasei lithium-ion battery separator plant is located just south of the property. Municipal services are available along Rusholme Road. Future potential to connect with the proposed Hydro One Welland Thorold 230-kilovolt double-circuit transmission line, providing 400 megawatts of new capacity to the area. Approximately 79 +/- acres are developable. A Phase I ESA was completed in June 2022.

PROPERTY DETAILS

LAND AREA	+92.5 acres (as per Geowarehouse)
OFFICIAL PLAN	General Industrial
ZONING	G1
MUNICIPAL WATER	available on Udine Ave.
MUNICIPAL WASTEWATER	available on Udine Ave.
NATURAL GAS	2” high pressure on Udine Ave.; 6” high pressure on Rushholme Rd.
HYDRO	Existing 27.6 KV at SW corner
RAIL	CN rail spur on site
FIBRE OPTIC	930 metres from lot line on Ridge Rd. (as per Niagara Region Broadband)
SALE PRICE	\$24,500,000.00
LEASE PRICE	\$700 per acre / month

Contact Listing Agent for more details



WELLAND THOROLD POWER LINE



Hydro One is committed to energizing life for communities, people and businesses across Ontario. To meet the electricity demands and support future growth in the region, Hydro One is proposing to construct a new 230-kilovolt double-circuit transmission line connected to an existing Hydro One corridor in Thorold and the Crowland Transformer Station (TS) in Welland.

The Welland Thorold Power Line will energize Niagara Region's clean energy future, providing **400 megawatts** of new capacity. It will provide clean and reliable energy that attracts economic growth, creates jobs and supports the decarbonization goals of industries and communities.

The southern property line of 110 Udine Avenue, Welland is located approximately 1,230 meters away from the Crowland Transformer Station (TS).



ZONING INFORMATION

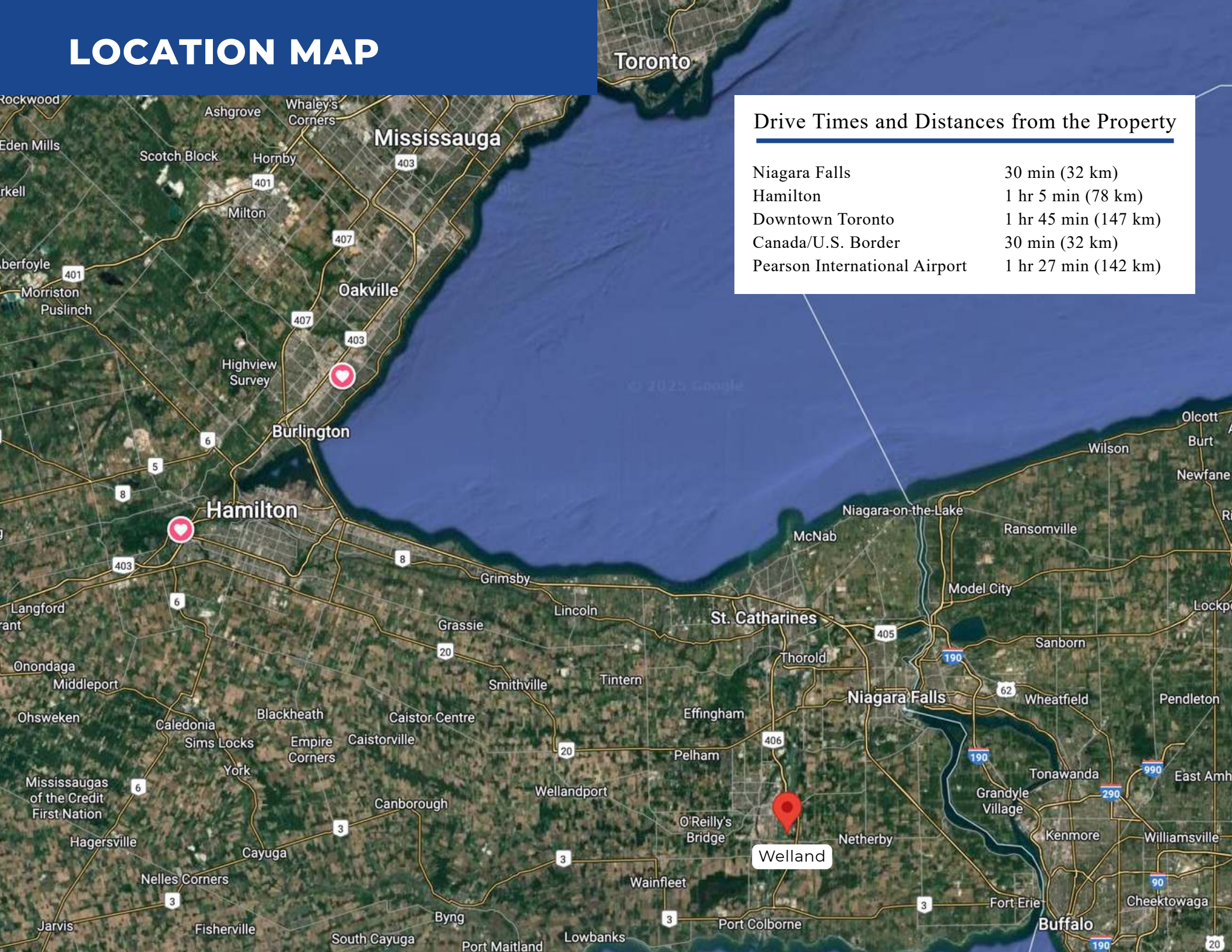
General Industrial (G1) Permitted Uses:

- Building Or Contracting Supply Establishment
- Bulk Storage
- Contractor's Establishment
- Dry Cleaning And Laundry Plant
- Food Production
- Funeral Home Including Crematorium
- **Generating Plant**
- Heavy Equipment Sales, Rental And Service
- **Heavy Industrial**
- Laboratories
- Light Equipment/Machinery Sales Rental
- Light Industrial
- Medical Marijuana Production Facility
- Outside Storage
- Parking Lot
- Printing Establishment
- Propane Transfer Facility
- Research And Development
- Storage Yard
- **Technology Industry**
- Training Facilities
- Trucking Operation
- Warehouse/Public Storage
- **Waste Transfer/Processing/Recycling Facility**
- Wholesale Facility



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LOCATION MAP



Drive Times and Distances from the Property

Niagara Falls	30 min (32 km)
Hamilton	1 hr 5 min (78 km)
Downtown Toronto	1 hr 45 min (147 km)
Canada/U.S. Border	30 min (32 km)
Pearson International Airport	1 hr 27 min (142 km)



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