

Prime Industrial Building Available

630 Read Road
St. Catharines, ON
www.cbre.ca

±23,000 Sq. Ft. of Freestanding Industrial Building



Prime Industrial Space Available

630 Read Road | St. Catharines, ON

For Sale



Unleash Potential - Industrial Space on Read Road

±23,000 Sq. Ft. of Industrial Space

Introducing a remarkable opportunity in the industrial sector - an extraordinary free standing building boasting not one, but three powerful overhead cranes. With a generous minimum ceiling height of 18', this space offers unmatched flexibility and convenience. Plus, outside storage is permitted, providing even more options for your business needs. Don't wait - this exceptional property will be available for occupancy starting January 1st, 2025, or even sooner if it aligns perfectly with your requirements. Take advantage of this unique offering and secure your ideal industrial space today.

Property Details

Total Available Size	±23,000 Sq. Ft.
Cranes	2 — 5-Ton Overhead 1 — 2-Ton Overhead
Ceiling Height	±18' Clear
Loading	3 — Drive-In Doors
Power	600 Volts, 400 Amps
Zoning	E2 - General Employment
Taxes (2024)	\$39,606.13
Sale Price	\$4,750,000.00

3

Drive-In Doors

23K

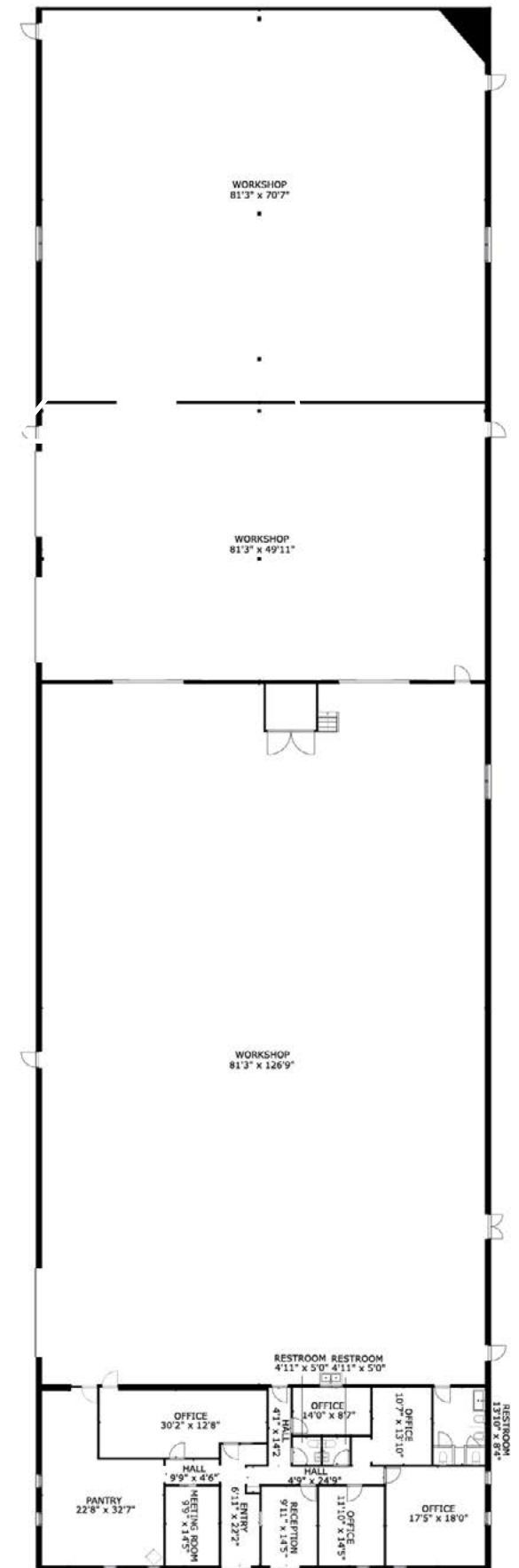
Total Industrial Space (Sq. Ft.)

E2

General Employment Zoning



Floor Plan



Prime Industrial Space Available

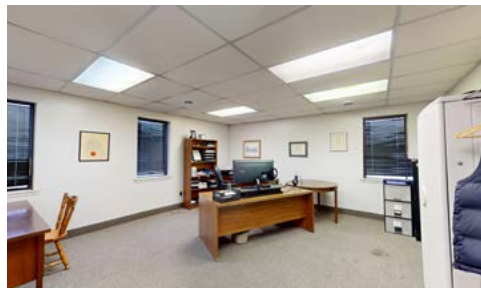
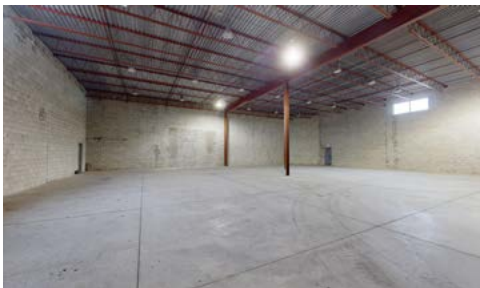
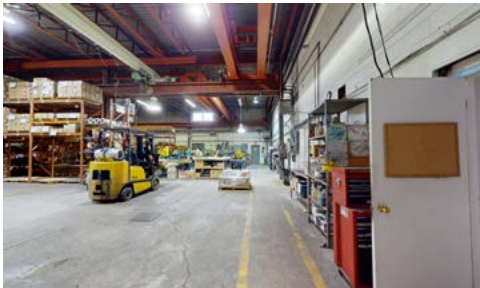
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Zoning Permitted Uses

E2 General Employment Allowances

- + Adult Oriented Entertainment
- + Ancillary Retail Sales/Display
- + Animal Care
- + Bulk Fuel Depot
- + Car Wash
- + Community Garden
- + Contractor's Yard
- + Designated Medical Growth of Cannabis
- + Employee Convenience
- + Heavy Equipment Sales & Service
- + Heavy Industry
- + Light Industry
- + Licensed Cannabis Production
- + Motor Vehicle Gas Station
- + Motor Vehicle Repair Garage
- + Office
- + Research Facility
- + Restaurant
- + Retail Store
- + Service Commercial
- + Transportation Depot



Contact Us

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