

±74,821 SF Warehouse with Cranes on ±8.50 Acres

2032 FIRST STREET LOUTH
ST. CATHARINES, ONTARIO

INDUSTRIAL FACILITY
AVAILABLE FOR SALE OR LEASE



Please contact an agent for NDA & additional information:

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**Sales Representative*


Project Highlights




±74,821 SF
 Available Area


±8.50 Acres
 Lot Size



±16%
 Office Area


18%
 Coverage Ratio


32 ft.
 Clear Height
 (±15,000 SF at 48')


Doors
 6 Truck Level Doors &
 5 Drive-In Doors


2000
 Year Built
 Renovations '05, '08, '09


E1-25
 Business Commercial
 Employment Zone
 (Allows all principle E2 Uses)

130M People
Within 1-Days' Drive

Listing Specifications



Civic Address	2032 First Street Louth, St. Catharines, ON
Lot Size	±8.50 Acres
Building Area	±74,821 SF
Sale Price	\$18,000,000
Lease Rate	\$11.95/SF N/N/N + HST + Utilities
Taxes (2023)	\$324,494.24
Zoning	E1-25 Business Commercial Employment <i>(In addition to E1 uses all principle E2 uses shall be permitted and shall be subject to E1 provisions.)</i>
Clear Height	32 ft. (±15,000 SF at 48 ft.)
Doors	6 Truck Level & 5 Drive-In
Power	3-Phase 3,000 amps
Parking	±141 On-site paved surface spaces
Cranes	Four cranes (33-ton, 30-ton, 25-ton, 22-ton)
Occupancy	Available June 1, 2025
Note	To Schedule a Tour* <i>*Signed NDA & PPE (i.e. Steel Toe Shoes, Hard Hat, Safety Glasses, Safety Vest) required for Tour</i>

Comments

- Low coverage ratio with ±2 acres of excess land
- Fully fenced property line
- Sprinklered
- Multiple air makeup units and big fans
- Former manufacturing facility
- Heavy Industrial and concrete floors
- Heavy power and cranes



E1-25 Business Commercial Employment Zoning



PERMITTED USES

- Car Wash
- Hotel/Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Research Facility
- Social Service Facility
- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- MB** Municipal Boundary

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
25	E1	19		2012 and 2032 First Street Louth 399 Vansickle Road	

In addition to E1 uses all principal E2 uses shall be permitted and shall be subject to E1 provisions.

Industrial Facilities

2032 First Street Louth, St. Catharines, ON

- ±74,821 SF on ±8.50 Acres
- E1-25 Business Commercial Employment
- Adjacent to CN Railway
- Quick & Easy Access to Highway 406
- Close to Downtown & Niagara Hospital

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Location

2032 First Street Louth is ideally situated in close proximity to Highway 406. Easily accessible for transportation and logistics near 5 U.S.A. border crossings, it offers strategic advantages for industrial activities & the facilitation of efficient distribution and trade.



FIVE U.S.A. Border Crossings



**130M People Within
1-Days' Drive**



**Canada Foreign Trade
Zone Point**



**Close to St. Catharines
Downtown**

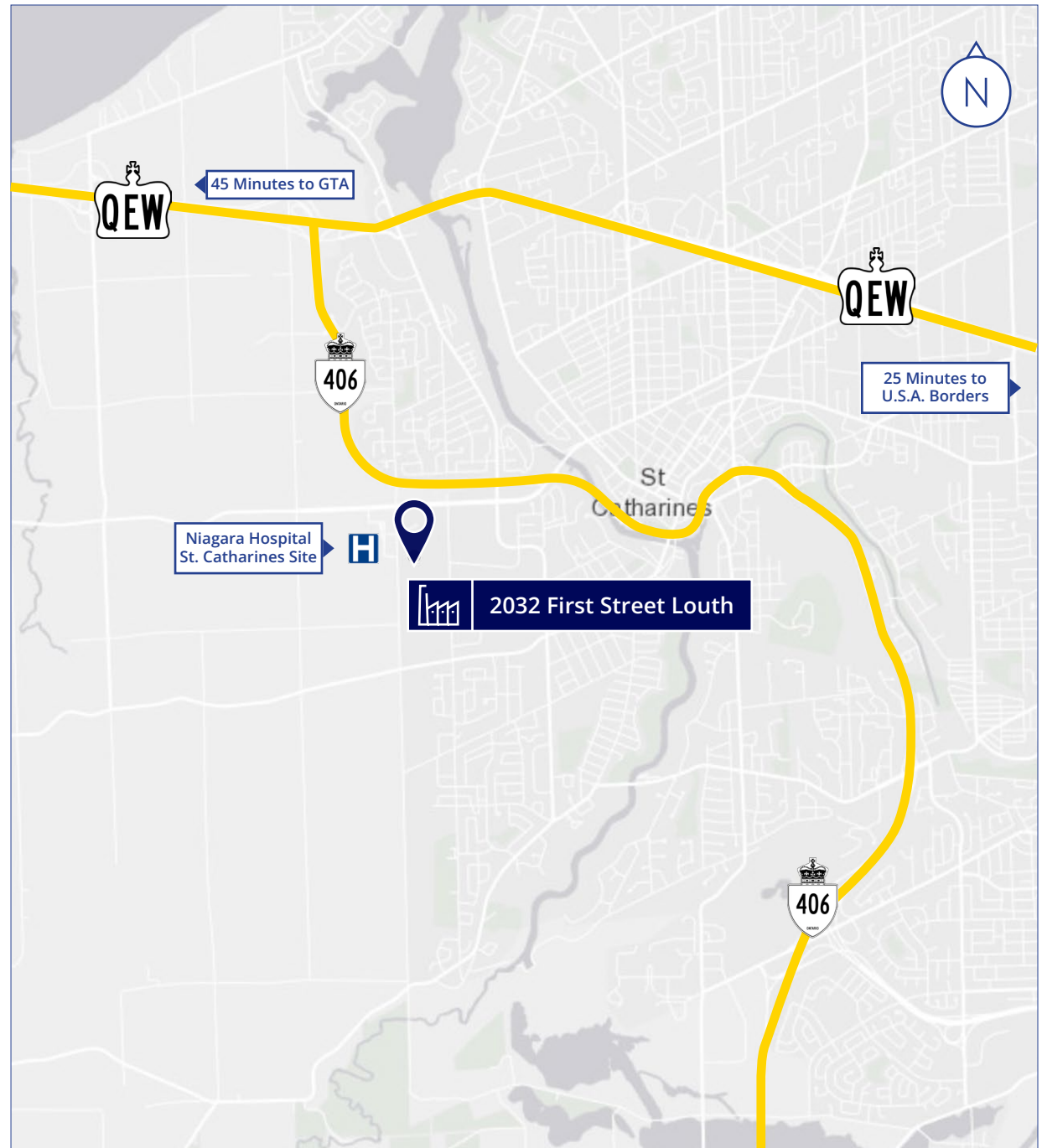


**Across from Niagara
Hospital St. Catharines Site**



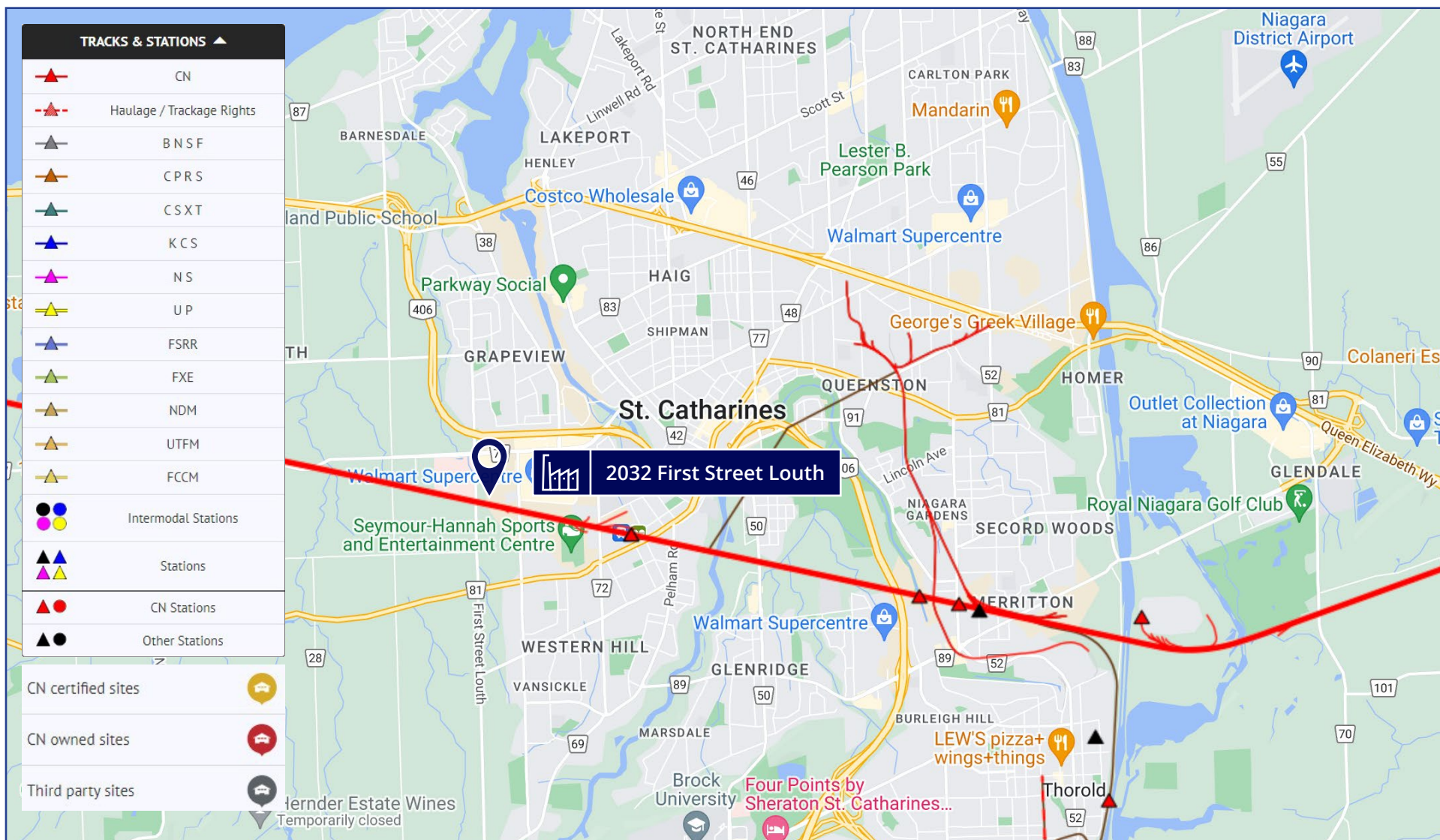
Adjacent to CN Railway

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Opportunities

A great opportunity to purchase an industrial property in an excellent location. With its strategic positioning and exceptional attributes, 2032 First Street Louth stands out as an ideal investment choice.



Site Plan



Exterior Photos



Exterior Photos



Exterior Photos



Area Neighbours

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2032 First Street Louth

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

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

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