

FOR LEASE

#11-12 | 35 SEAPARK DR.
ST. CATHARINES, ON

INDUSTRIAL UNITS
in Seaway Industrial Park



Contact agent for more information:

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Accelerating Success.

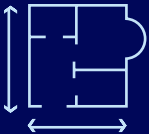
Property Highlights

LEASE PRICE:

\$14.00/SF NET +
TMI + HST + Utilities



Industrial Units in
Seaway Industrial
Park



Unit 11 & 12
Available For Lease



E2 - General
Employment
Zoning



Excellent QEW
Highway Access



INDUSTRIAL WAREHOUSE SPACE NOW AVAILABLE FOR LEASE

±4,000 SF (Unit 11 & 12 Available)

35 SEAPARK DR. | ST. CATHARINES | ONTARIO

Listing Specifications

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UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON

Location	NW corner of Seapark Dr. & Cushman Rd.
P.I.N.	463240048
Available Unit	Unit 11 & 12: ±4,000 SF
Zoning	E2 - General Employment
Official Plan	General Employment
Lease Price	\$14.00/SF NET + TMI + HST + Utilities
TMI (2025)	TBD
Doors	12' x 12' drive-in door per unit ONE man door at front per unit
Clear Height	15'10" to 19'2"
Power	3-Phase, 600V
Comments	<ul style="list-style-type: none">• Fully sprinklered throughout units• Front office/showroom includes an open area and private office• Rear area includes a lunchroom, 2-2 piece washrooms and open shop area• Each unit entrance include a flat roof extension from the building



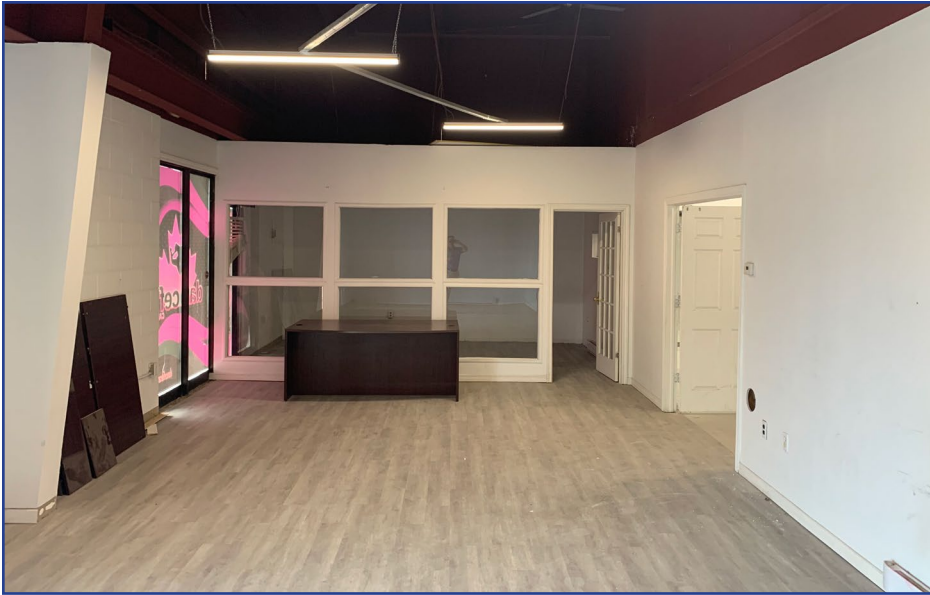
Exterior Photos

UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON



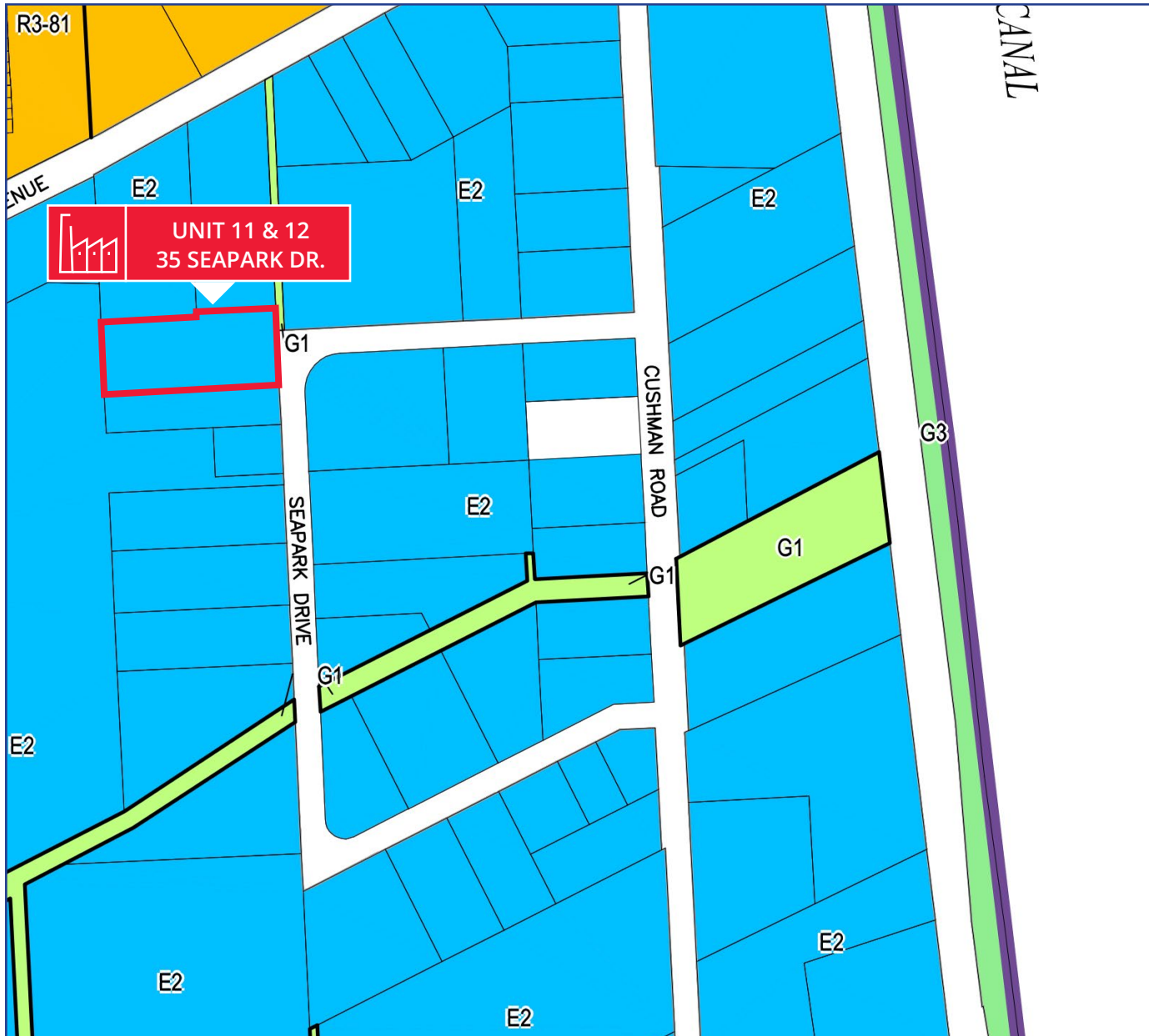
Interior Photos

UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON



Zoning E2 - General Employment

UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON



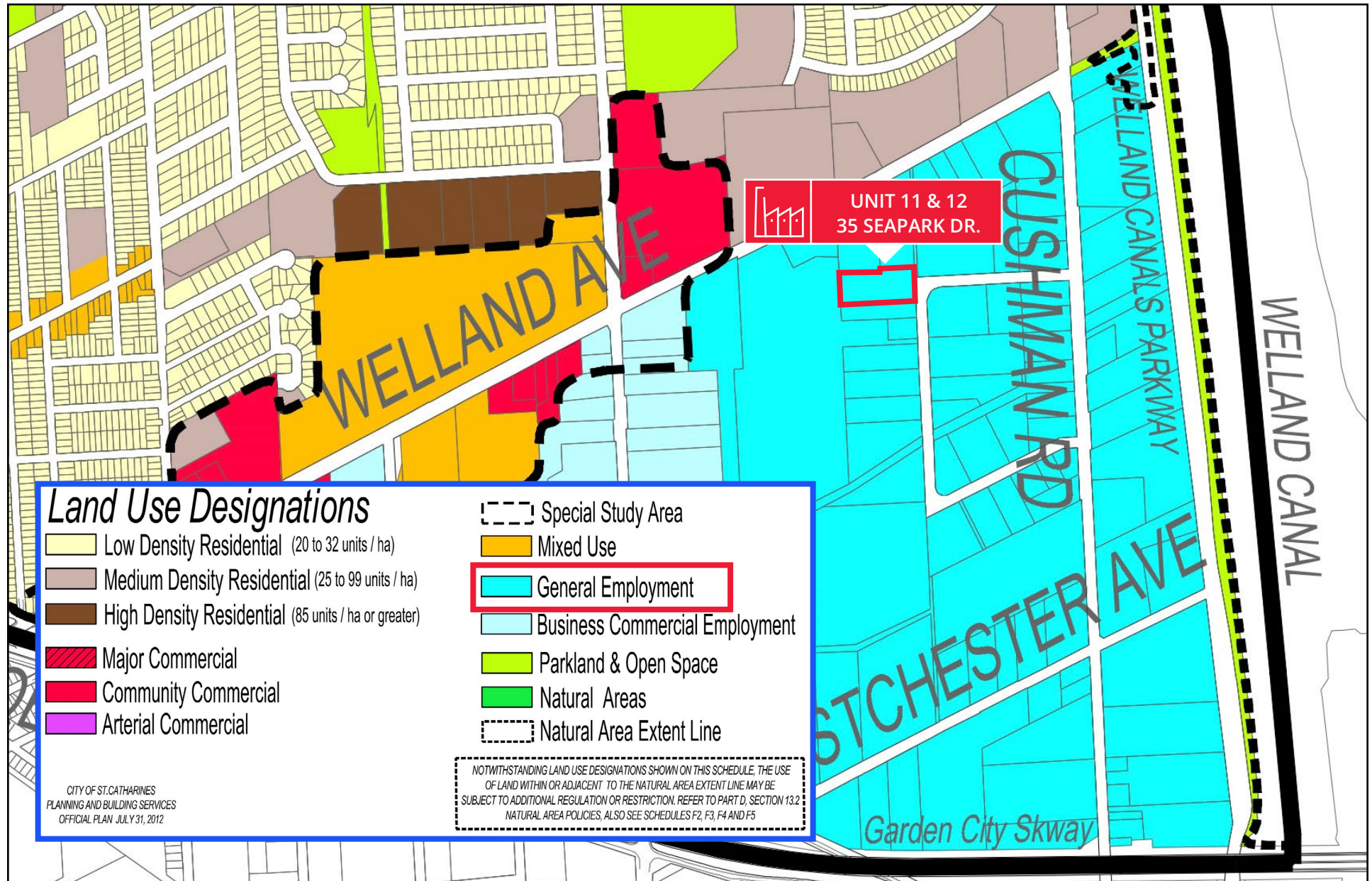
Permitted Uses

- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales and Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot
- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

Official Plan **General Employment**

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UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON



Area Neighbours

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UNIT 11 & 12 | 35 SEAPARK DR. | ST. CATHARINES | ON



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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