

FOR LEASE

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

INDUSTRIAL UNITS  
in Seaway Industrial Park



Contact agent for more information:

**TODD CRAWFORD** *Broker*

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Accelerating Success.

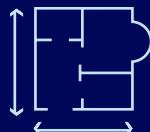
# Property Highlights

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

## 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

- 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



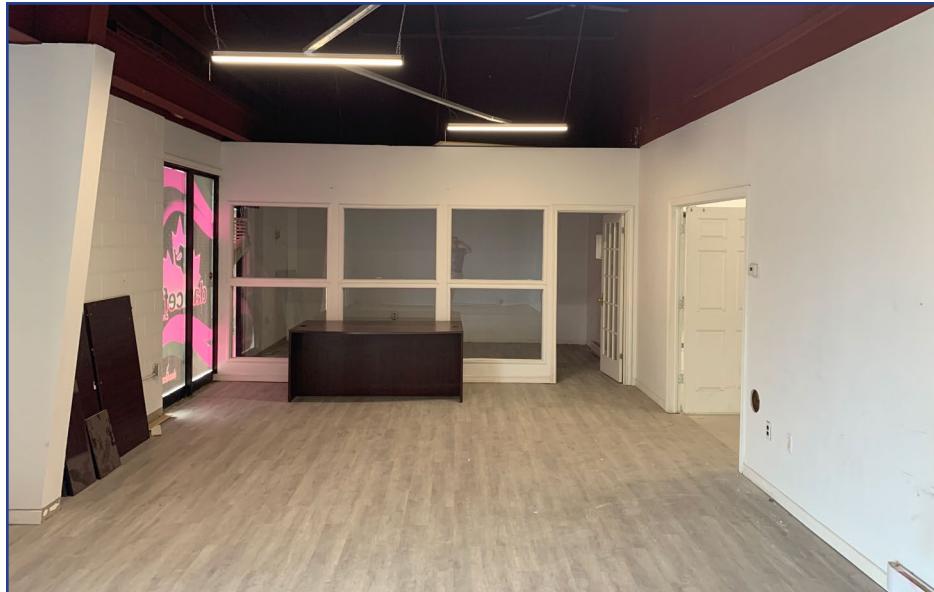
# Exterior Photos

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



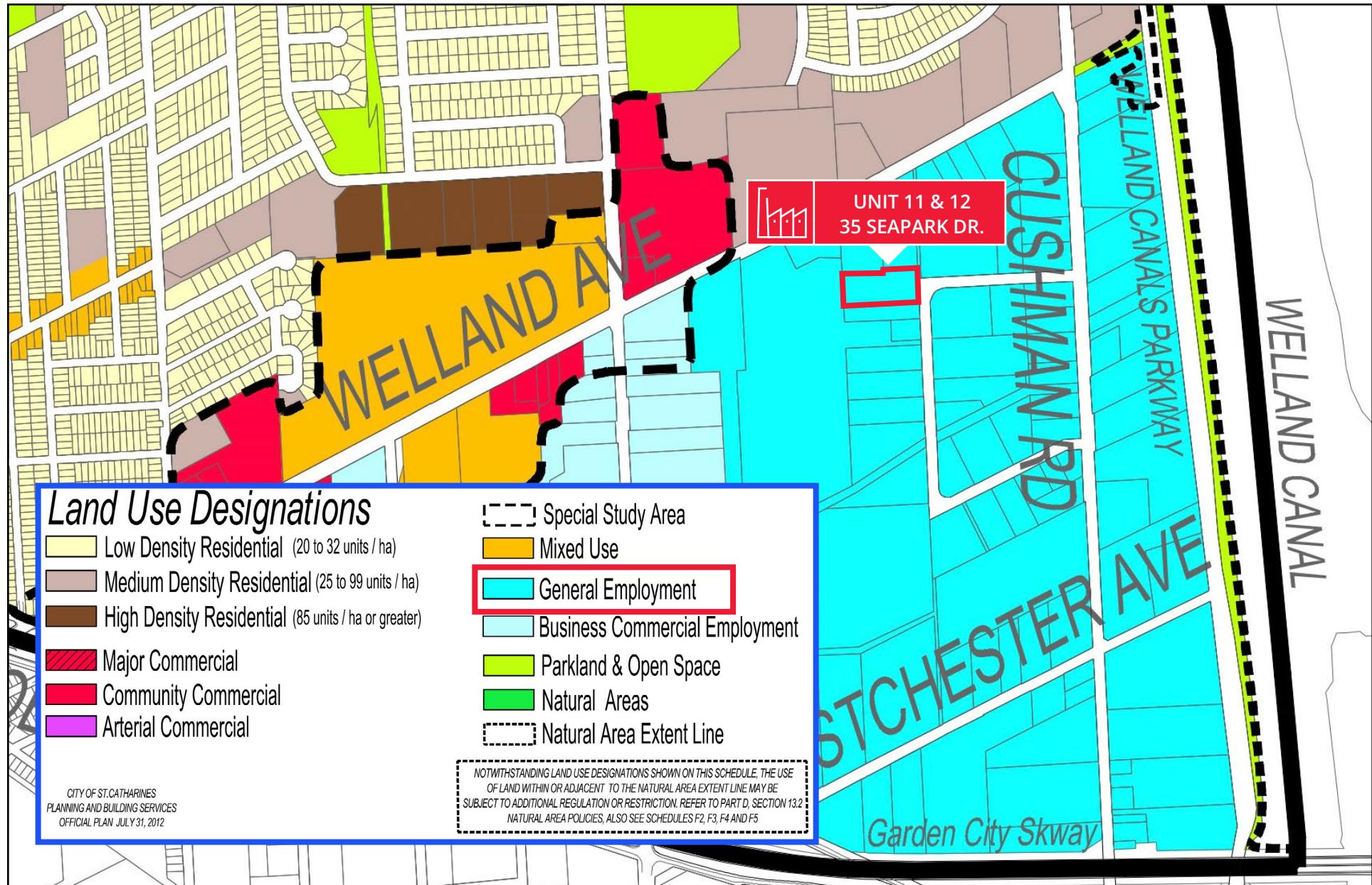
## Permitted Uses

- 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



CITY OF ST. CATHARINES  
PLANNING AND BUILDING SERVICES  
OFFICIAL PLAN JULY 31, 2012

# 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

VIEW ONLINE 

[collierscanada.com/niagara](http://collierscanada.com/niagara)

## About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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