



20 Keefer Rd., St. Catharines, ON

# Industrial Building For Sale

- Oversized Shipping Doors
- E2 Zoning - Many Permitted Uses

**\$1,499,900**

**1.42 Acres**



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# Port Weller Tenants



**Subject Property**

- 01 Colonial Florists
- 02 Niagara Warehouse of Hope
- 03 Cosco Pete Haulage
- 04 Heddle Shipyards
- 05 Eastwood Wood Specialties  
& Amber Stairs & Railings Inc.
- 06 The Storage Box
- 07 Neptunus Yachts  
International Inc.
- 08 Switzer-Carty Transportation
- 09 Roberts Electric Inc.
- 10 J & J Manufacturing
- 11 Boathouse
- 12 Star Stainless Screw
- 13 Rexall Solutions
- 14 FBT
- 15 Specialty Print & Nevadaman  
& Promotions Plus
- 16 Peninsula Food Technologies
- 17 Britain Mechanical Group
- 18 Apple Self Storage -  
St. Catharines
- 19 Imperial Hardwood Flooring
- 20 Iron Performance Center &  
Sportech Sails

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# Location



## Subject Property

20 Keefer Road, St. Catharines is strategically located between the Greater Toronto Area and the U.S. border, making it a prime location for businesses involved in cross-border trade. The city is well-connected by major highways, including the Queen Elizabeth Way (QEW) and Highway 406, facilitating the movement of goods. It's also near the Welland Canal, which connects Lake Ontario to Lake Erie, enabling shipping and waterway transportation. St. Catharines is close to major ports, including the Port of Hamilton and Port of Toronto.

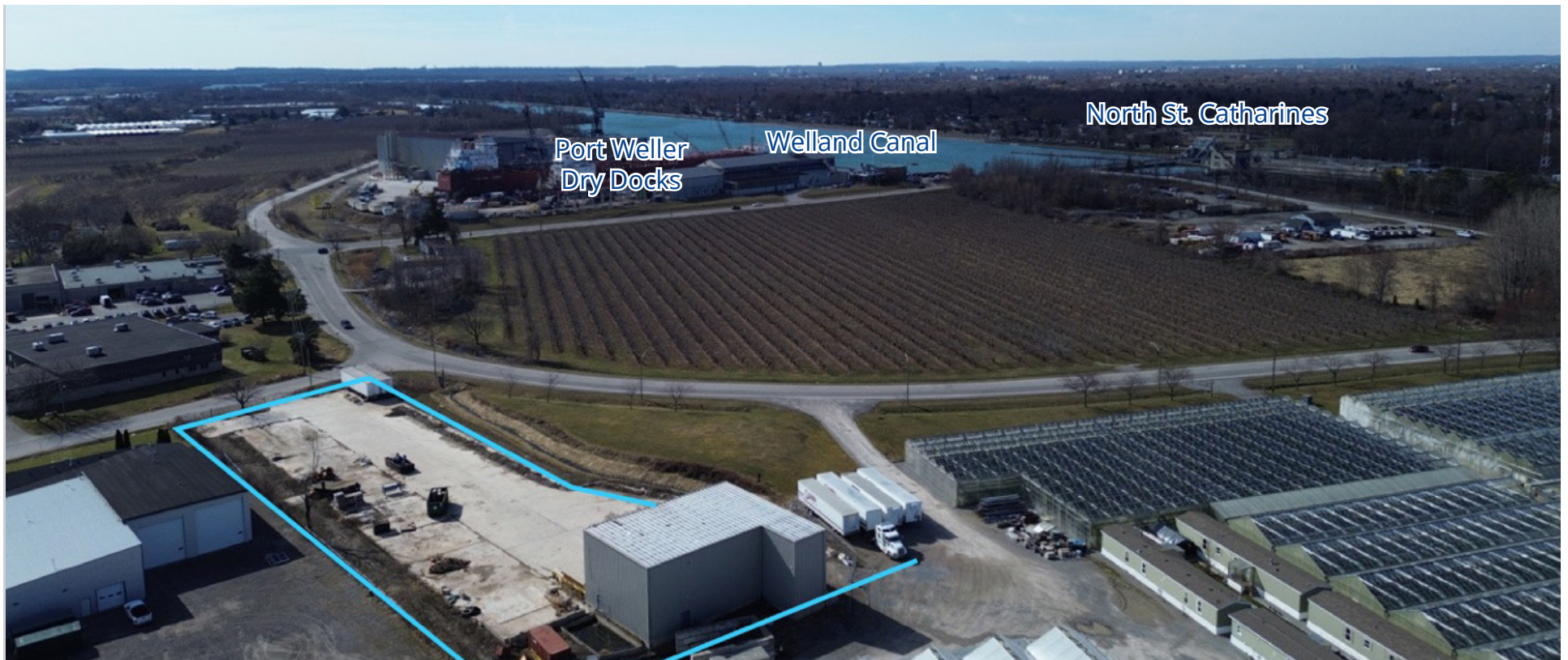
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# Aerial Photos

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20 Keefer Rd, St. Catharines, ON





The site plan illustrates the layout of the former Brierley's Farm site, which is divided into several parts. A large rectangular area in the center is labeled "Former Building demolished down to grade". To the left of this area is an "Existing Building". Surrounding these structures are various industrial components: "Waste Tanks" (multiple locations), "Rags Processing Bin", "Shredder", "Shredders", and "Hazcrush". The plan also shows "Waste Tanks" with specific dimensions and a "Rags Processing Bin". Other features include "Waste Tanks", "Rags Processing Bin", "Shredder", "Shredders", "Hazcrush", "Waste Tanks", "Rags Processing Bin", "Shredder", "Shredders", "Hazcrush", "Waste Tanks", "Rags Processing Bin", "Shredder", "Shredders", "Hazcrush". The site is bounded by "KEEFER ROAD" to the north and "SEAWAY HAULAGE ROAD" to the south. The plan includes various annotations such as "Waste Tanks", "Rags Processing Bin", "Shredder", "Shredders", "Hazcrush", "Waste Tanks", "Rags Processing Bin", "Shredder", "Shredders", "Hazcrush".

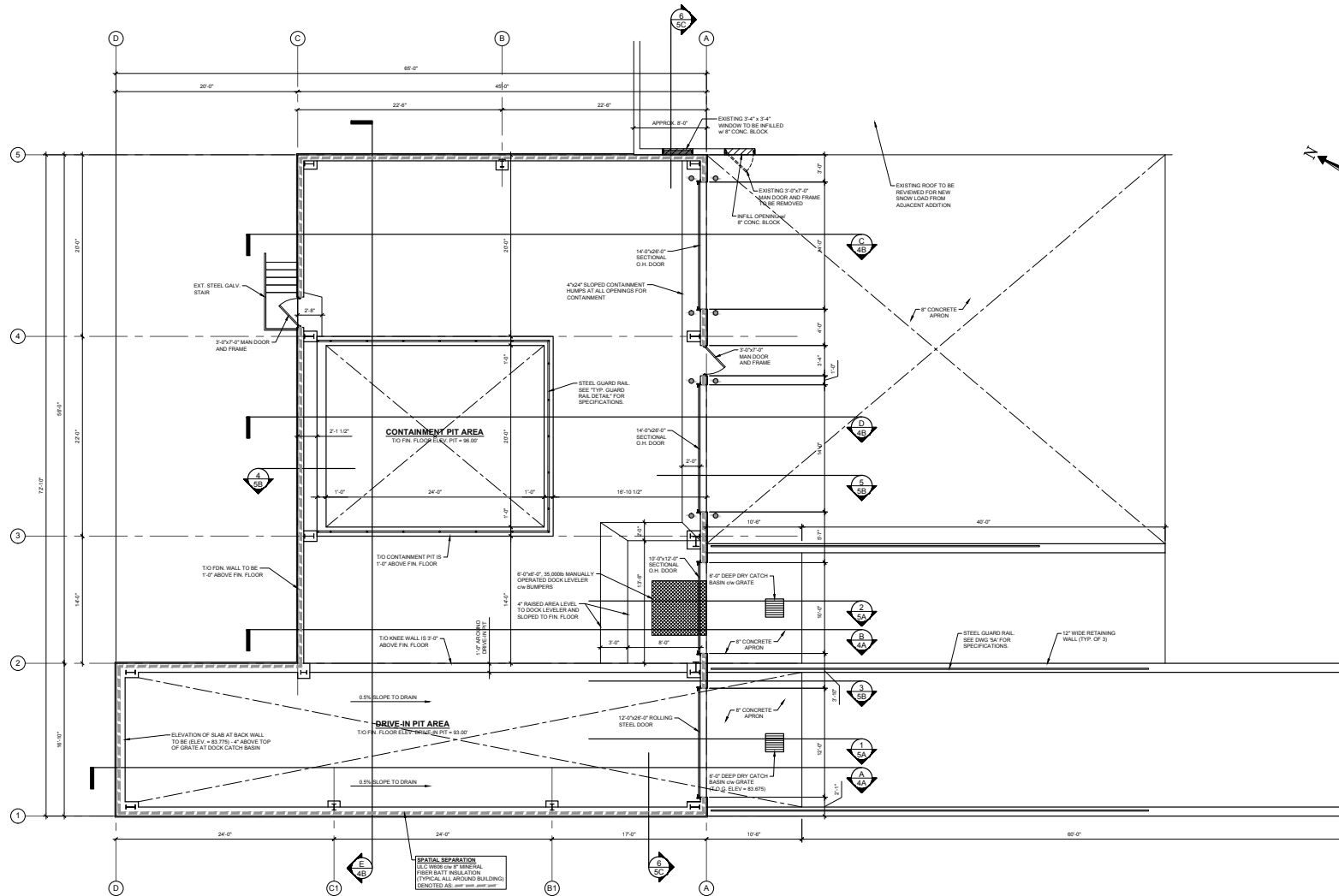
# Exterior Photos

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20 Keefer Rd, St. Catharines, ON



# Floor Plan



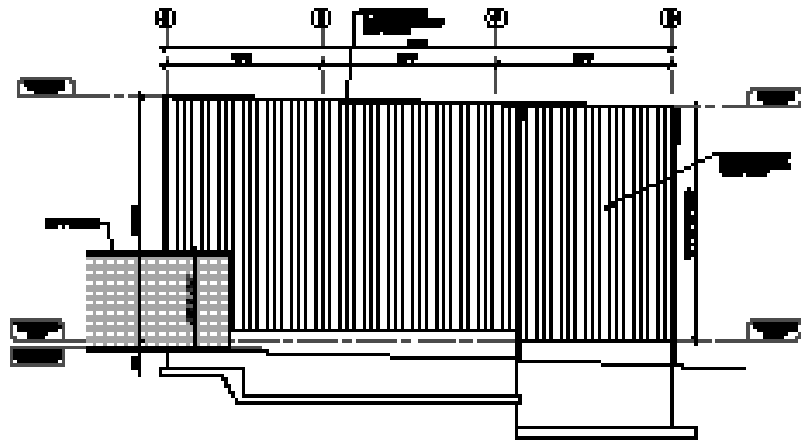
## Features

- In the heart of Port Weller Industrial Area
- 3 oversized grade-level roll-up doors (14'x26')
- 1 truck-level roll-up door (12'X14')
- 30-foot sloped roof
- Partially fenced yard with gate access
- 8 inches of reinforced concrete, suitable for heavy loads

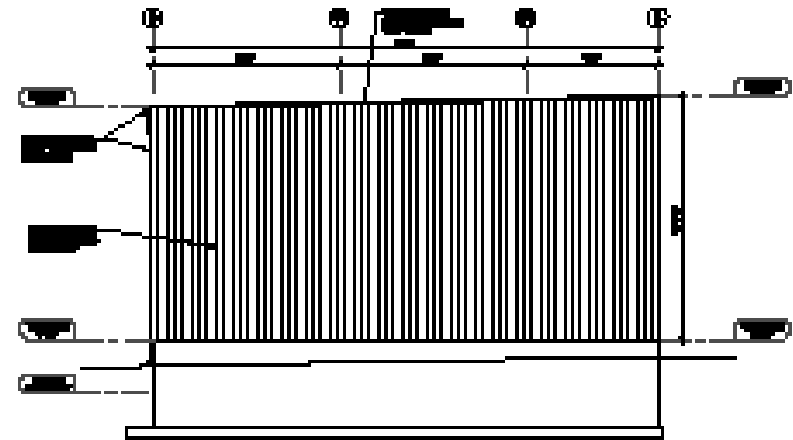
<b>Civic Address</b>	20 Keefer Rd., St. Catharines
<b>Site Area</b>	±1.42 Acres
<b>Location</b>	North east corner of Keefer Rd. and Seaway Haulage Rd.
<b>Zoning</b>	E2 - General Employment
<b>Building Size</b>	3,700 SF



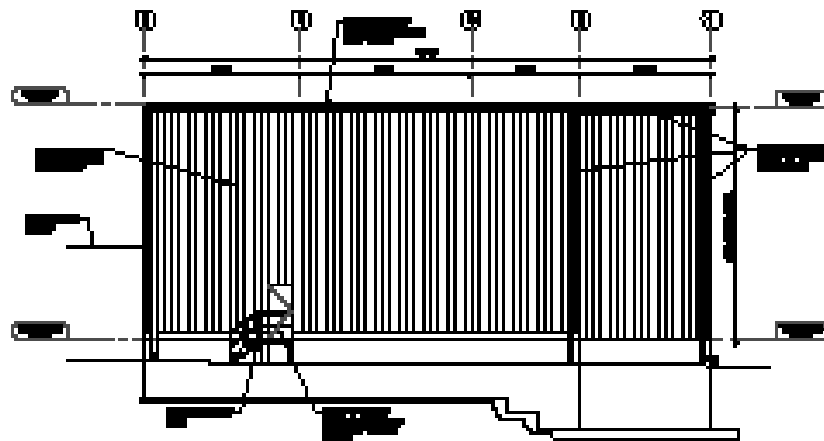
# Elevations



**EAST ELEVATION**



**WEST ELEVATION**

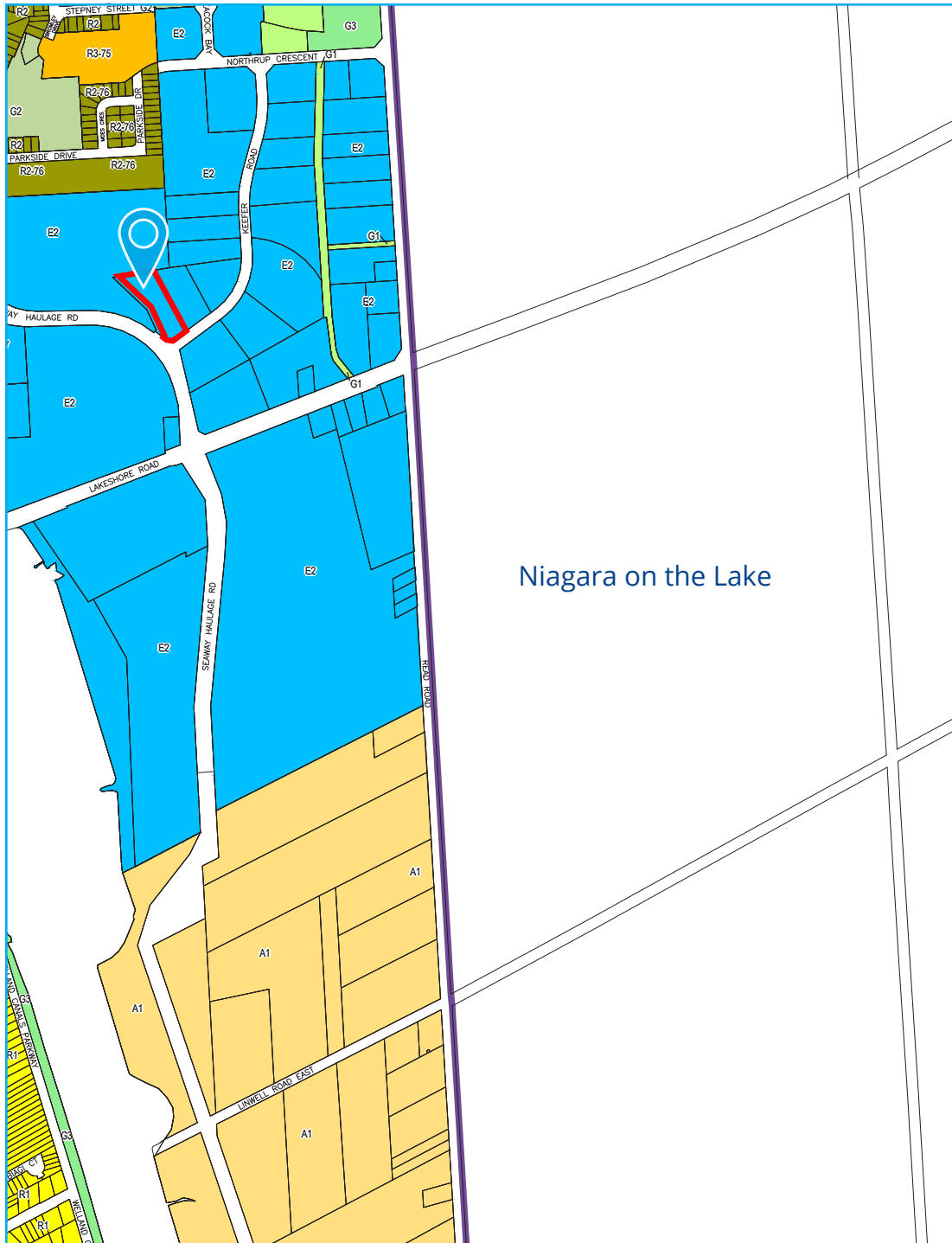


**NORTH ELEVATION**



**SOUTH ELEVATION**





# Zoning - **E2**

## General Employment \*

- Adult Oriented Entertainment Establishment
- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales & Services
- 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

\* Please refer to the St. Catharines Zoning By-Law for complete comprehensive information



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