

# 683 YORK ROAD

Niagara-on-the-Lake, ON

**±9,410 TO 56,600 SQ. FT. AVAILABLE**

With 1 Truck Level + 1 Drive-In Loading Door per Unit

**NOW LEASING!**



**NEW BUILD PRESTIGE INDUSTRIAL  
YORK TERRACE INDUSTRIAL MALL**

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# Property Highlights



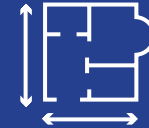
Parking Lot



Aerial Neighbourhood View



New Build  
State-of-the-Art  
Industrial Building



From ±9,410 SF to  
±56,600 SF Available



Inside the Glendale  
Employment Area



PI - Prestige  
Industrial Zoning



Quick & Easy QEW  
Highway access



±2,140 SF  
Mezzanine per Unit



1 - 9'x8' Truck Level &  
1 - 12'x14' Drive-In  
Door per Unit



3-Phase 600V/ 200A  
Hydro Service per Unit

# Listing Specifications



Civic Address	683 York Road, Niagara-on-the-Lake	
Site Area	Located on ±5.1 acres (±223,060 SF)	
Building Area	±94,500 sq. ft.	
Available	Units 3 thru 8	*From ±9,410 SF up to 56,600 SF
Lease Price	Negotiable	
TMI	\$4.50 PSF (est. 2024)	
Clear Height	30 ft.	
Overhead Doors	1 x 8' x 9' Truck Level + 1 x 12' x 14' Drive-In per Unit	
Services	3-Phase 600V/ 200A per Unit	
Parking	±133 paved surface spaces	
Lot Size	±648.79 ft. x 344 ft.	
Location	Inside Employment Area of Glendale Secondary Plan	
Occupancy	Ready - Now Leasing	
Zoning	Prestige Industrial	

Unit Condition	Grey Shell w/:
	<ul style="list-style-type: none"> <li>• LED lighting, radiant tube heat &amp; bathroom stubs.</li> <li>• ±2,140 SF Mezzanine/Unit*</li> <li>• Separately metered for all utilities</li> </ul>



*\*Subject to Final Measurement*

# NEW Build State-of-the-Art Industrial

683 York Road, Niagara-on-the-Lake, ON

**±9,410 SF to ±56,600 SF Ground Floor available**

- INSIDE the **Glendale Employment Area**
- **1 truck level + 1 ground level drive-in door/ Unit**
- **±2,140 SF Mezzanine / Unit\***
- **Prestige Industrial zoning**
- Excellent **QEW Highway access**

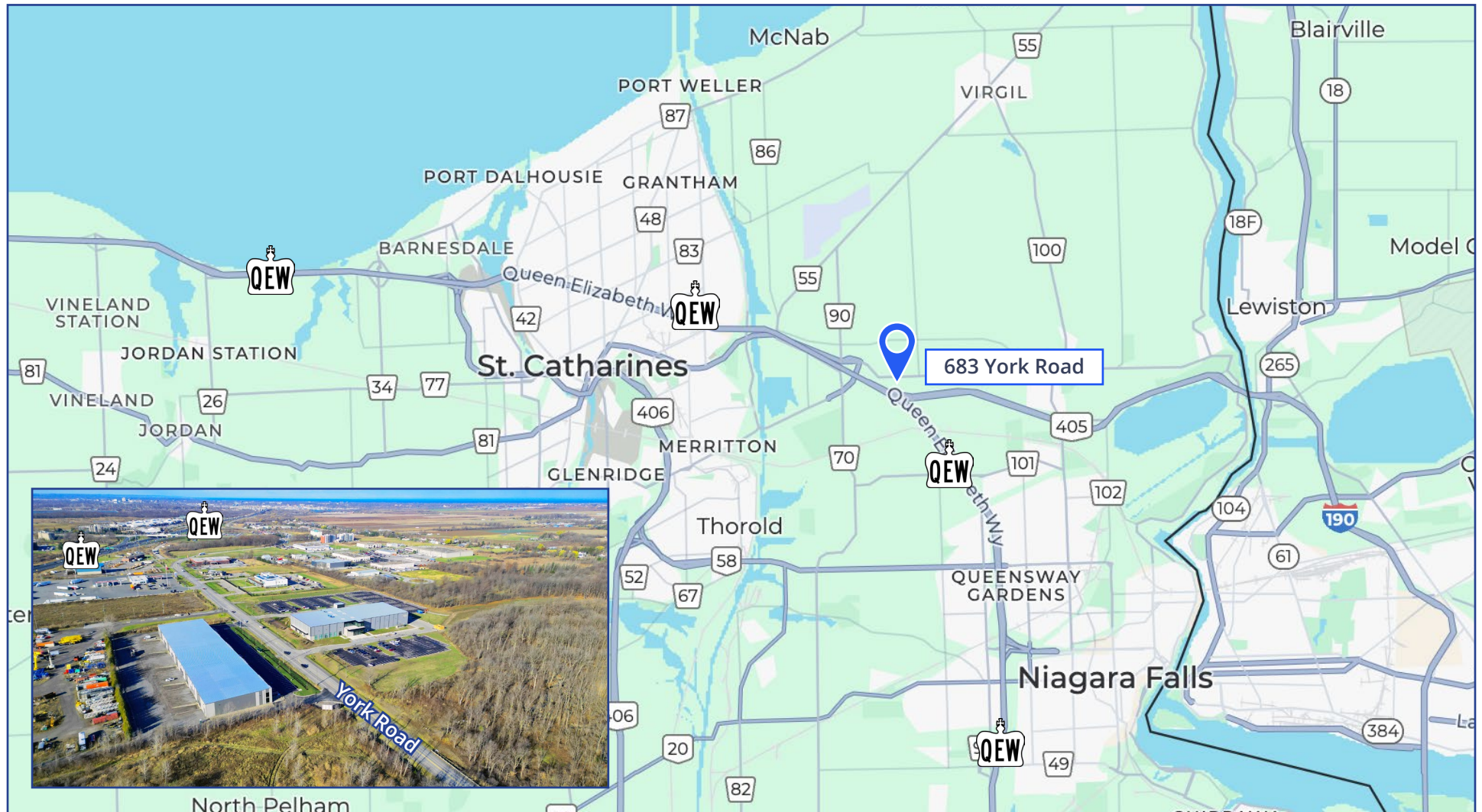


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# The Opportunity



A rare opportunity to lease **INDUSTRIAL** space in a **BRAND NEW 94,500 SF** State-of-the-Art Industrial building located in the **Glendale Employment Area** of Niagara-on-the-Lake. Featuring **York Terrace Industrial Mall**, offering **10 units** with **Excellent QEW Highway** access at Glendale Road. **Great for E-Commerce**. Within **ONE DAYS' DRIVE** to 130M People.



# The Location

## GLENDALE EMPLOYMENT AREA NIAGARA-ON-THE-LAKE

NIAGARA REGION, ONTARIO, CANADA

683 York Road is located in the **Glendale Industrial Business Park**, at the entrance to the **Town of Niagara-on-the-Lake**, bordering the Cities of St. Catharines & Niagara Falls.

The **neighbourhood** is predominantly light and medium industrial in nature, with Industrial complexes varying from small plants to medium-sized **manufacturing and warehouse facilities**.

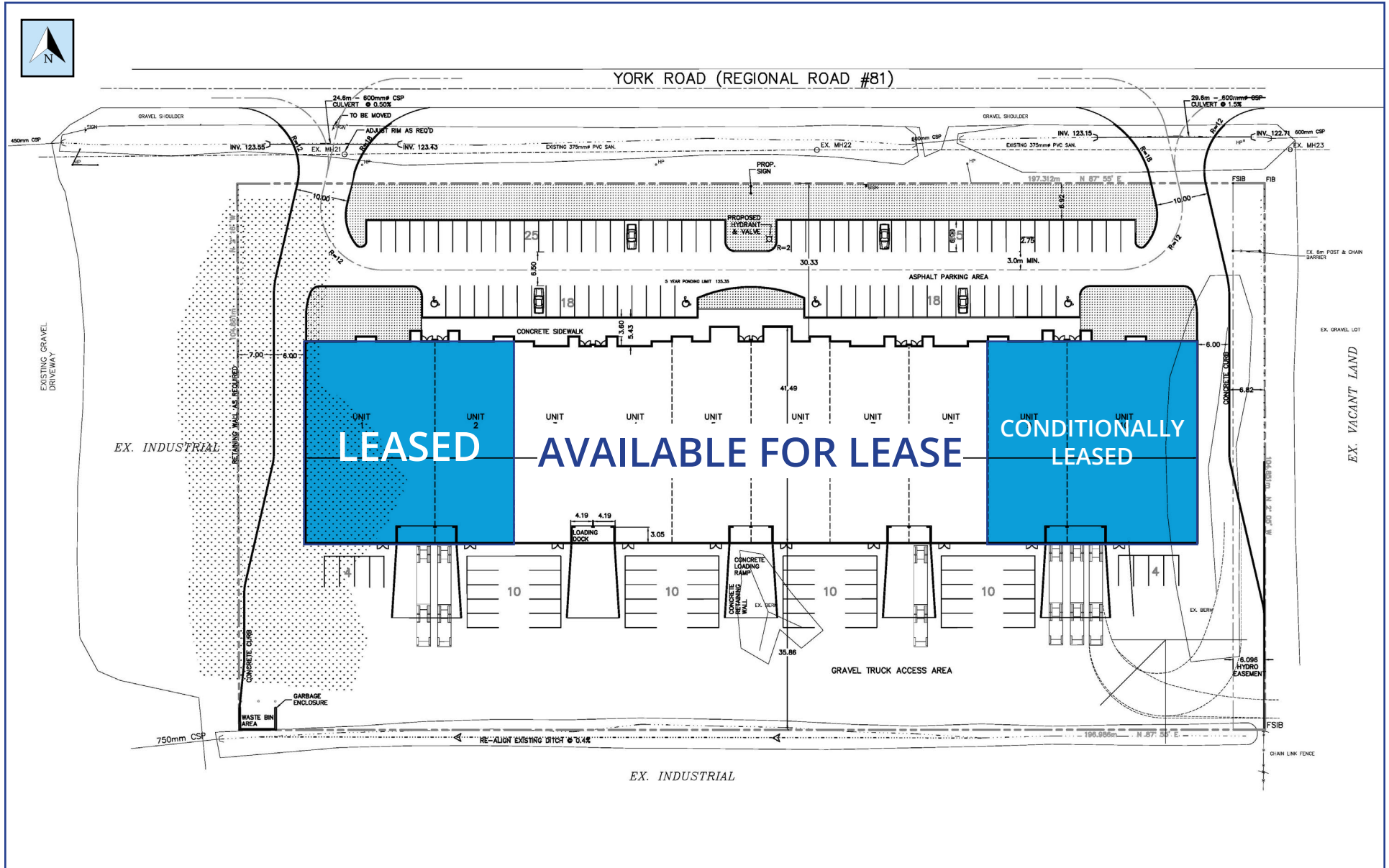
Area **industrial uses** include light manufacturing, commercial retailing, **E-commerce warehousing/ distribution**, machining, processing & storage type facilities.

Surrounding lands are developed to other light industrial and quasi-commercial/ industrial uses, including several new build developments & multiple hotel properties.



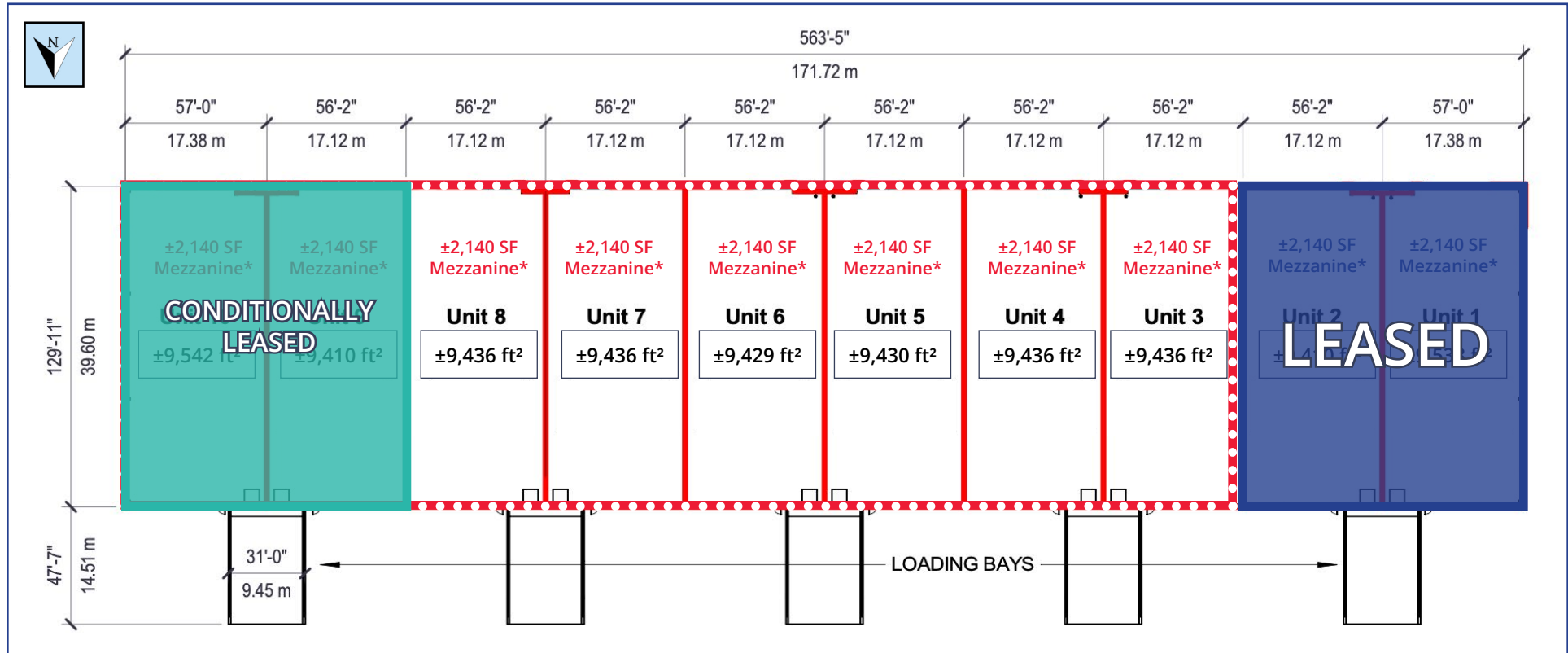
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# Site Plan



# Floor Plan

## UNITS 3 THRU 8 AVAILABLE FOR LEASE



\*Note: All area calculations follow BOMA standards. Using centerline of all interior / demising walls and exterior face of all exterior walls.

*\*Subject to Final Measurement*



AVAILABLE FOR LEASE



LEASED



CONDITIONALLY LEASED

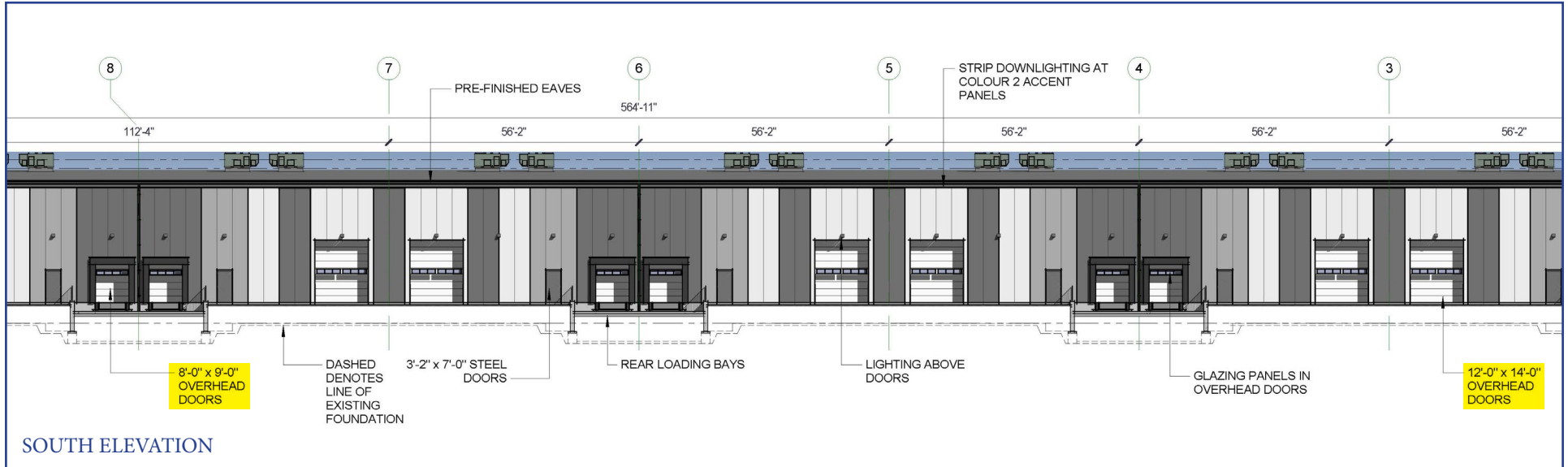
### Ground Floor Level (Area Plan) - 94,500 sq. ft.

Scale: 1:750

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# Partial Plan of Elevation



# Available Unit Details



## AVAILABLE UNITS

UNIT 3 ±9,436 SQ. FT.

UNIT 4 ±9,436 SQ. FT.

UNIT 5 ±9,430 SQ. FT.

UNIT 6 ±9,426 SQ. FT.

UNIT 7 ±9,436 SQ. FT.

UNIT 8 ±9,436 SQ. FT.

UNIT 9 ±9,419 SQ. FT.

UNIT 10 ±9,542 SQ. FT.

**CONDITIONALLY LEASED**

## SOME AVAILABLE CONFIGURATIONS

**Units 3-8** ±56,600 SQ. FT.

**Units 6-8** ±28,298 SQ. FT.

**Units 7-8** ±18,872 SQ. FT.



1 x 8'x9' Truck Level PLUS  
1 x 12'x14' Drive-In Door Per Unit



1 x 8'x8' Double-Man Front Door PLUS  
1 x Single Man Rear Door



Separately Metered for All Utilities



Occupancy Ready

# Exterior Photos

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# Exterior Photos

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# Interior Photos

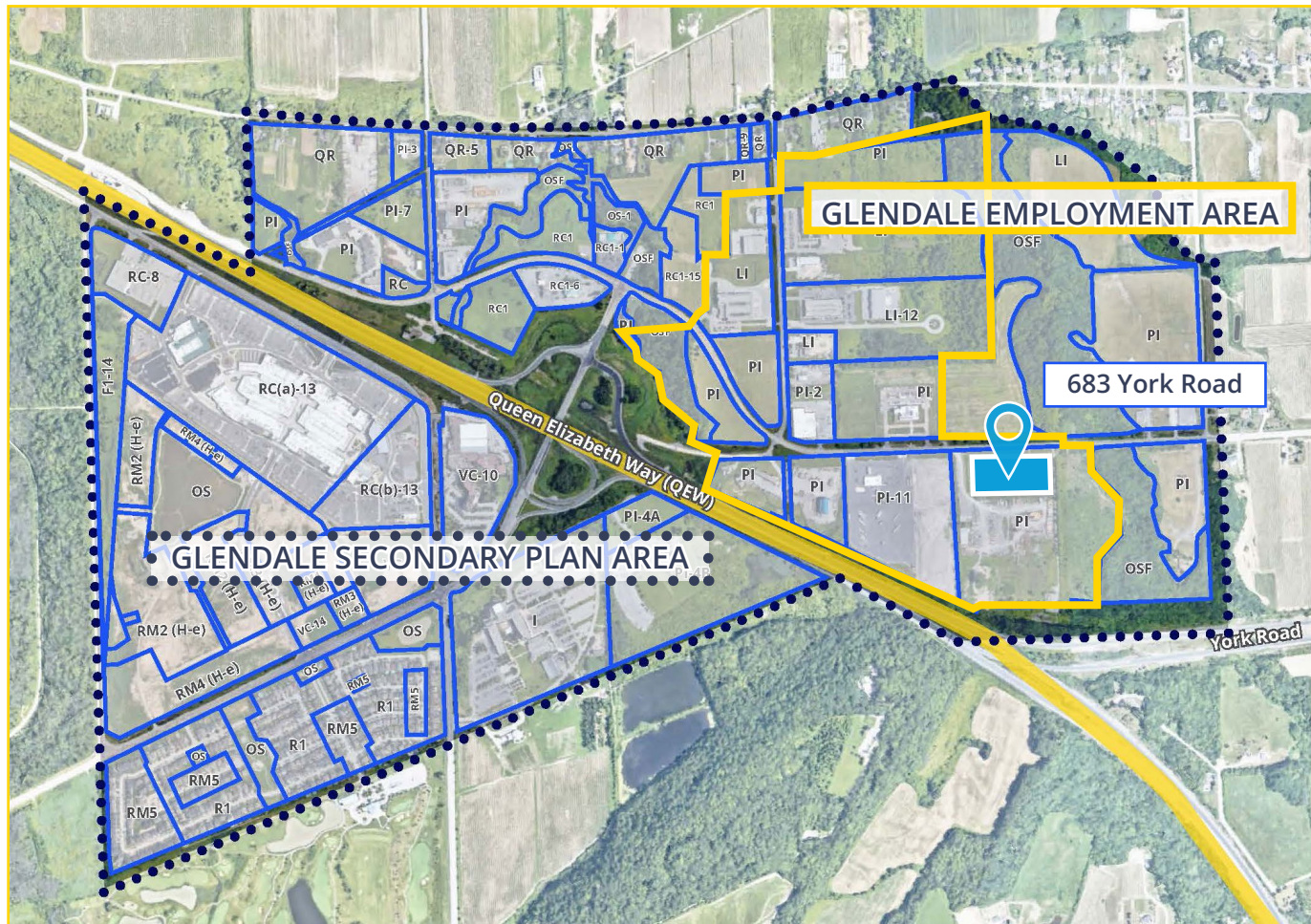
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# Zoning



## PRESTIGE INDUSTRIAL



## PERMITTED USES

- Assembly hall
- Corporate or business office
- Educational facility
- Goods distribution & warehousing, including a mini-warehouse
- Information processing
- Manufacturing & assembly
- Printing & binding establishment
- Public use
- Research & development facility
- Retail use subsidiary to a permitted use
- Restaurant & convenience store use located on the ground floor of an office building.
- Trade or commercial school
- Outside storage may be permitted on properties fronting York Road east of Townline Road, located entirely behind a building, are screened and do not occupy more than 15% of the lot area.
- and more...

\$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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