

NEW BUILD INDUSTRIAL

87 Grantham Ave S
St. Catharines, ON

NEW Build Class "A" Industrial Complex

- ±5,300 to ±155,000 Sq. Ft.
- E2 General Employment
- Available Fall 2024
- Active Rail Spur can be included



FOR LEASE



Colliers International Niagara Ltd.

82 Lake Street | Suite 200 | St. Catharines, ON | L2R 5X4
Tel: +1905 354 7413 | collierscanada.com/niagara

Contact:

Ralph Roselli, Sales Representative

SIOR

+1905 329 4175 | ralph.roselli@colliers.com



Artists Rendering



Artists Rendering

Location

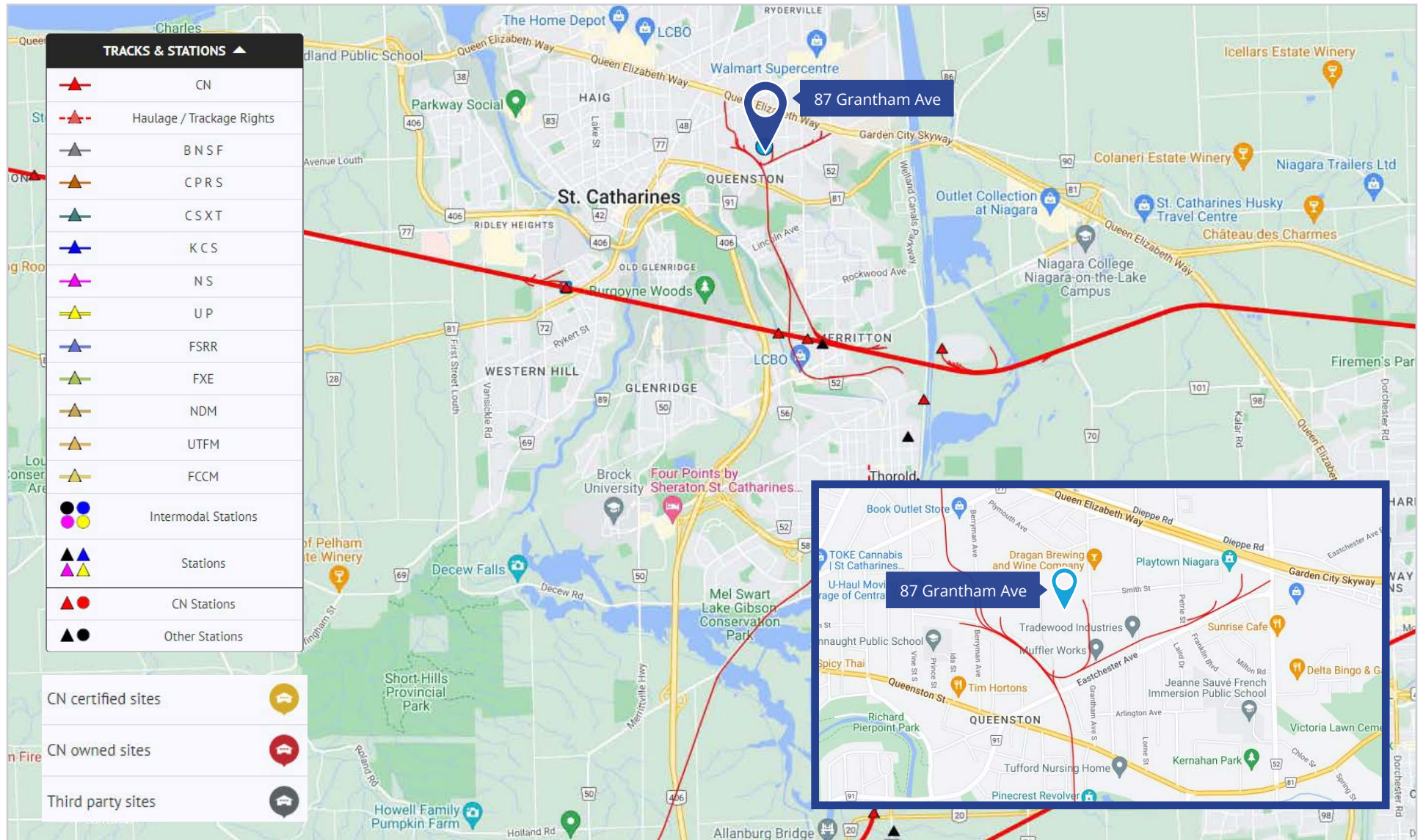
87 Grantham Ave S, St. Catharines is located in a mixed industrial/commercial district in the east sector of the City, offering two access points, on Eastchester Ave. & on Grantham Ave.

The neighbourhood is a blend of various land uses including older low density residential, community commercial, business commercial employment and general employment (light and heavy industrial). This area is considered to be a primary industrial area of the City.

The largest feature of this location is the very close proximity to the QEW Highway and U.S.A. Border.

Industrial uses include manufacturing, commercial retailing, warehousing/distribution, machining, processing or storage type facilities.

Opportunities



A great opportunity to lease space in a brand new Class "A" Industrial complex located at the base of the Garden City Skyway with easy QEW Highway access. Active Rail Spur on the property can be included into the site plan.



Property Overview

Civic Address	87 Grantham Ave S, St. Catharines
Area	±28.6 acres
Building Area	Up to ±155,000 sq. ft.
Unit Sizes	±5,300 sq. ft. to ±155,000 sq. ft.
Clear Height	30 ft.
Parking	160 plus 8 accessible
Lease Price	\$15.00/SF Net
TMI	\$3.50/SF (est. 2022)
Property Taxes	TBD
Electrical	3-phase/ 600 volt
Doors	Truck level, Grade level, Man doors
Location	Inside Urban Area boundary
Occupancy	Fall 2024
Zoning	E2 - General Employment
Spur Rail	Active and can be included into site plan.
Additional	<ul style="list-style-type: none">• Vanilla shell units with 2 pc. washroom & 10% office space, with mezzanine options. Leaseholds negotiable.• Pylon signage & facade signage treatment available.• Some units may reduce or eliminate mezzanine.

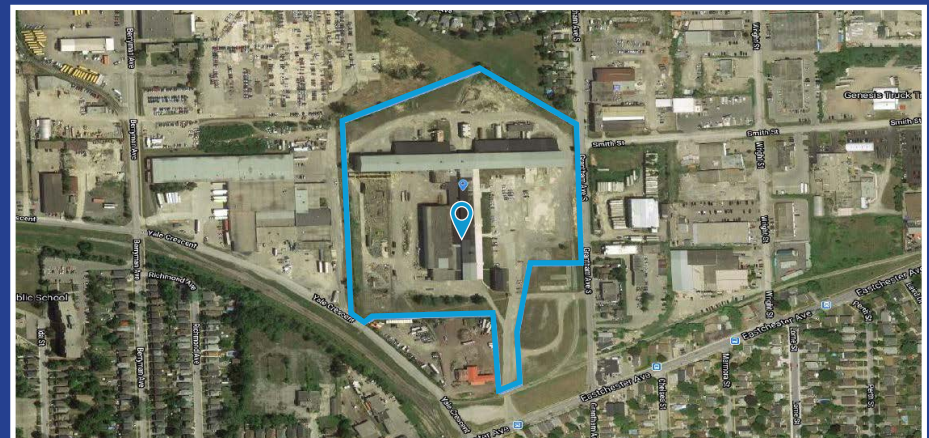
Zoning

E2 - General Employment

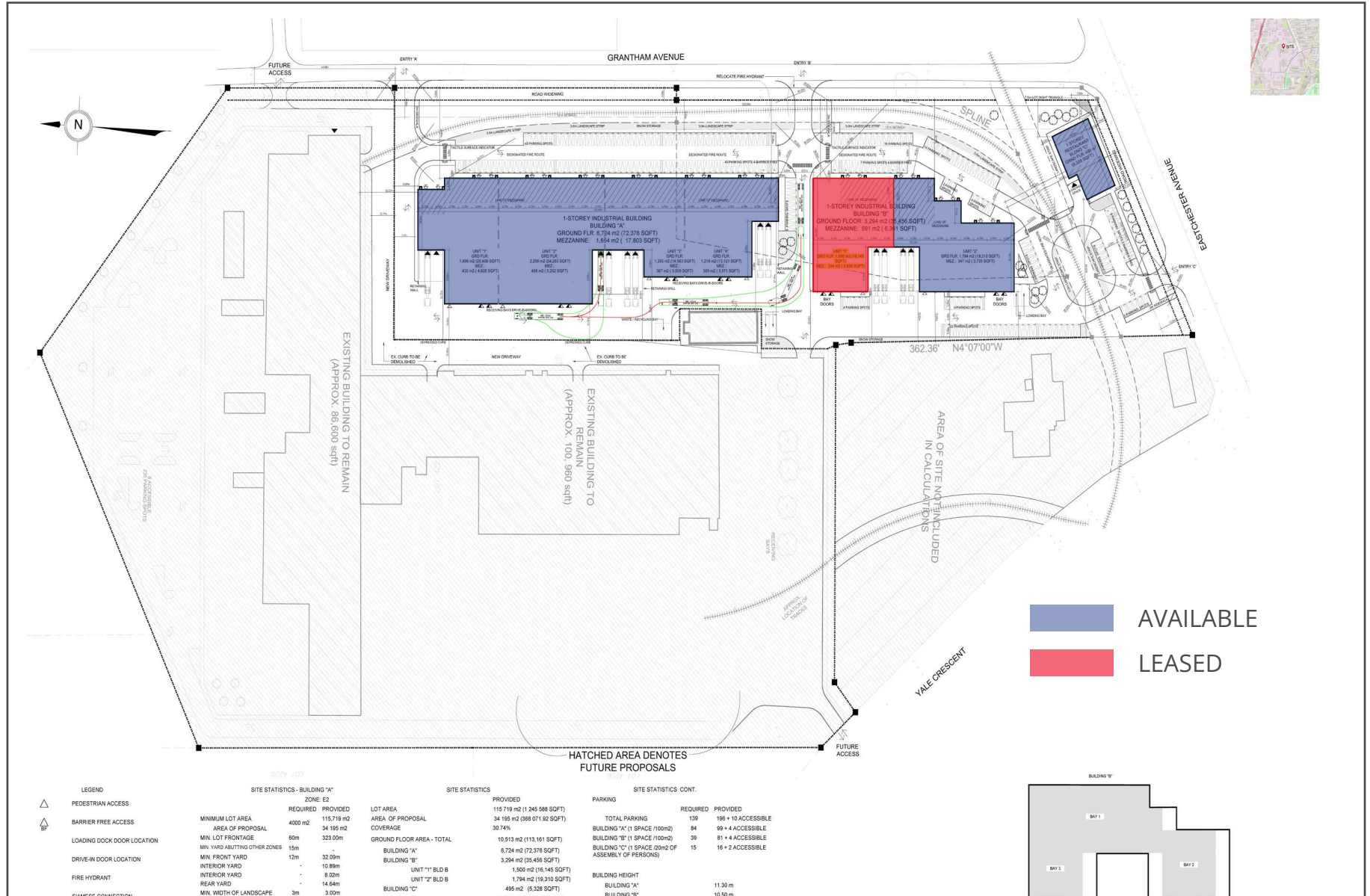
- Bulk fuel depot
- Car wash
- Contractor's yard
- Heavy equipment sales & service
- Industry, Heavy
- Industry, Light
- Motor vehicle repair garage or gas station
- Research facility
- Transportation depot
- Animal care establishment
- Recreation facility, Indoor
- Retail store
- Restaurant
- Service commercial, and more.

Key Highlights

- New build Class "A" industrial mall
- Located in St. Catharines industrial corridor at the base of the Garden City Skyway
- Excellent QEW Highway access
- Active Rail Spur on property can be included into site plan.



Site Plan



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

Building Details



87A Grantham Ave S

AVAILABLE BLDG. AREA

±90,179 SF Total

±72,376 SF Ground floor

±17,803 SF Mezzanine

PARKING

91 + 4 accessible

UNIT COUNT

4 units

CLEAR CEILING HEIGHT

30 ft



87B Grantham Ave S

AVAILABLE BLDG. AREA

±23,045 SF Unit 2

±19,310 SF Ground floor

±3,735 SF Mezzanine

PARKING

53 + 2 accessible

UNIT COUNT

2 units *(Only unit 2 Available
& can be demised)*

CLEAR CEILING HEIGHT

30 ft.



87C Grantham Ave S

AVAILABLE BLDG. AREA

±5,328 SF Total

±5,328 SF 1-Storey

PARKING

16 + 2 accessible

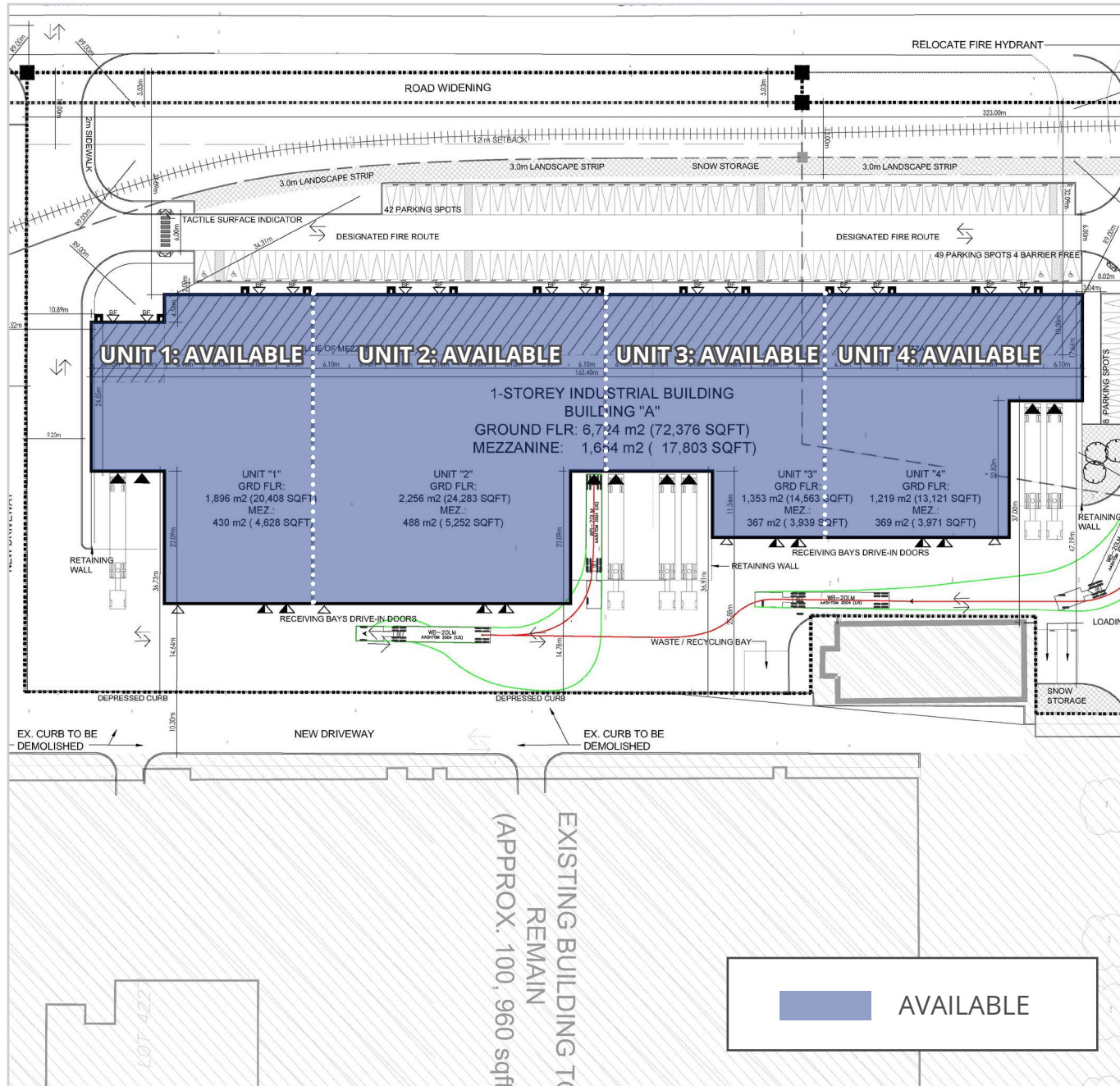
UNIT COUNT

1 unit

CLEAR CEILING HEIGHT

30 ft.

87 Grantham Avenue S Building A



AVAILABLE BLDG. AREA

±90,179 SF Total

±72,376 SF Ground floor

±17,803 SF Mezzanine

PARKING

91 + 4 accessible

UNIT COUNT

4 units

CLEAR CEILING HEIGHT

30 ft.

Contact:

Ralph Roselli* SIOR

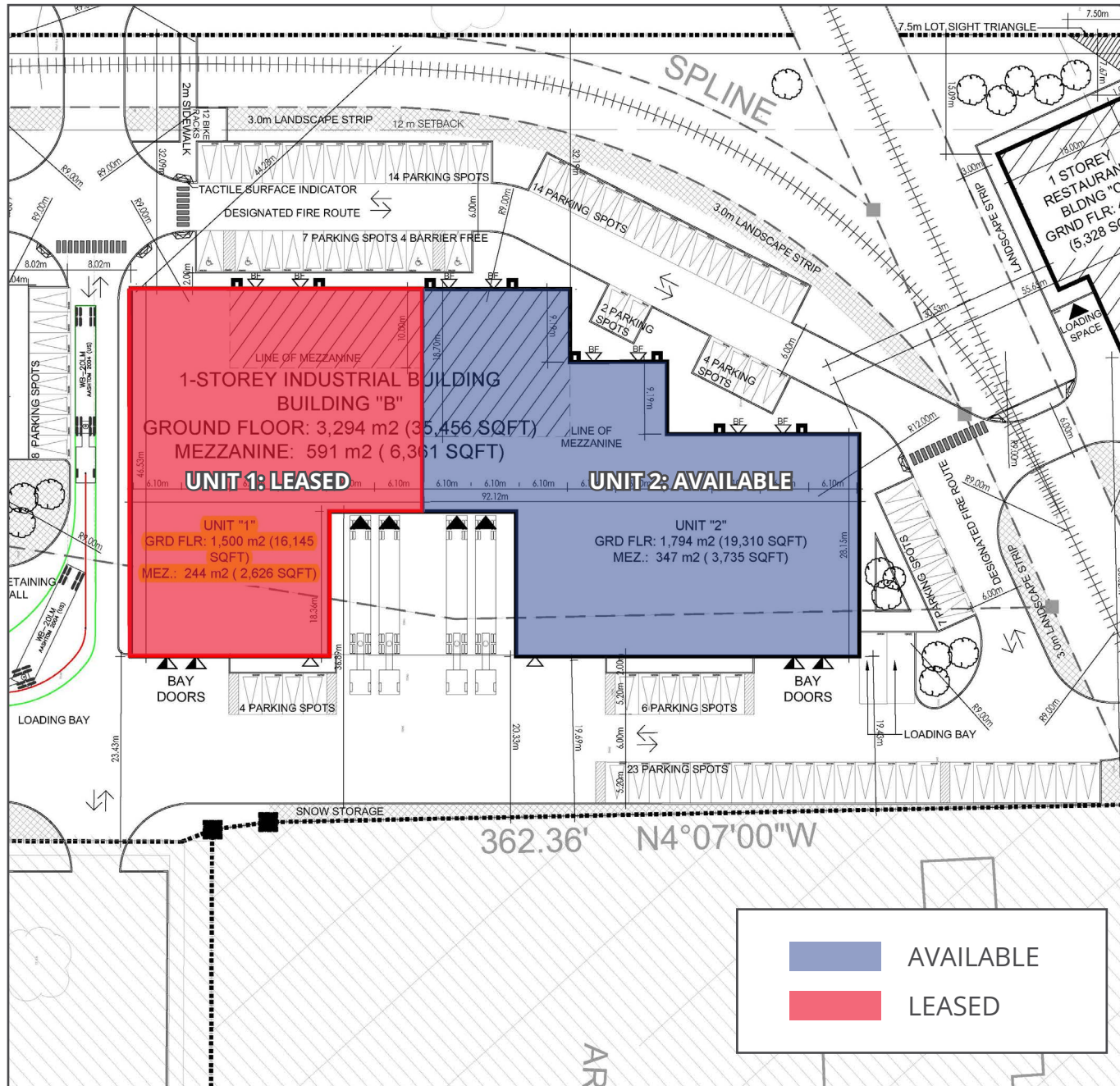
+1905 329 4175

ralph.roselli@colliers.com

*Sales Representative



87 Grantham Avenue S Building B



AVAILABLE BLDG. AREA

±23,045 SF Unit 2
 ±19,310 SF Ground floor
 ±3,735 SF Mezzanine

PARKING

53 + 2 accessible

UNIT COUNT

2 units
 Unit 2 Available & can be demised

CLEAR CEILING HEIGHT

30 ft.

Contact:

Ralph Roselli* SIOR

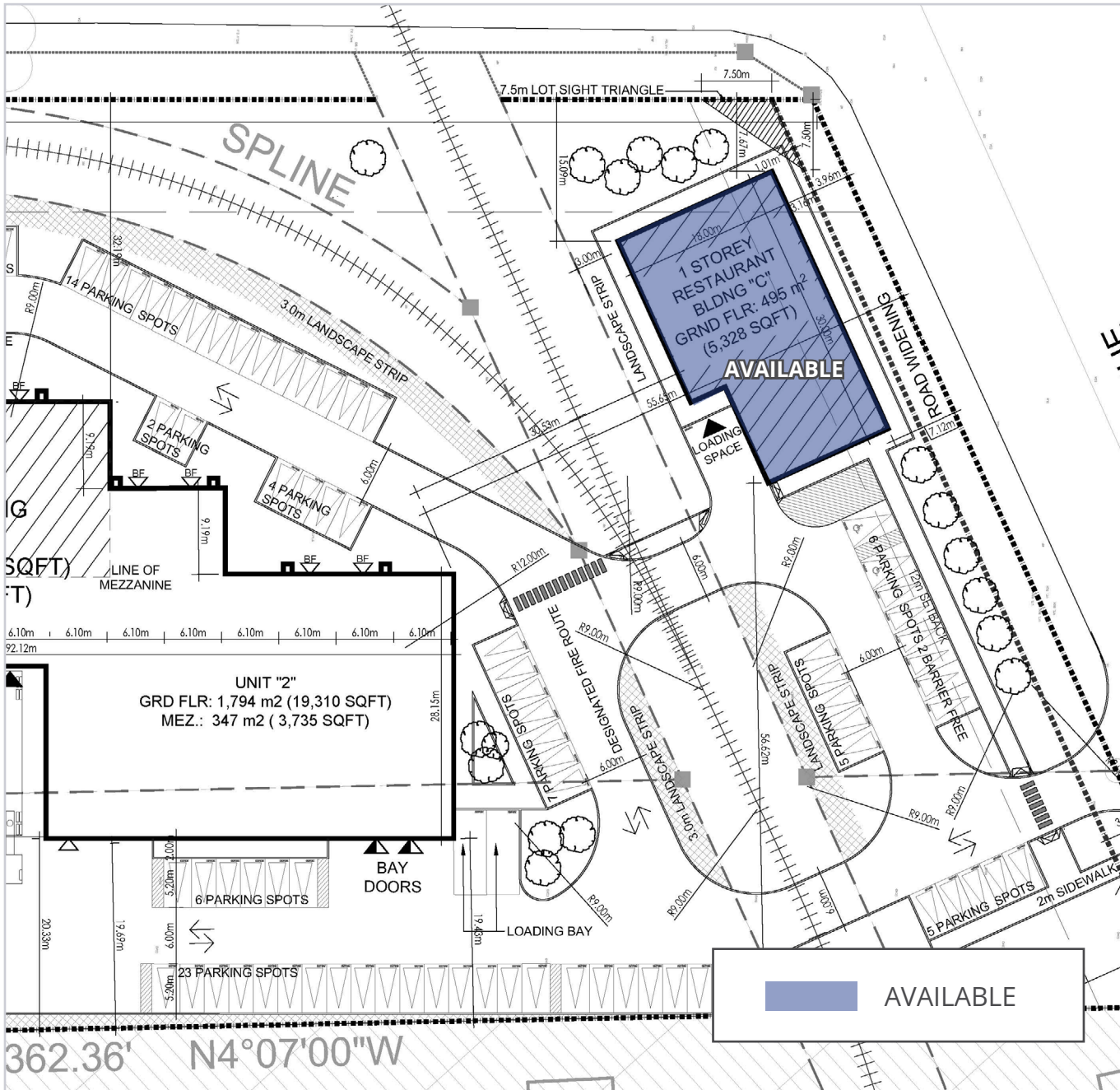
+1905 329 4175

ralph.roselli@colliers.com

*Sales Representative



87 Grantham Avenue S Building C



AVAILABLE BLDG. AREA

±5,328 SF Total

±5,328 SF 1-Storey

PARKING

16 + 2 accessible

UNIT COUNT

1 unit

CLEAR CEILING HEIGHT

30 ft.

Contact:

Ralph Roselli* SIOR

+1905 329 4175

ralph.roselli@colliers.com

**Sales Representative*



\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023

VIEW ONLINE 

collierscanada.com/niagara

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Learn more at corporate.colliers.com,
Twitter @Colliers or LinkedIn.

CONTACT:

RALPH ROSELLI*, SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2024. All rights reserved. Colliers International Niagara Ltd., Brokerage