



47 Wright St., St. Catharines, ON

For Lease

- **±9,764 SF Building**
- **Multi Unit Industrial**
- **Central St. Catharines Location with QEW Access**

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Location



Subject Property

- Easy access to QEW
- Part of St. Catharines' east industrial sector
- Close to Downtown St. Catharines, the Welland Ave. commercial corridor and Fairview Mall
- Central Niagara location

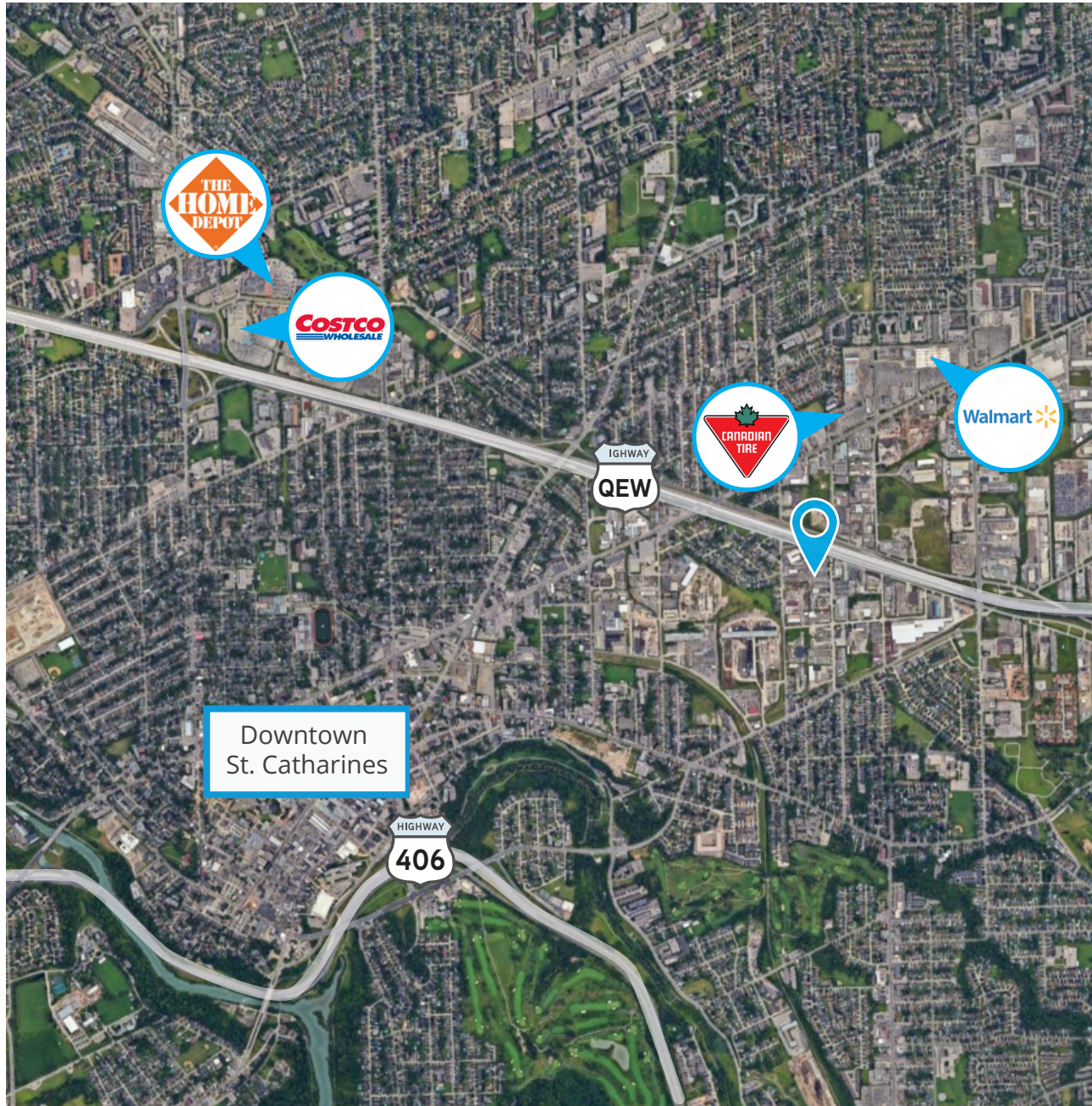
Hamilton 30 mins

Toronto 90 mins

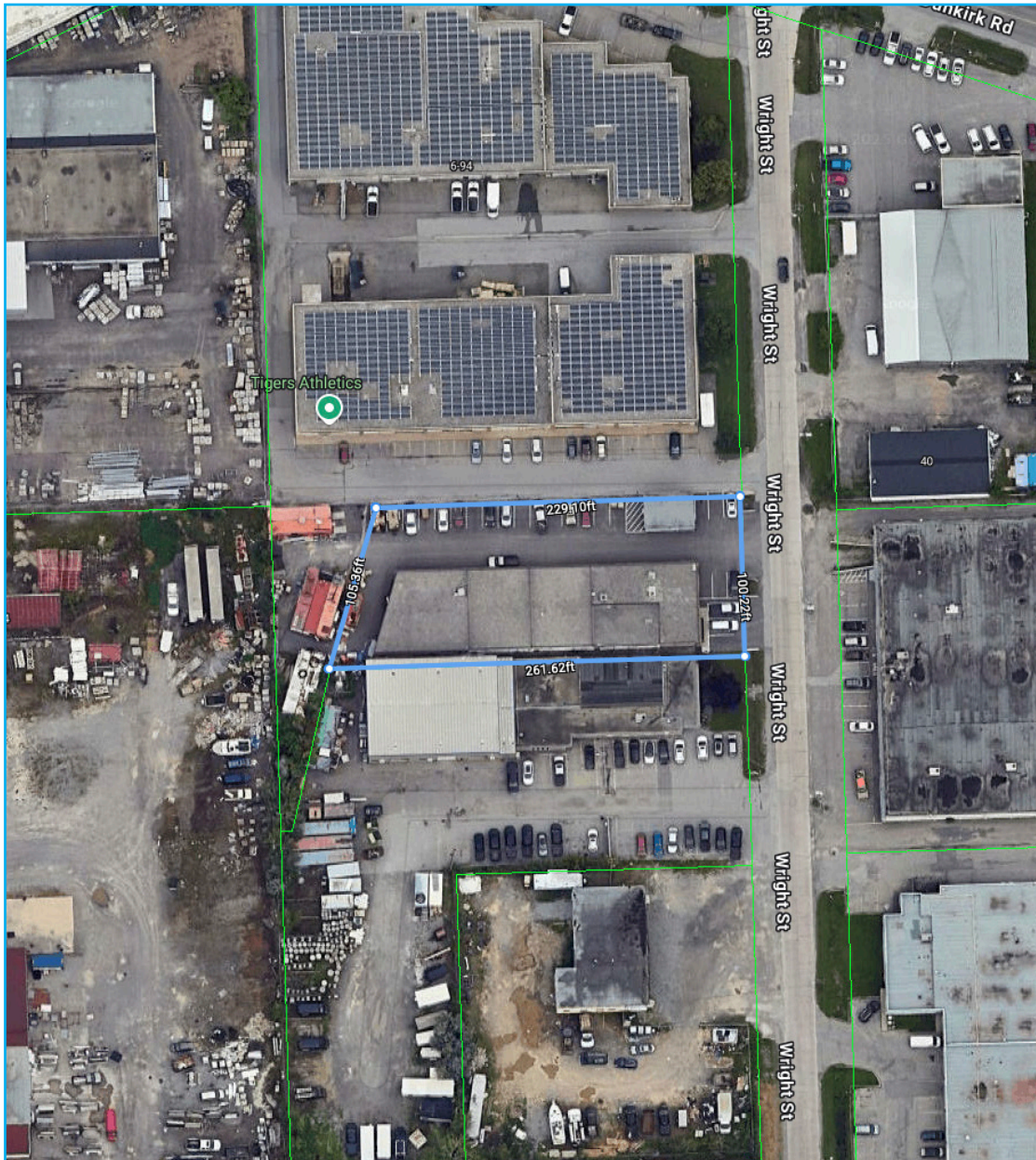
Niagara Falls 10 mins

Buffalo 30 mins

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Property **Lines**

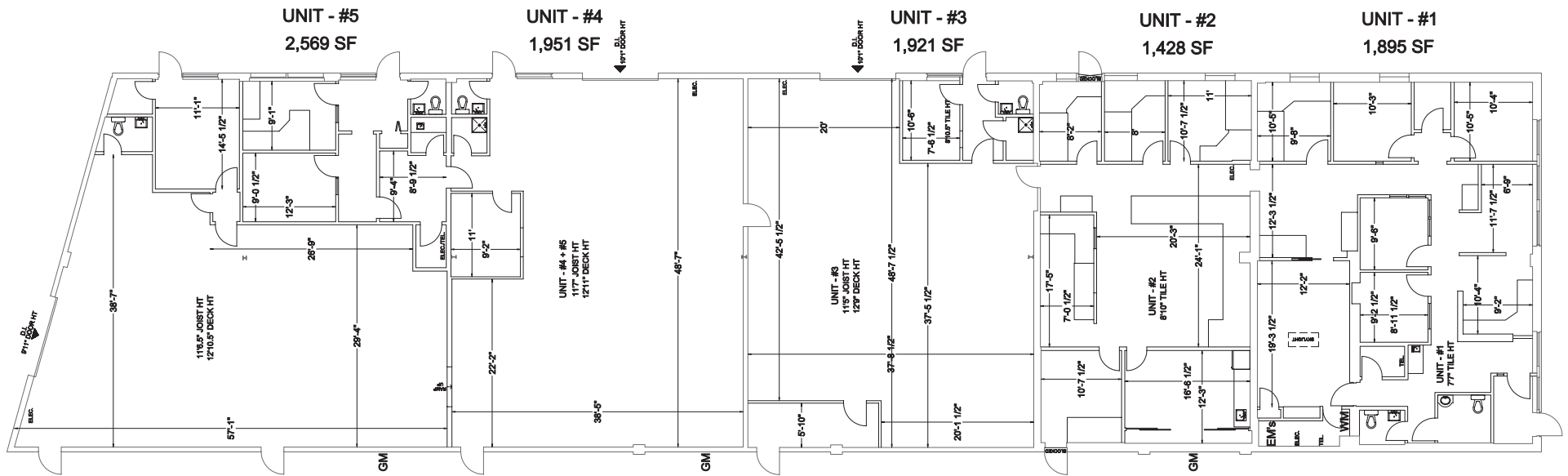


Property **Overview**

Civic Address	47 Wright St, St. Catharines, ON
Total Building Size	±9,764 SF
Lot Size	±0.564 Acres
Frontage	100 FF
Depth	261 Feet
Zoning	E2 - General Employment
Location	West side of Wright St. south of Dunkirk
Power	200 AMP, 600 V, 3 Phase
Heating	HVAC roof top
Ceiling Height	±11.5' Clear
Shipping Doors	3 grade level ship doors 10' W x 10' H

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Floor Plan



Unit #1	±1,895 SF		\$15.00 PSF Net - \$3.55 TMI
Unit #2	±1,428 SF		\$15.00 PSF Net - \$3.55 TMI
Unit #3	±1,921 SF	10x10 Drive-in Door	\$12.00 PSF Net - \$3.55 TMI
Unit #4	±1,951 SF	10x10 Drive-in Door	\$12.00 PSF Net - \$3.55 TMI
Unit #5	±2,569 SF	10x10 Drive-in Door	\$12.00 PSF Net - \$3.55 TMI

Features

- Easy access to the QEW
- Part of central St. Catharines Industrial Area
- 3 Grade Level Shipping Doors
- Many permitted uses

Units can be combined to create different configurations and Unit sizes

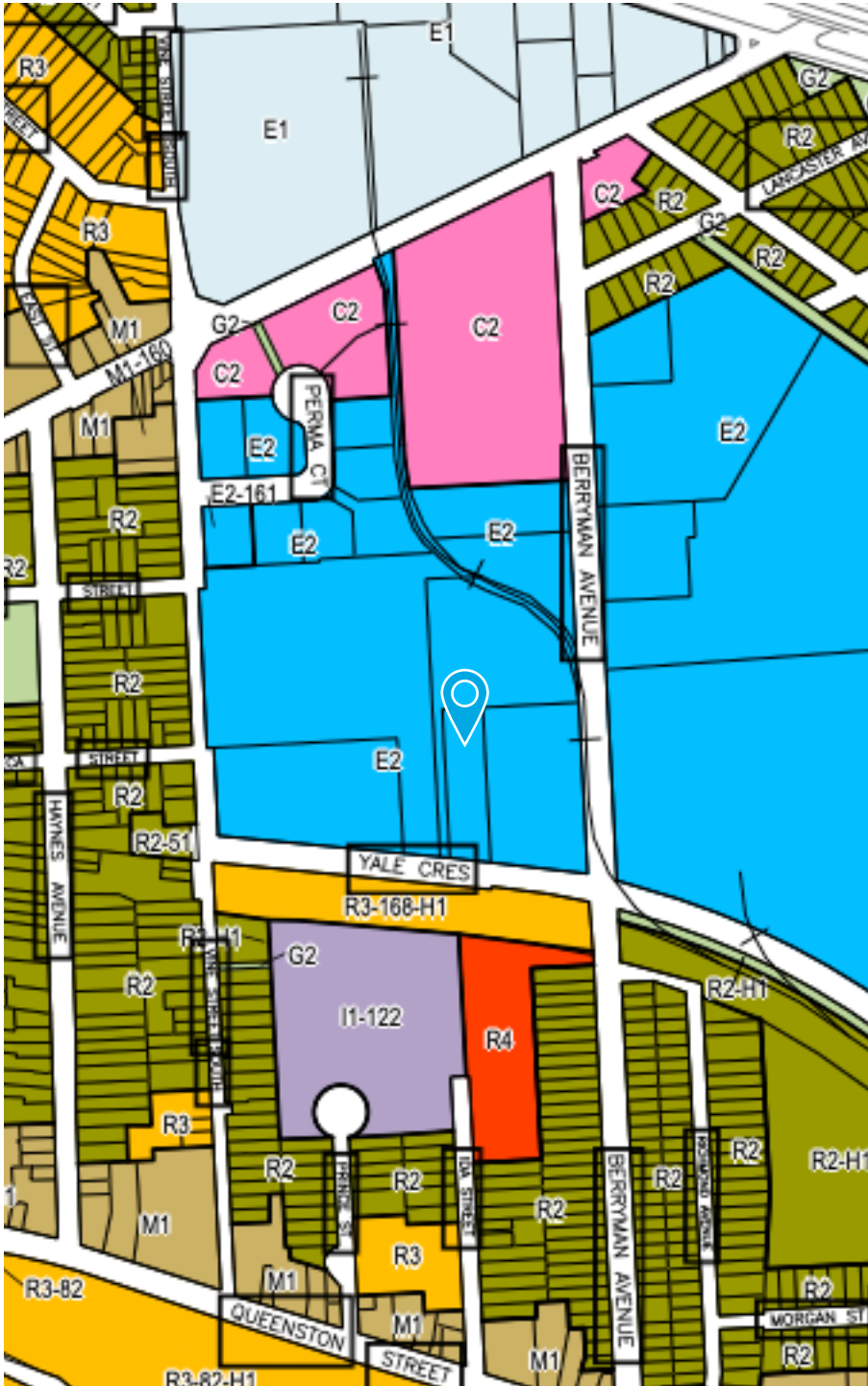


Exterior Photos



47 Wright St., St. Catharines, ON





Zoning - E2

General Employment

Permitted Uses

Adult Oriented
 Entertainment Establishment
 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

Accessory Uses

Animal Care Establishment
 Office
 Recreation Facility, Indoor
 Retail Store
 Restaurant
 Service Commercial



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