

EXCELLENT QEW HIGHWAY FRONTAGE

FOR LEASE

Graybar
CANADA

Noble

7000 Kinsmen Ct.



7000 KINSMEN COURT | NIAGARA FALLS | ON
Light Industrial Warehouse with Office Anchored By Graybar & Noble

LEASE PRICE | **\$15.00/SF NET + \$4.50/SF TMI + HST + Utilities**



Colliers International Niagara Ltd., Brokerage

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**Sales Representative*

Listing Specifications

7000 KINSMEN COURT | NIAGARA FALLS | ON

Location	7000 Kinsmen Court
Available Space	Unit1: ±19,645 SF (front facing warehouse plus ±2,000 SF 2nd level office)
Zoning	LI - Light Industrial Zone
Doors	One 8'x10' truck level door and Two 8'x12' grade level door.
Hydro	600V/ 600A
Heating	Forced air gas and radiant heating
Cooling	Central air
Clear Height	26 ft.
Site Area	3.436 Acres
Additional	<ul style="list-style-type: none">• Great QEW Highway frontage• Fully sprinklered• Heavy load, sealed & polished concrete flooring• Sensored lighting in shop• Insulated walls and roof• Fully built out offices with boardroom and kitchen• Plenty of parking



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Property Overview

7000 KINSMEN COURT | NIAGARA FALLS | ON



Exterior Photos

7000 KINSMEN COURT | NIAGARA FALLS | ON



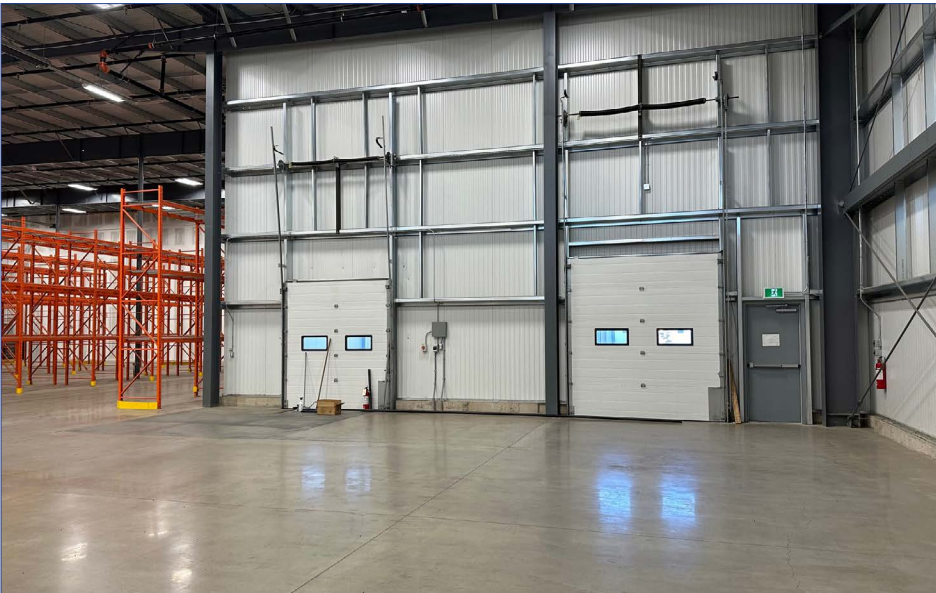
Exterior Photos

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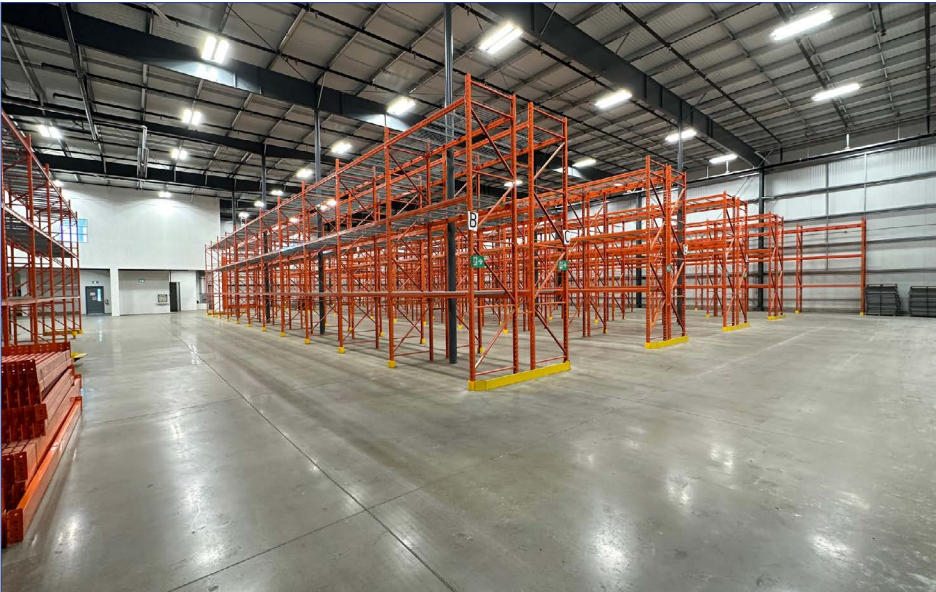
Warehouse Photos

7000 KINSMEN COURT | NIAGARA FALLS | ON



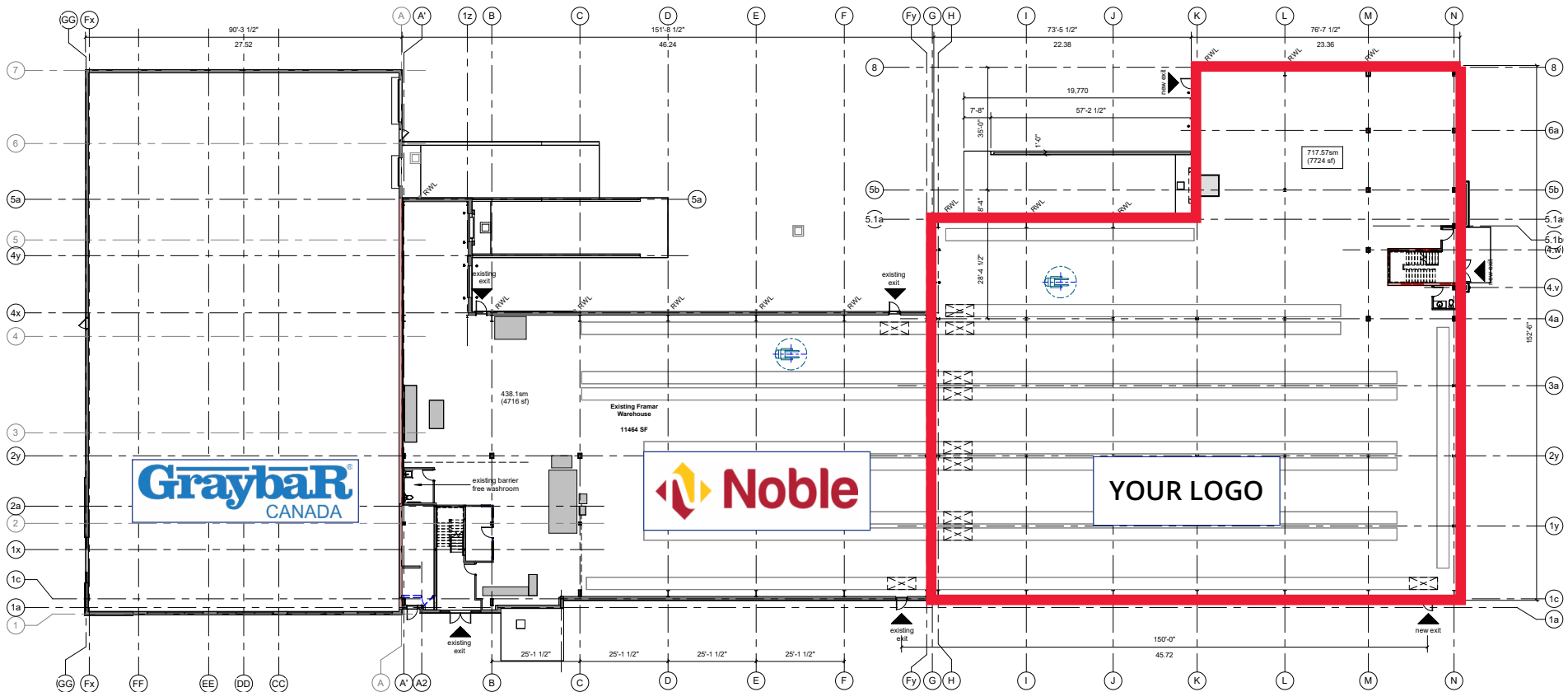
Warehouse Photos

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Floor Plan

7000 KINSMEN COURT | NIAGARA FALLS | ON

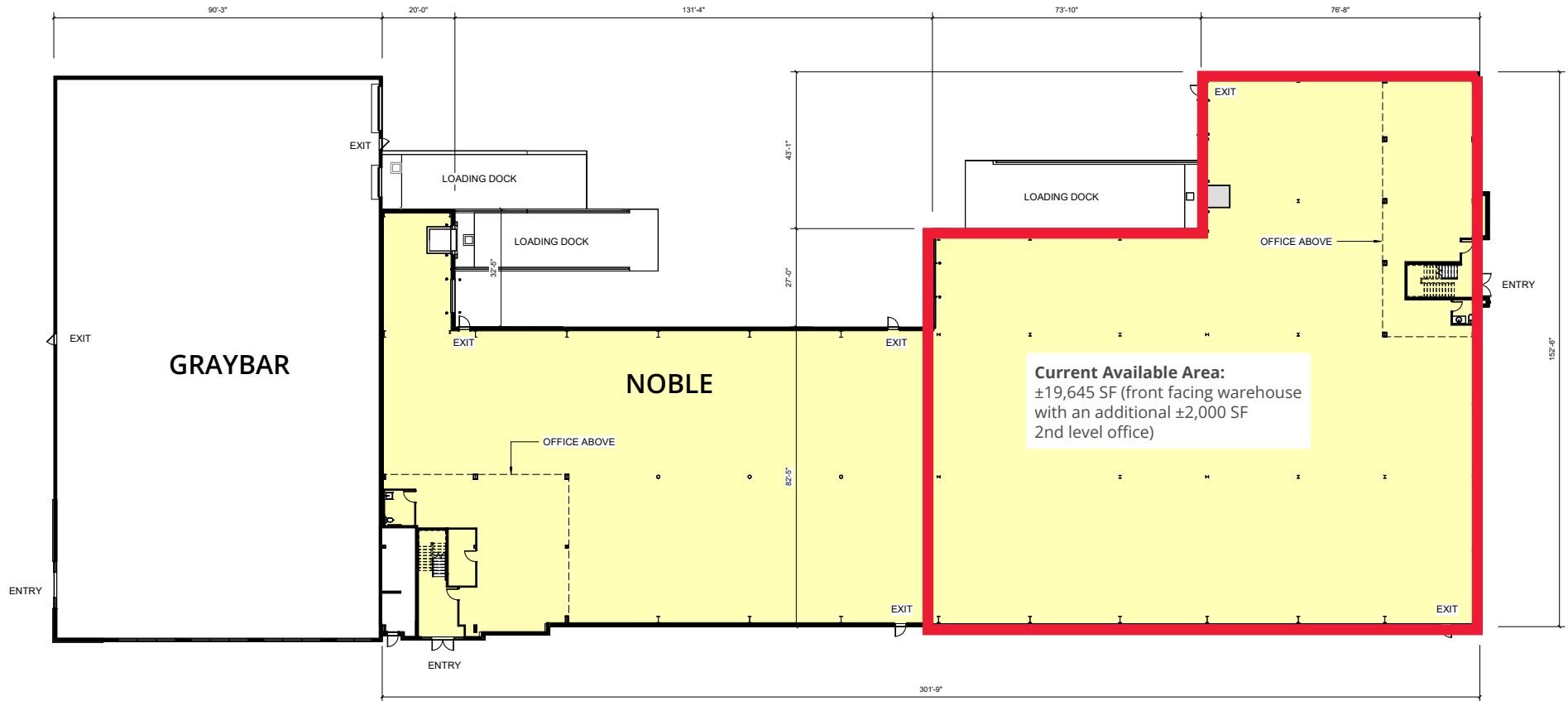



 Available Space

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Floor Plan

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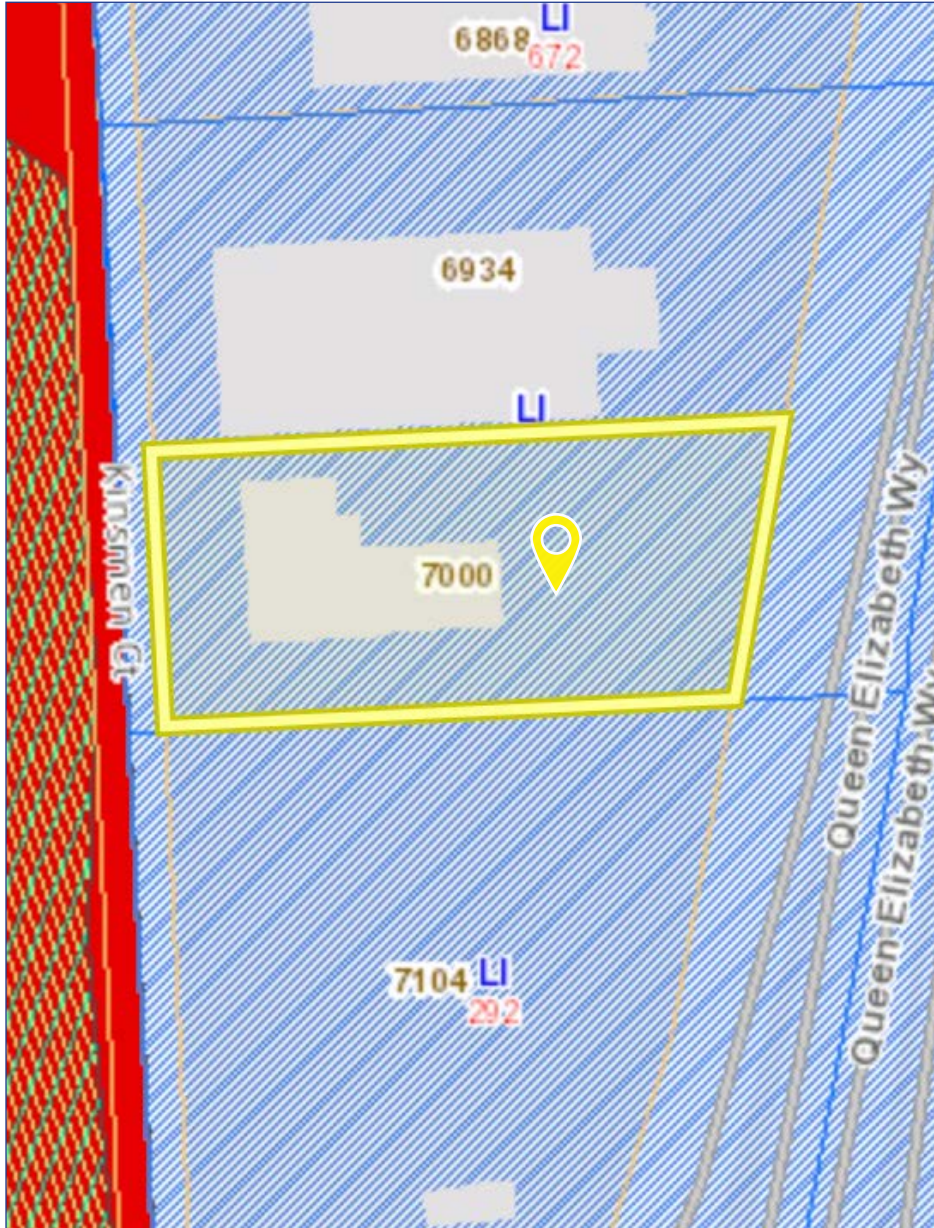


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Zoning LI - Light Industrial Zone

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Permitted Uses

- (a) Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water-carried waste
- (b) Car rental establishment, truck rental establishment
- (c) Car wash
- (d) Carpenter shop
- (e) Cold storage plant
- (f) Commercial bakery
- (g) Commercial printing and associated services establishment
- (h) Contractor's or tradesman's shop, Contractor's or construction equipment rental shop 2002-061
- (i) Consulting engineering office
- (j) Grain and feed mill and storage
- (k) Ice manufacturing plant
- (l) Laboratory - experimenting, commercial or testing
- (m) Laundry plant
- (n) Machine shop
- (o) Monument, stone, clay or glass manufacturing plant
- (p) New Car Agency
- (q) Nursery for trees, shrubs, plants
- (r) Public garage, auto body
- (s) Public garage, mechanical
- (t) Shop for the repair and servicing of goods, machinery and equipment
- (u) Silver plating and cutlery plant

Area Neighbours

7000 KINSMEN COURT | NIAGARA FALLS | ON



metro **RONA** **FirstOntario**
CREDIT UNION
Scotiabank **Niagara Region**
HARVEY'S **Starbucks** **SUBWAY**
Pita Pit

THE NEW
MACBAIN
COMMUNITY
CENTRE

YMCA of
Niagara

HAMBLET'S
ROOFING • SIDING • WINDOWS

NIAGARA
GO-KARTS

Graybar
CANADA

Noble

FOR THE NEEDY NOT THE GREEDY

Hyde's
DISTRIBUTION

CAN-ENG

Telcon Datvox
network cabling
A DIVISION OF WESTOWER COMMUNICATIONS

7000 Kinsmen Court
FOR LEASE | WAREHOUSE



npc

STROMAG
A REGAL REXNORD BRAND

CRIVELLER
GROUP

NIAGARA FOOD
RECIPIES
PENGAR FROSCINETTO

STAMFORD
FIREPLACES

MILLENNIUM
TRAIL
MANOR

Oakwood Dr

Design
Electronics
imagine • invent • integrate

BEARC-M
Always On

\$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

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 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 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.

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