

683 YORK ROAD

Niagara-on-the-Lake, ON

FOR LEASE

±7,296 TO 56,600 SQ. FT. AVAILABLE
With 1 Truck Level + 1 Drive-In Loading Door per Unit



AVAILABLE FOR LEASE



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

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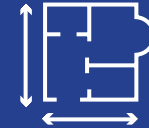
Property Highlights



Aerial Neighbourhood View



New Build
State-of-the-Art
Industrial Building



From ±7,296 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 8A	From ±7,296 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	
Anchor Tenants	Koppert Canada Unit 1 & 2 Intelcom Dragonfly Shipping Services Unit 9 & 10	

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



**Subject to Final Measurement*

NEW Build State-of-the-Art Industrial

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

±7,296 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

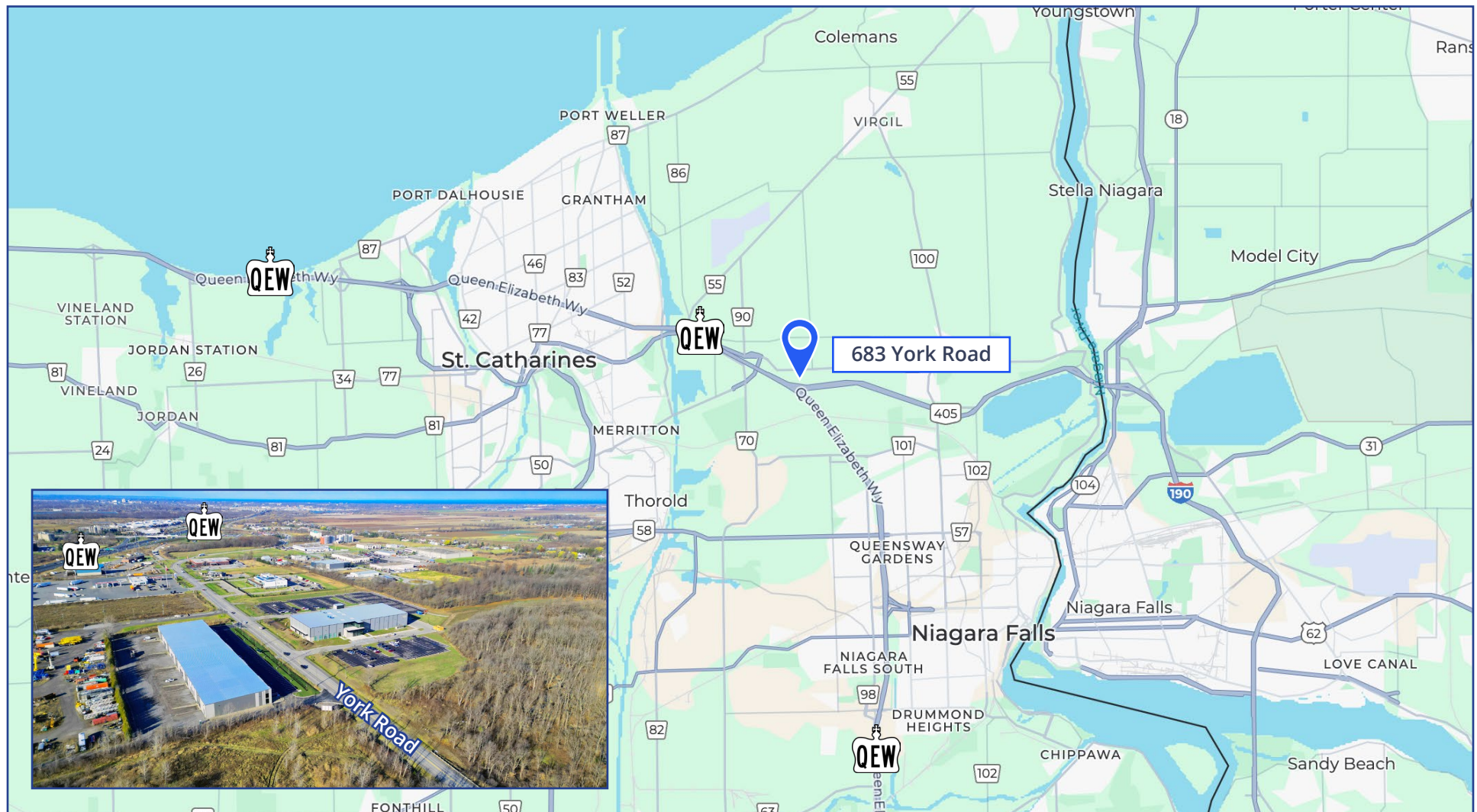


**Subject to Final Measurement*

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

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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.

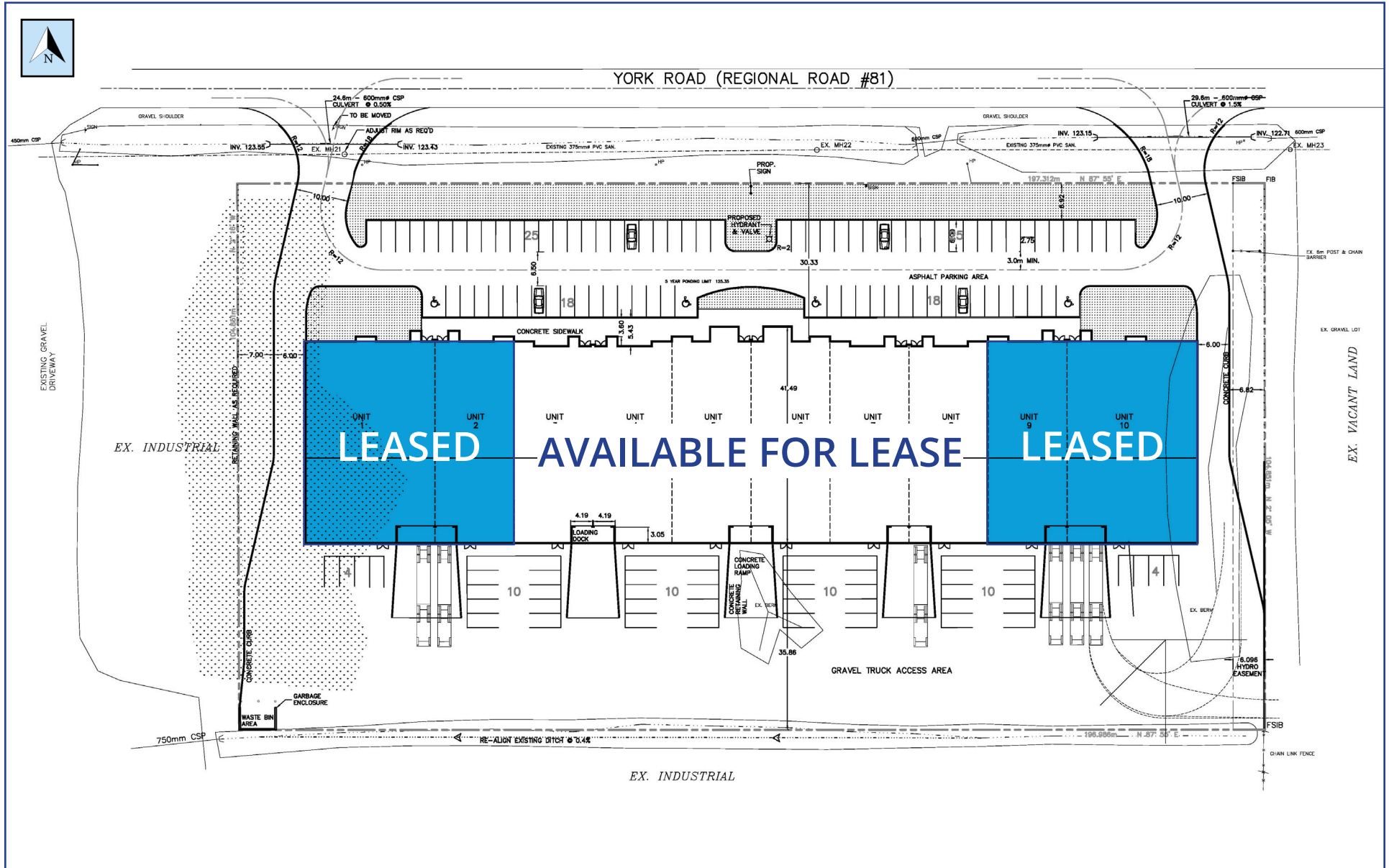
Surrounding lands are developed to other light industrial and quasi-commercial/ industrial uses, including several new build developments & multiple hotel properties.



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Site Plan

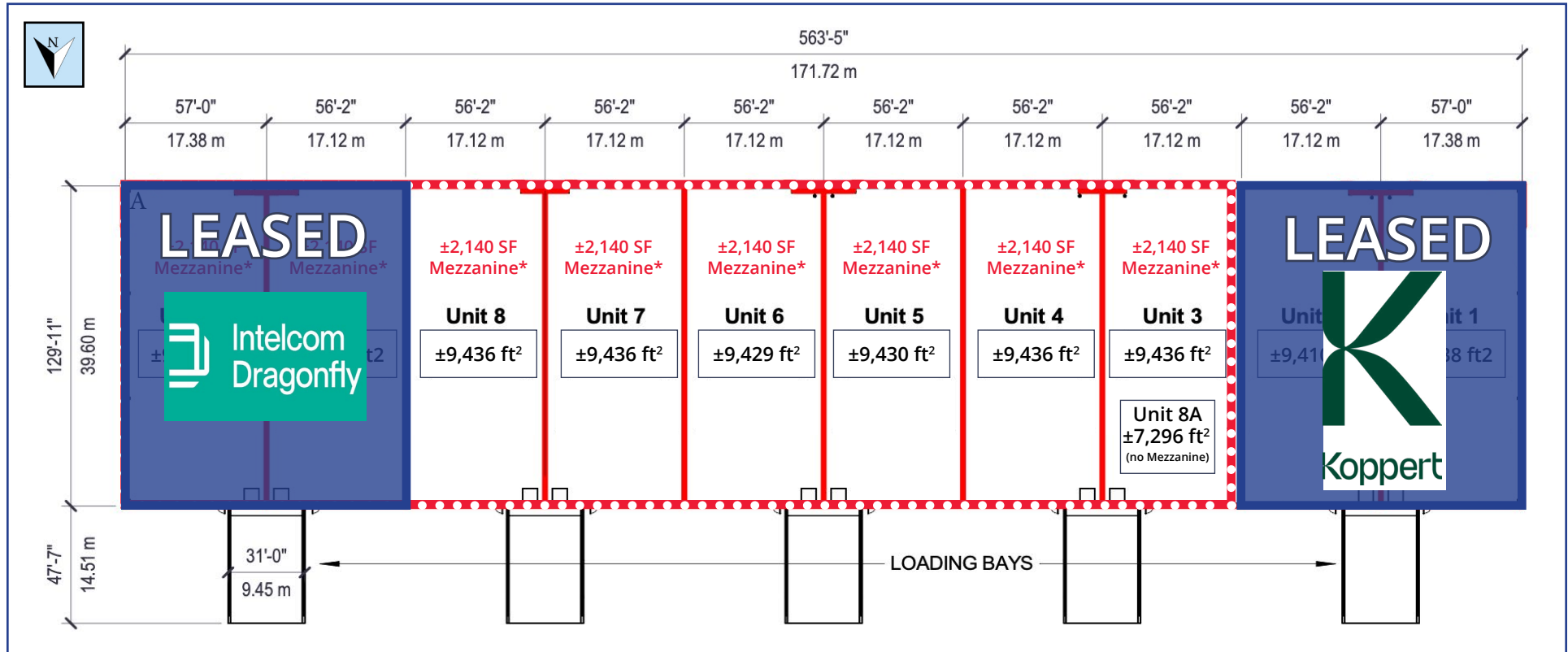
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Floor Plan

UNITS 3 THRU 8 AVAILABLE FOR LEASE

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*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

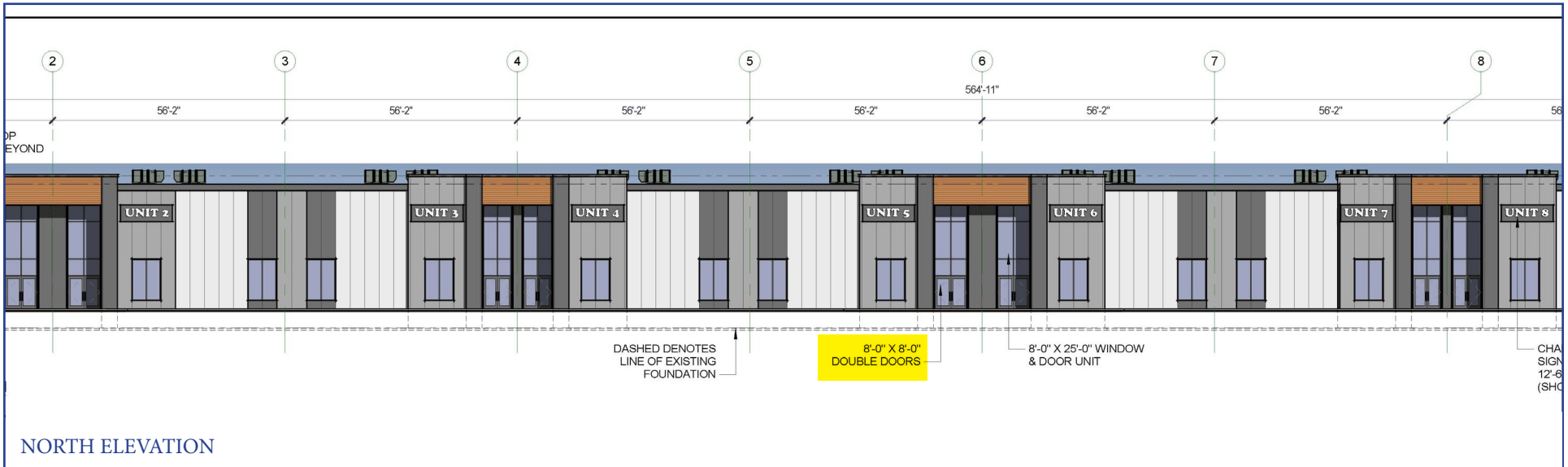
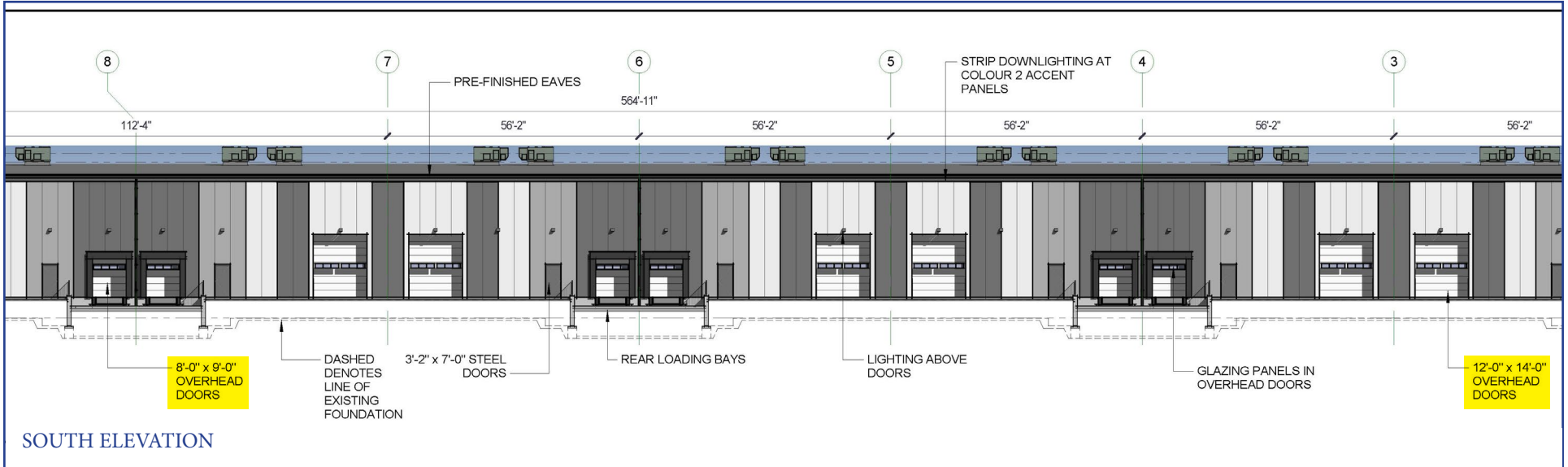
Ground Floor Level (Area Plan) - 94,500 sq. ft.

Scale: 1:750

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Partial Plan of Elevation

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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 8A ±7,296 SQ. FT.

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



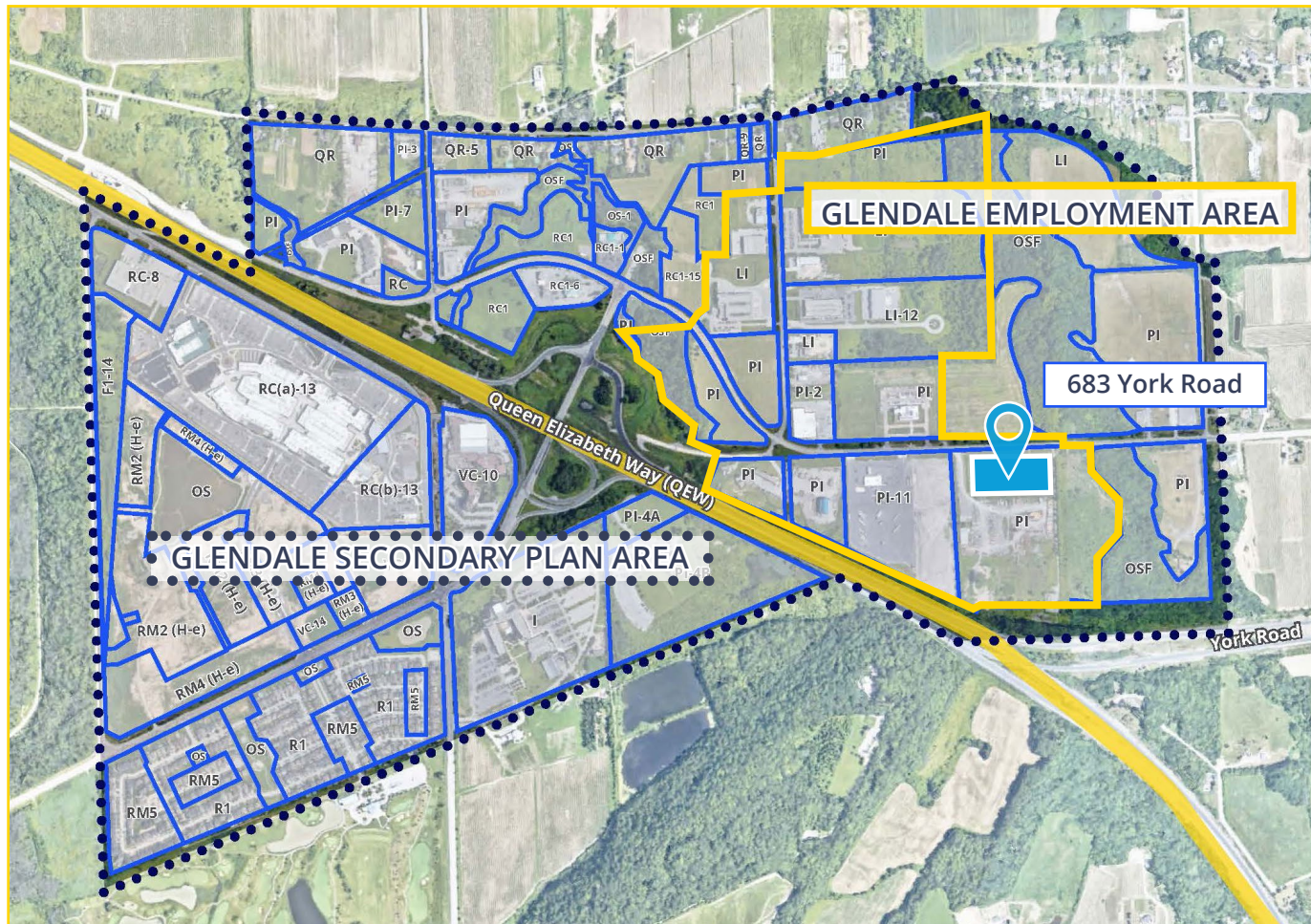
Interior Photos



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...

\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024



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