



SALIT STEEL
SALIT GROUP OF COMPANIES

FOAMCORE
ARCHITECTURAL ELEMENTS

WASHINGTON MILLS

7885 STANLEY AVE.

PRICE REDUCED!

LEASE RATE: **\$9.00/SF N/N/N + HST**

**7885 STANLEY AVENUE
NIAGARA FALLS, ON**

**±18,000 SF FACILITY W/ ±2,440 SF PRECONFIG.
FREEZER/COOLER SPACE ON ±2 AC FOR LEASE
ADDITIONAL LAND NEGOTIABLE**

Contact for more information:

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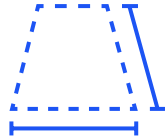
*Sales Representative

Colliers International Niagara Ltd., Brokerage

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Property Highlights



±18,000 SF Industrial Facility w/
10% Office Area & ±2 AC Land



THREE Truck Level Doors &
ONE Drive-In Door



HI - Heavy
Industrial Zoning



Quick & Easy QEW
Highway Access

LEASE RATE:

\$9.00/SF N/N/N + HST





PROPERTY SPECIFICATIONS

Location	South of Marineland Pkwy, along Stanley Avenue
Available Area	TOTAL: ±18,000 SF Industrial w/ ±2 AC Vacant Land Shop Area: ±16,200 SF (Approx. 2,440 SF of combined freezer/cooler space) Office Area: ±1,800 SF
Zoning	HI - Heavy Industrial
Lease Price	\$9.00/SF N/N/N + HST
Clear Height	13 ft. to 15 ft.
Doors	<ul style="list-style-type: none">• THREE truck level doors• ONE drive-in door
Comments	<ul style="list-style-type: none">• Industrial facility w/ 10% office & 2 acres land• Gas forced air open & radiant heat• Close to U.S.A. border• Less than 5 minutes to QEW Highway access at McLeod Road or Lyon Creek Road• Additional land can be negotiated

Building Layout



Room No.	Area (sq ft)	Volume (cu ft)	Comments
101	10,000	300,000	
102	5,000	150,000	
103	2,000	60,000	
104	1,500	45,000	
105	1,000	30,000	
106	800	24,000	
107	600	18,000	
108	400	12,000	
109	300	9,000	
110	200	6,000	
111	150	4,500	
112	100	3,000	
113	80	2,400	
114	60	1,800	
115	40	1,200	
116	30	900	
117	20	600	
118	15	450	
119	10	300	
120	8	240	
121	6	180	
122	4	120	
123	3	90	
124	2	60	
125	1	30	
126	1	30	
127	1	30	
128	1	30	
129	1	30	
130	1	30	
131	1	30	
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150	1	30	

Room No.	Area (sq ft)	Volume (cu ft)	Comments
201	10,000	300,000	
202	5,000	150,000	
203	2,000	60,000	
204	1,500	45,000	
205	1,000	30,000	
206	800	24,000	
207	600	18,000	
208	400	12,000	
209	300	9,000	
210	200	6,000	
211	150	4,500	
212	100	3,000	
213	80	2,400	
214	60	1,800	
215	40	1,200	
216	30	900	
217	20	600	
218	15	450	
219	10	300	
220	8	240	
221	6	180	
222	4	120	
223	3	90	
224	2	60	
225	1	30	
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UNIQ Dimensions
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Title Existing Floor Plans & Data			
Project Number	24055	Scale	As Indicated
Address	7885 Stanley Ave, Niagara Falls, ON		
Date	June 11, 2024	Sheet	A-1
Drawn By	YH	Checked By	JC

Client Placemaker

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Exterior Photos



Interior Photos



Interior Photos



Interior Photos



HI – Heavy Industrial Zoning




Permitted Uses

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- Abattoir and stock yard used in connection with an abattoir
- Acetylene gas manufacture
- Artificial abrasive plant
- Caustic manufacture
- Cement manufacture
- Cleaning, curing, storage or tanning of fresh or green hides
- Fertilizer processing plant
- Lime, plaster of paris manufacture
- Poultry processing plant
- Iron and steel plant
- Lime kiln
- Rubber factory
- Soap manufacture
- Steel furnace, blooming or rolling mill
- Winery
- Adult entertainment parlour, subject to the provisions of section 10.5
- Body-rub parlour, subject to the provisions of section 10.5
- An office which is an accessory use to one or more of the uses set forth in clauses (a) to (p) inclusive of this section
- Licensed production facilities and designated medical growth of cannabis

Area Neighbours

Colliers



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

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

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