

**FOR LEASE**

**Colliers**



LEASE PRICE: **\$9.00/SF NET + \$6.00/SF TMI + HST + Utilities**

**Rear Unit | 155 Cushman Road | St. Catharines | ON**  
**±3,243 SF Standalone Industrial Warehouse Rear Unit w/ Office Area**

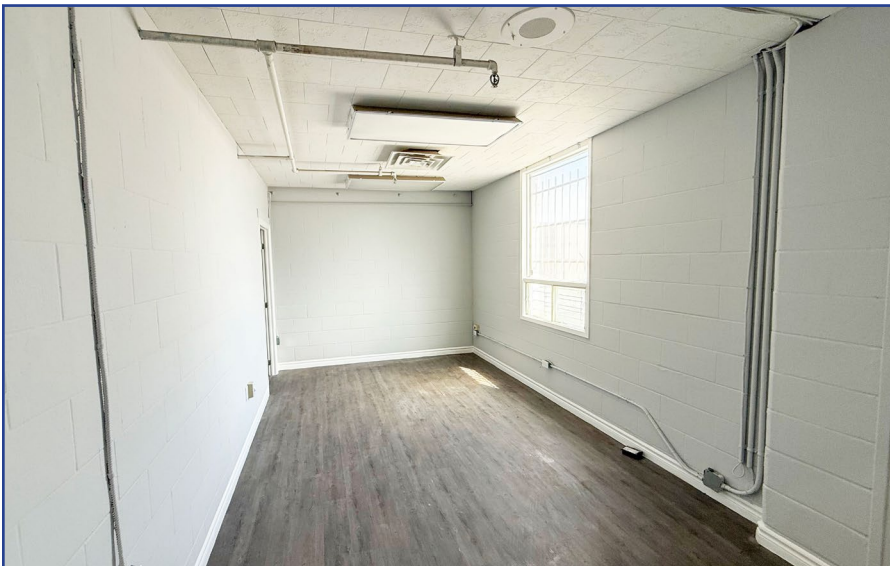
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# Property Highlights



±2,043 SF  
Industrial  
Warehouse Area



±1,200 SF  
Finished Office/  
Showroom Area



TWO 12' x 12'  
Drive-In Doors



12.8' to 15.5'  
Ceiling Heights



FIVE Private Offices,  
Kitchenette, Bathroom  
& Boardroom



Additional ±1,500 SF  
Mezzanine for  
Storage Space



# Listing Details



Location	West of Welland Canal
Available Area	Total: ±3,243 SF Industrial Warehouse Area: ±2,043 SF Office/ Showroom Area: ±1,200 SF <i>(Plus Additional ±1,500 SF Mezzanine Storage Area)</i>
Lease Price	\$9.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$6.00/SF <i>(Natural Gas, Heat and Hydro are included)</i>
Doors	TWO 12' x 12' drive-in doors
Ceiling Heights	12.8' to 15.5'
Zoning	E2 - General Employment
Comments	<ul style="list-style-type: none"> <li>• Standalone industrial unit located at the rear</li> <li>• Secure gated entrance</li> <li>• Suitable for warehouse, manufacturing, and similar uses, along with finished office/showroom space</li> <li>• Featuring five private offices, a kitchenette, bathroom, and boardroom</li> <li>• Additional mezzanine provides ample storage space</li> <li>• Outside storage and parking options are also available</li> <li>• Available immediately</li> </ul>

# Rear Unit Floor Plan

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Main Floor Area: 3,243 SF  
 Mezzanine 1 Area: 1,229 SF  
 Total: 4,472 SF  
 Mezzanine 2 Area: 271 SF  
 Total: 4,743 SF

PROJECT: 155 Cushman Rd, St. Catharines

UNIT #: All

FLOOR: All

SCALE:  
 NTS

DRAWN BY:  
 TL

CHECKED BY:  
 KO

DATE SITE  
 MEASURED:  
 September 2025

DATE DRAWN  
 September 2025

COMPANY:



# Property Photos

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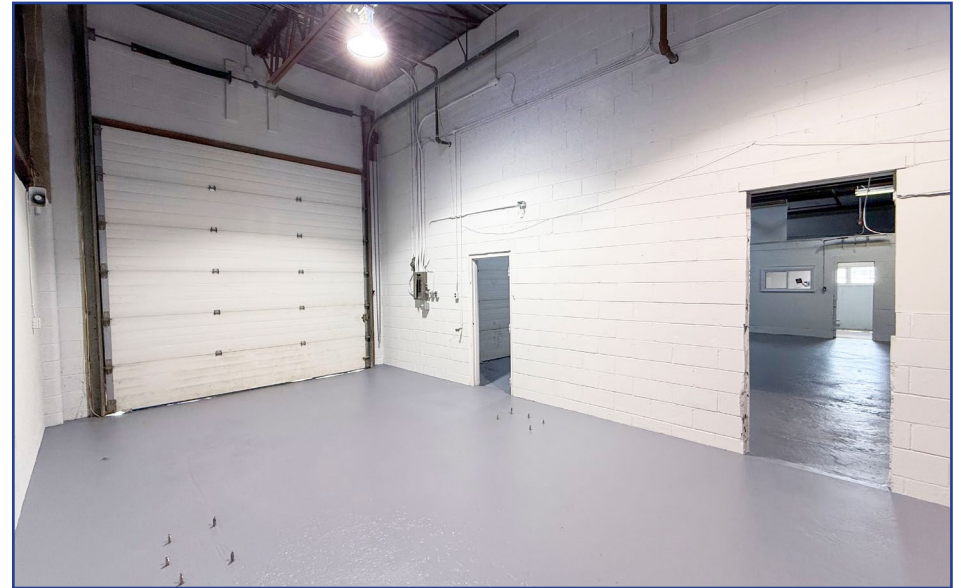
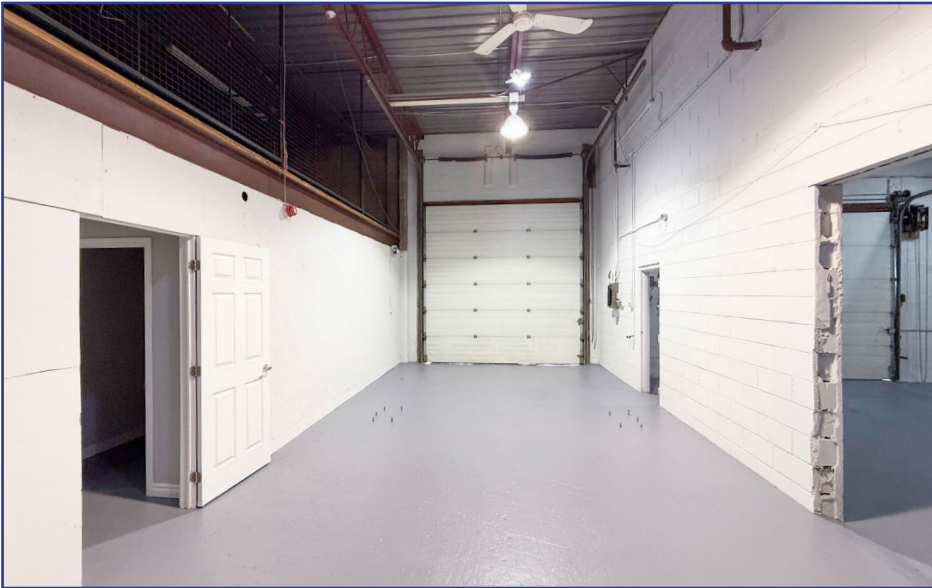
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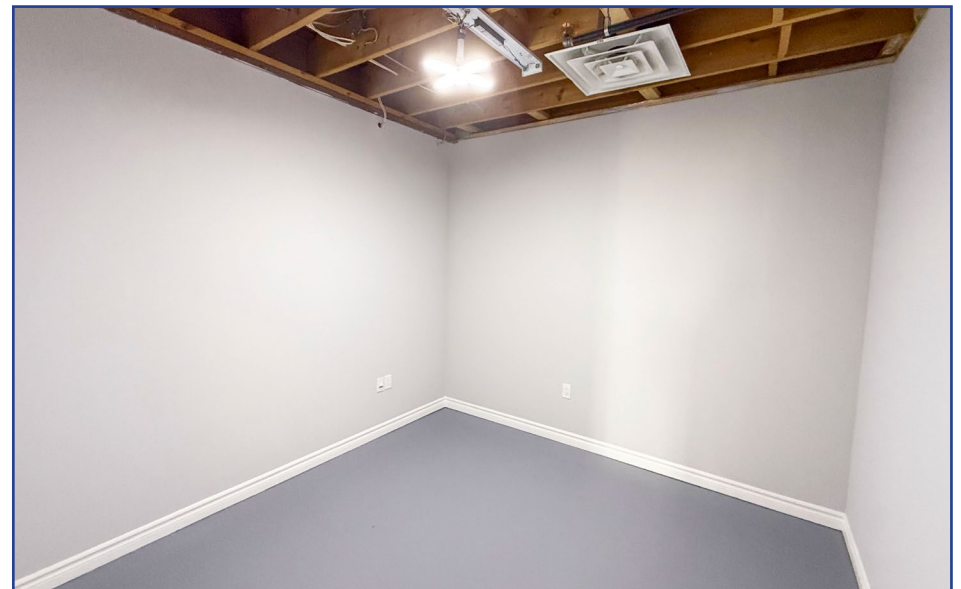
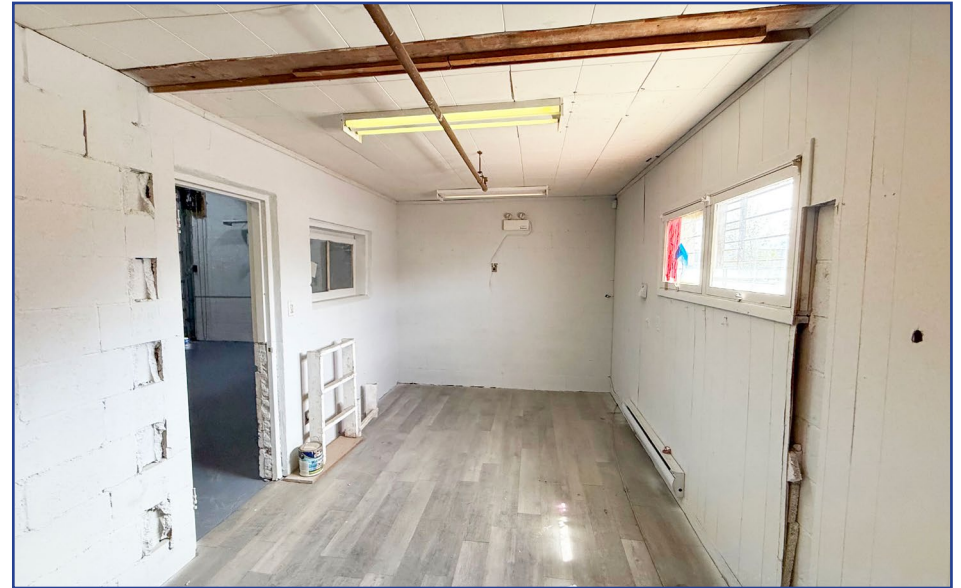
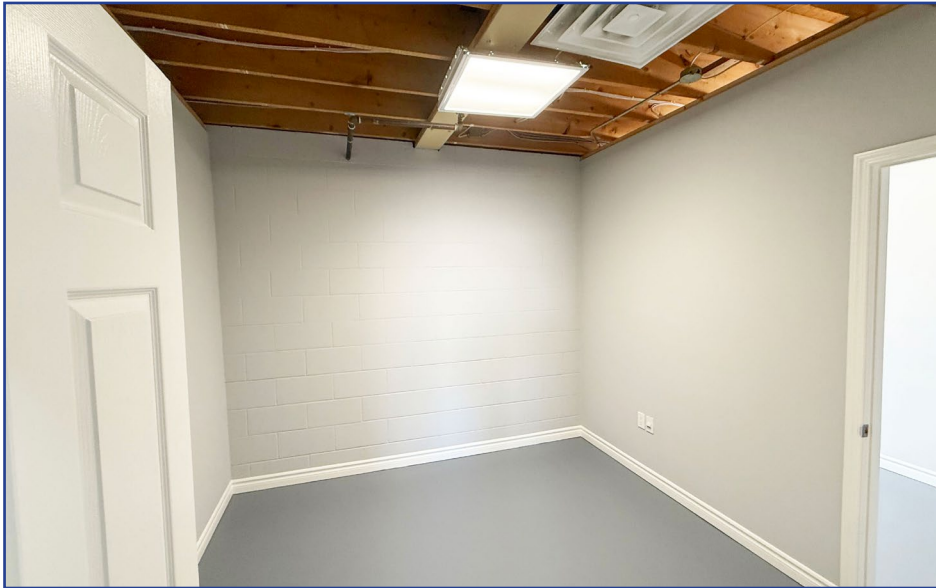
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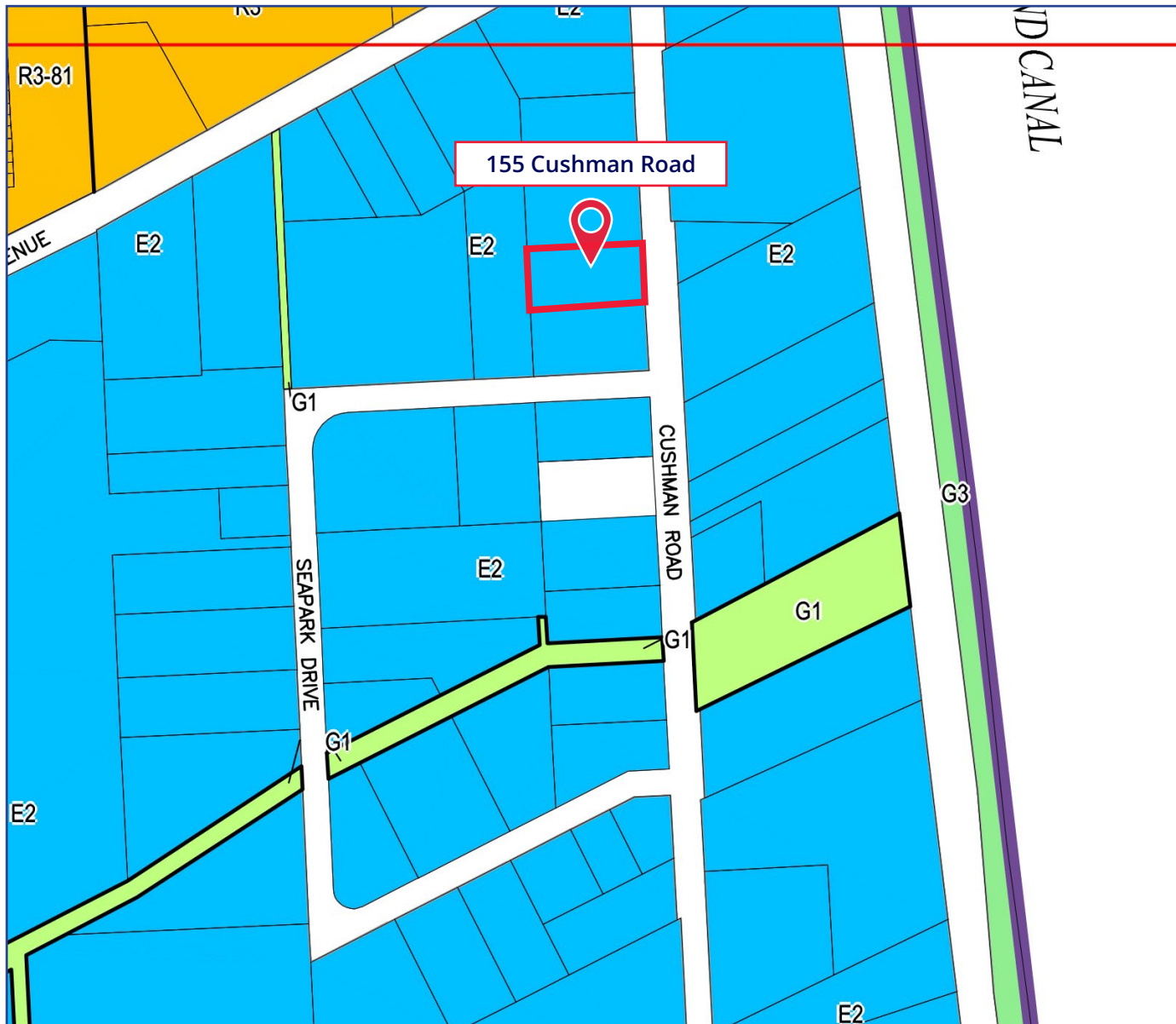
# Area Neighbours

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# E2 - General Employment Zone

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## Permitted Uses

- 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

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026*

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