

**ADDITIONAL 1.5 ACRES FOR EXPANSION
PERMITS OUTSIDE STORAGE USES**



FOR SALE

FEDERALLY INSPECTED FOOD ESTABLISHMENT

**183 ENTERPRISE
DRIVE**

WELLAND, ON





PROPERTY DETAILS

BUILDING SIZE 6,750 SF - Office Area On Two Floors
19,125 SF - Warehouse
25,875 SF - Total

FRONTAGE ± 461' along Enterprise Drive

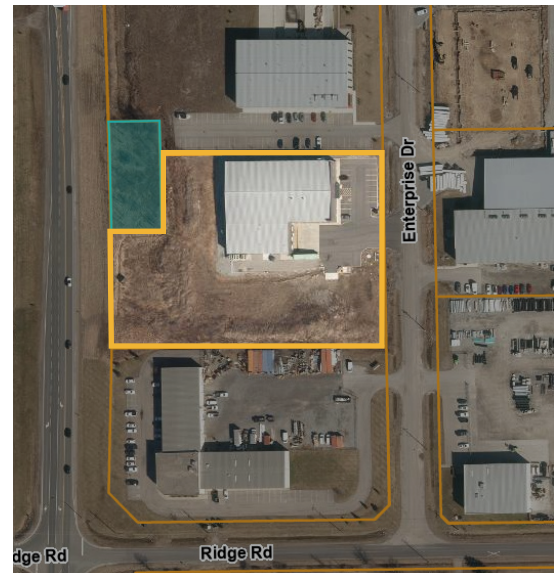
ZONING GEC

CLEAR HEIGHT 18' - 22'

LAND AREA 3.09 ACRES

ASKING PRICE \$7,500,000

TAXES \$68,703.23 (2025)

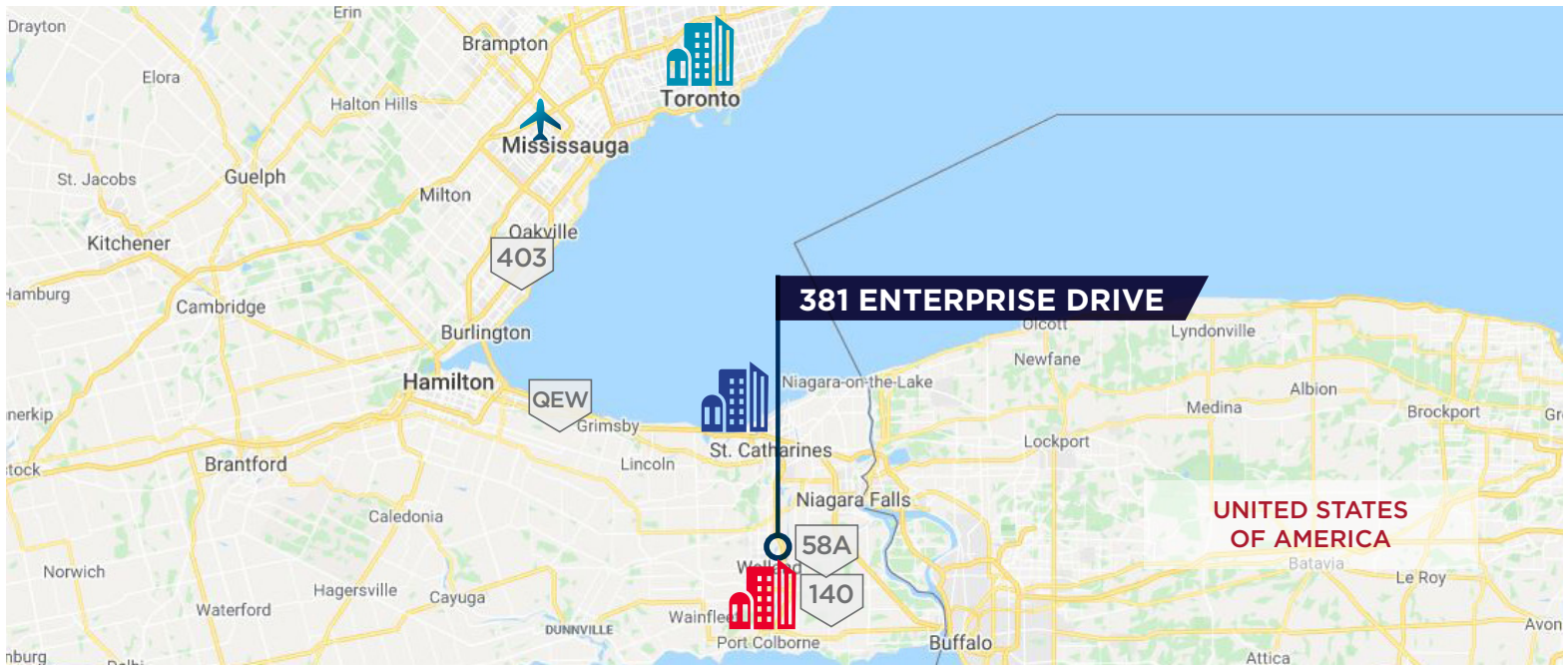


PROPERTY HIGHLIGHTS

- Federally approved meat processing facility.
- Main freezer 790,000 cubic feet and -18 degrees Celsius.
- Currently tenanted by Food Plus & More.
- Vacant possession on closing.
- Cone blast freezer, raw meat cooler, smokehouse blast freezer, cooker cooler and production area.
- Office space is spread out over two floors.
- 3,000 SF of cooler storage space and 6,000 SF of freezer space.
- Close to U.S. border and Welland Canal.
- Building can be expanded.



DISTANCES MAP

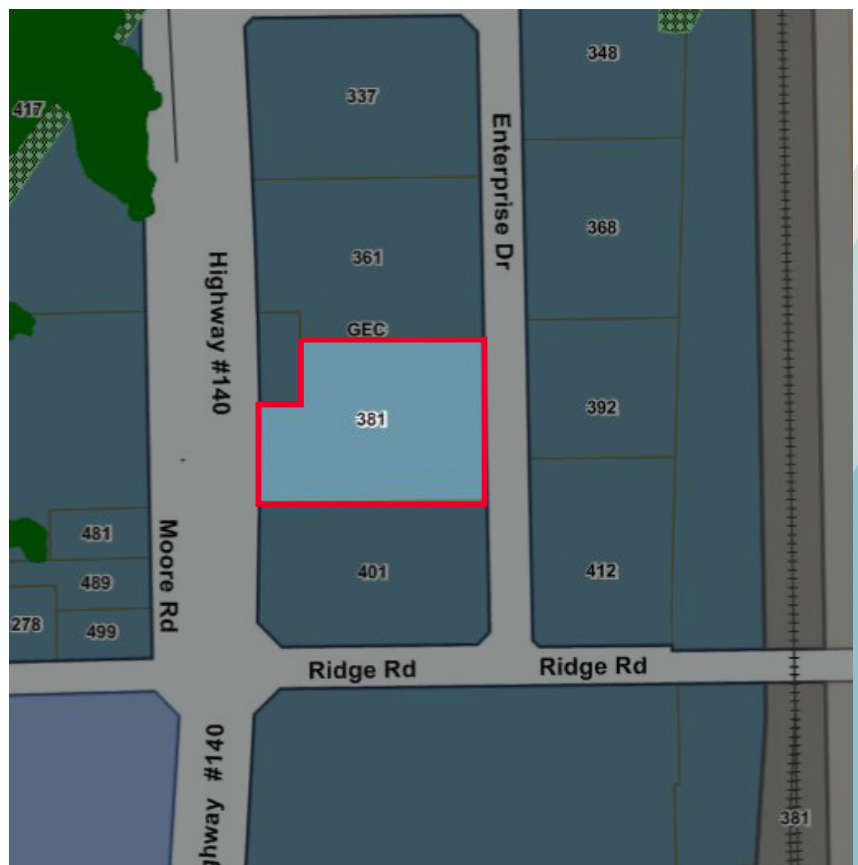


 QEW 15.0 KM (± 13 MINS)	 HIGHWAY 58A 3.0 KM (± 3 MINS)	 HIGHWAY 3 0.5 KM (± 1 MINS)	 PORT COLBORNE 35 KM (± 30 MINS)	 ST. CATHARINES 24.5 KM (± 21 MINS)
 HIGHWAY 406 4.0 KM (± 4 MINS)	 HIGHWAY 403 83.0 KM (± 49 MINS)	 TORONTO 136 KM (± 84 MINS)	 CANADA/US BORDER 24 KM (± 30 MINS)	 PEARSON AIRPORT 132 KM (± 77 MINS)

ZONING MAP

Sample permitted uses in an Gateway Economic Centre (GEC) zone include, but are not limited to;

- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Commercial Greenhouse
- Contractors Establishment
- Custom Workshop
- Financial Institution
- Food Production
- Generating Plant
- Heavy Equipment Sales, Rental and Service
- Heavy Industrial
- Laboratories
- Light Industrial
- Manufacturer Showroom/Accessory Retail Sales
- Medical Marijuana Production Facility
- Parking Lot



Architectural floor plan of a food processing facility. The plan includes the following rooms and areas:

- Shipping:** Dry Goods Storage, Shipping/Receiving, ELEC. RM., TILT. RM., and a room with a fire department pumper connection.
- Freezer:** Shipping/Receiving Freezer (-18° C), Fast Freeze Cone Freezer (-18° C), and a room with a fire department pumper connection.
- Cooler:** Production Holding Cooler (-51° C).
- Production Area:** Raw Production Area, Production Area (+10° C), Wash Down Rm., Chiller, Blast Freezer, and Smoke House.
- Support Spaces:** Office, Reception, Vestibule, Conference Rm., Stair 1, Stair 2, and Passage 1/2.

The plan includes dimensions, room numbers, and specific equipment like a fire department pumper connection and a chiller. It also shows structural details like steel pipe guard rail, poured concrete foundation wall, and various doors and windows.

PROPERTY PHOTOS







FOR MORE INFORMATION, PLEASE CONTACT:

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