

**FOR LEASE**



**#6 | 188 BUNTING ROAD | ST. CATHARINES | ON**  
**±2,500 SF Warehouse w/ Retail Showroom In St. Catharines Design District**

**LEASE RATE: \$11.00/SF NET + \$4.80/SF TMI + HST + Utilities**

**Colliers**

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Accelerating Success.

# Property Overview

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# Listing Specifications

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|             |  |
|-------------|--|
| Location    | East of Bunting Road, North of Dieppe Road   |
| Unit 6 Size | ±2,500 SF  |
| Lease Price | \$11.00/SF NET + TMI + HST + Utilities   |
| TMI (2025)  | \$4.80/SF  |
| Zoning      | E1-24   Business Commercial Employment   |
| Door        | ONE drive-in door  |
| Additional  | <ul style="list-style-type: none"><li>• Industrial unit available for lease in a busy multi-tenanted building in St. Catharines' established home improvement corridor</li><li>• Featuring a functional layout with a front office/showroom area and a warehouse component at the rear</li><li>• Ideal for a variety of industrial, service, or trade-related users</li><li>• Excellent exposure along Bunting Road provides strong visibility and accessibility for both customers and operations</li><li>• Located on a high traffic north/south arterial roadway</li><li>• Quick &amp; easy access to QEW Hwy from Welland Avenue</li></ul> |



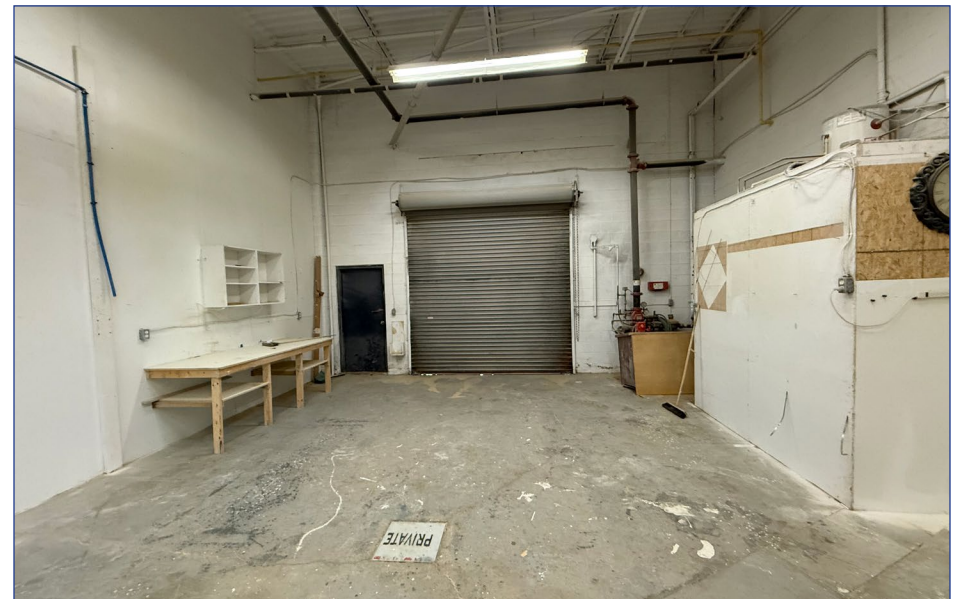
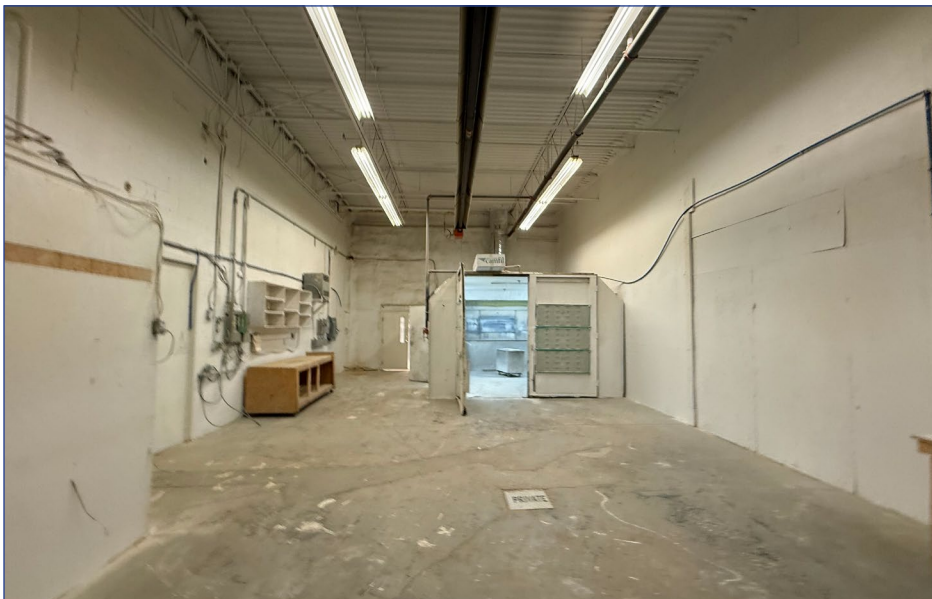
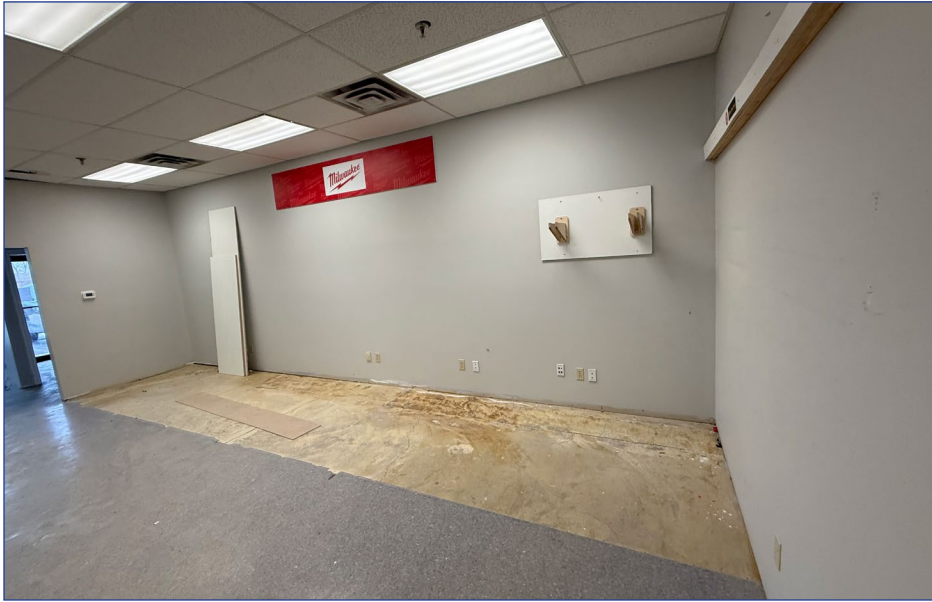
# Exterior Photos

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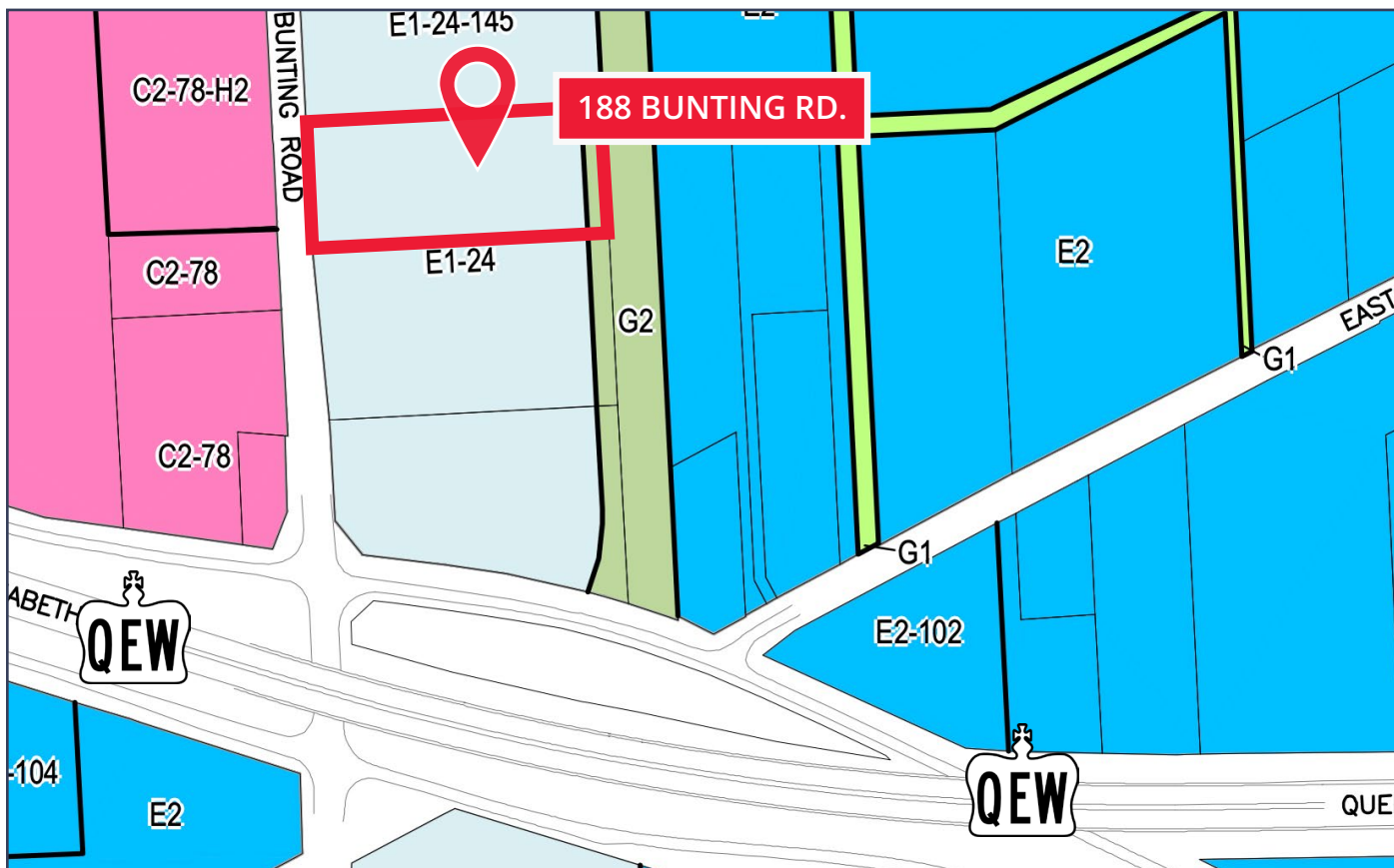
# Interior Photos

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# Zoning E1-24 Business Commercial Employment

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## Permitted Uses

### PRINCIPLE USES

- Car Wash
- Hotel / Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

### ACCESSORY USES

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

| Zones  |   |
|--|---|
| <span style="background-color: yellow;">■</span> R1      | Low Density Residential - Suburban Neighbourhood    |
| <span style="background-color: lightgreen;">■</span> R2  | Low Density Residential - Traditional Neighbourhood |
| <span style="background-color: orange;">■</span> R3      | Medium Density Residential                          |
| <span style="background-color: red;">■</span> R4         | High Density Residential                            |
| <span style="background-color: pink;">■</span> C1        | Local Convenience Commercial                        |
| <span style="background-color: lightpink;">■</span> C2   | Community Commercial                                |
| <span style="background-color: magenta;">■</span> C3     | Arterial Commercial                                 |
| <span style="background-color: purple;">■</span> C4      | Major Commercial                                    |
| <span style="background-color: darkred;">■</span> C5     | Downtown Commercial Core                            |
| <span style="background-color: darkmagenta;">■</span> C6 | Downtown Traditional Main Street                    |
| <span style="background-color: lightblue;">■</span> E1   | Business Commercial Employment                      |
| <span style="background-color: cyan;">■</span> E2        | General Employment                                  |

| Special Provision  | Zone | Schedule A | Schedule B | Location | By-law |
|--|------|------------|------------|----------|--------|
| 24   | E1   | 8, 15, 16  |            | Various  |        |
| Additional uses:<br>Motor Vehicle Sales/Rental Service Centre are permitted subject to the applicable provisions in Section 6 of the By-law. |      |            |            |          |        |

# Area Neighbours

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\$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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