

**FOR LEASE**



#1 - 4475 KENT AVENUE | NIAGARA FALLS | ON

Front Industrial Unit (*Unit 1 Available*)

CONTACT:

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# Property Details



#1 | 4475 Kent Avenue | Niagara Falls | ON

Location	Along Kent Avenue, East of Industrial Street
Lot Dimension	Frontage: ±90 ft.   Depth: ±485 ft.
Lot Size	±0.55 Acres
Available Unit	UNIT 1: ±1,050 SF
Zoning	LI - Light Industrial
Lease Price	\$2,500/Month Semi-Gross + HST + Hydro and Gas
Clear Height	14' 3"
Door	ONE Drive-In Door

- Comments
- Front unit of the building available
  - Two-piece bathrooms
  - Plenty of on-site parking
  - Easy QEW Highway access
  - Great exposure onto QEW Highway
  - Flexible occupancy

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