

FOR SALE | 12-14 Seapark Dr. | St. Catharines | ON

±16,328 SF INDUSTRIAL BUILDING W/ OFFICE
E2 General Employment Building with Multiple Loading Doors



ASKING
PRICE: **\$4,499,000**

TAYLOR WILSON, Broker

+1 905 984 7413 | taylor.wilson@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

collierscanada.com/niagara



Accelerating success.

Listing Specifications

Colliers

Location	Corner lot along Seapark Drive
PIN ARN	463240062 262903003219628
Lot Size	±1.19 Acres
Lot Dimension	Frontage: ±258.67 ft. Depth: ±279.15 ft.
Building Area	TOTAL: ±16,328 SF Industrial Area: ±14,328 SF Office Area: ±2,000 SF
Zoning	E2 - General Employment
List Price	\$4,499,000
Taxes (2026)	\$35,235
Clear Height	13.2 ft. to 20 ft.
Doors	TWO drive-in doors & ONE truck level door
Power	3-Phase 800A 347/600V
Comments	• Constructed in 1974 with additions in 1975 and 1997, this building occupies a corner lot • Offices are located at the front followed by a middle section with ceiling height of 13' 2" and large rear section at 20' • Full municipal services • Ample on-site parking • Building in great condition • Roof 15 years old • One storey with mezzanine area at the rear • Phase 1 currently in process



Location Overview

Colliers



Property Photos

Colliers



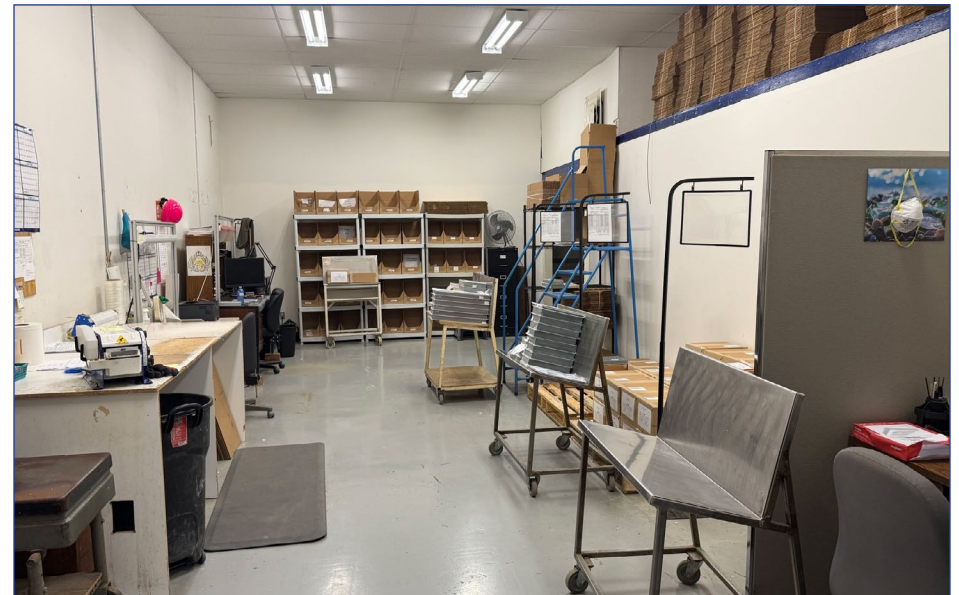
Property Photos

Colliers



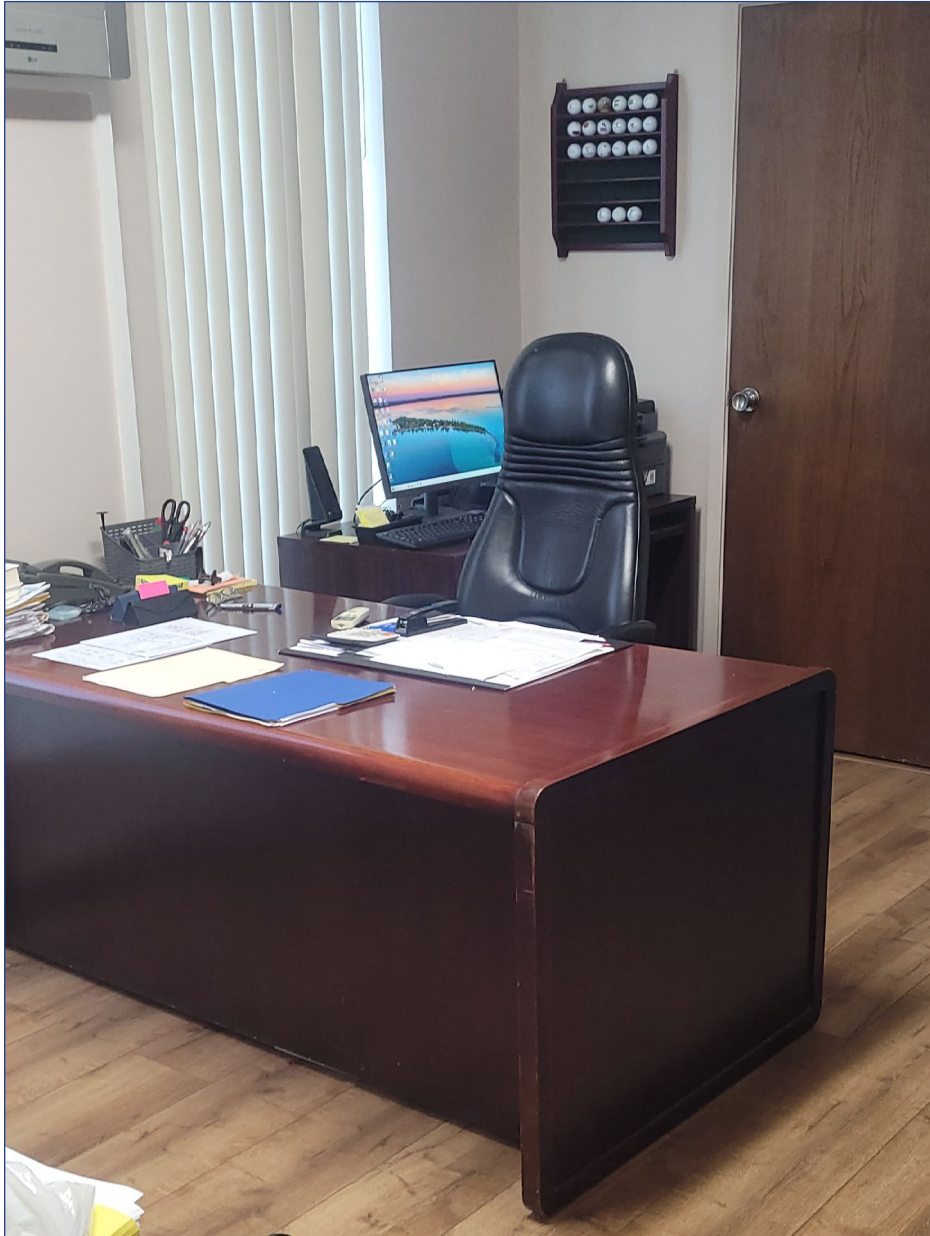
Property Photos

Colliers



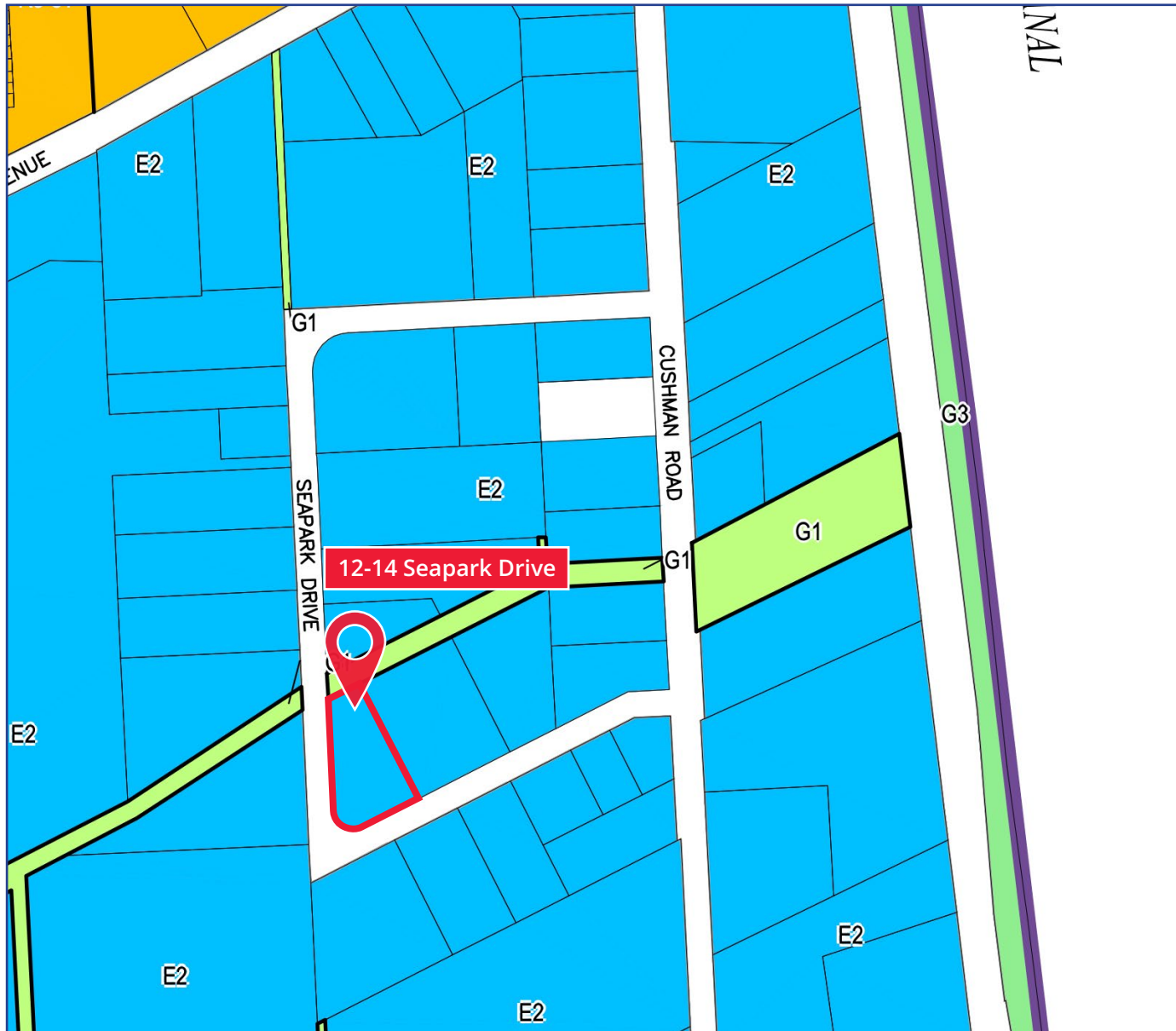
Property Photos

Colliers



E2 - General Employment Zone

Colliers

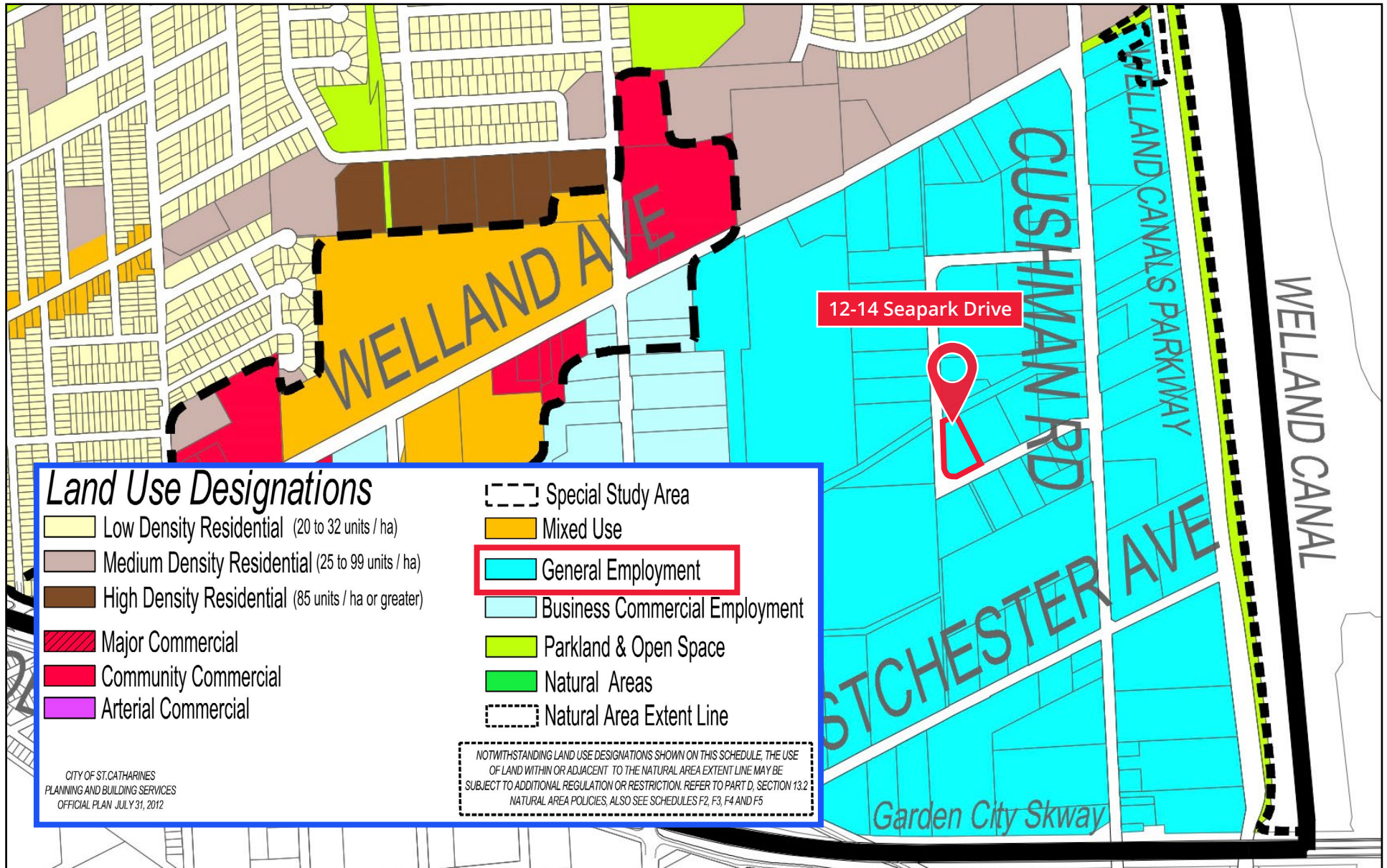


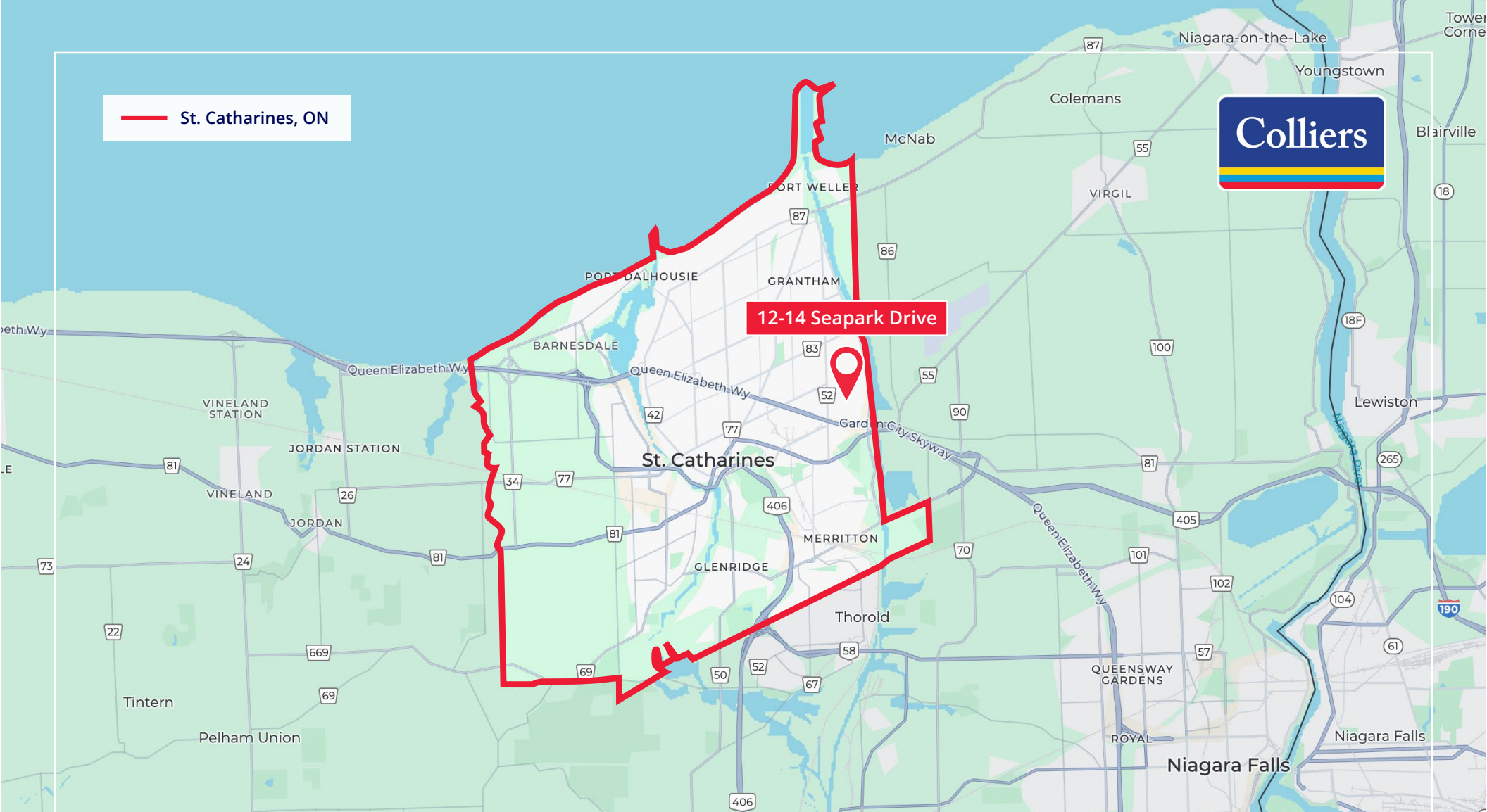
Permitted Uses

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

Property Official Plan

Colliers





collierscanada.com/niagara



COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

CONTACT:

TAYLOR WILSON, Broker

+1 905 984 7413 | taylor.wilson@colliers.com

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. Colliers International Niagara Ltd., Brokerage