

FOR LEASE



LEASE PRICE: **\$13.50/SF NET + \$4.50/SF TMI + HST + Utilities**

25 Commerce Place | St. Catharines | ON
±10,000 SF Well-Maintained Concrete Block & Steel Warehouse

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Property Highlights



±10,000 SF
Industrial Warehouse



21'7" Clear Height to
23'7" Under Deck



ONE 14'H x 12'W Drive-In Door
ONE 10'H x 8'W drive-in Door
TWO 10'H x 8'W Truck Level Loading Doors
with Manual Dock Levelers



Gravel Rear Yard Easy
Truck Tiring & Access



E2 - General
Employment Zone

Listing Details



Building Size	±10,000 SF <i>(Subject to Final Measurement)</i>
Lease Price	\$13.50/SF NET + TMI + HST + Utilities <i>(with annual base rent escalations)</i>
TMI (2026)	\$4.50/SF
Doors	<ul style="list-style-type: none"> • ONE 14'H x 12'W drive-in door • ONE 10'H x 8'W drive-in door • TWO 10'H x 8'W truck level loading doors with manual dock levelers
Ceiling Heights	21'7" clear height to 23'7" under deck
Zoning	E2 - General Employment
Power Service	3-Phase, 600V, 225A power
Comments	<ul style="list-style-type: none"> • Industrial Unit for Lease in a busy Industrial Area of St. Catharines just north of St. Paul Street West • Well-maintained concrete block & steel building • Large lot with gravel rear yard and easy truck turning & access • Insulated walls, three suspended heaters, ceiling fans & LED lighting in WH with one 2-pce. bathroom, and office with one 2-pce. bathroom • FAG & electrical room • Minimum 5-year lease term

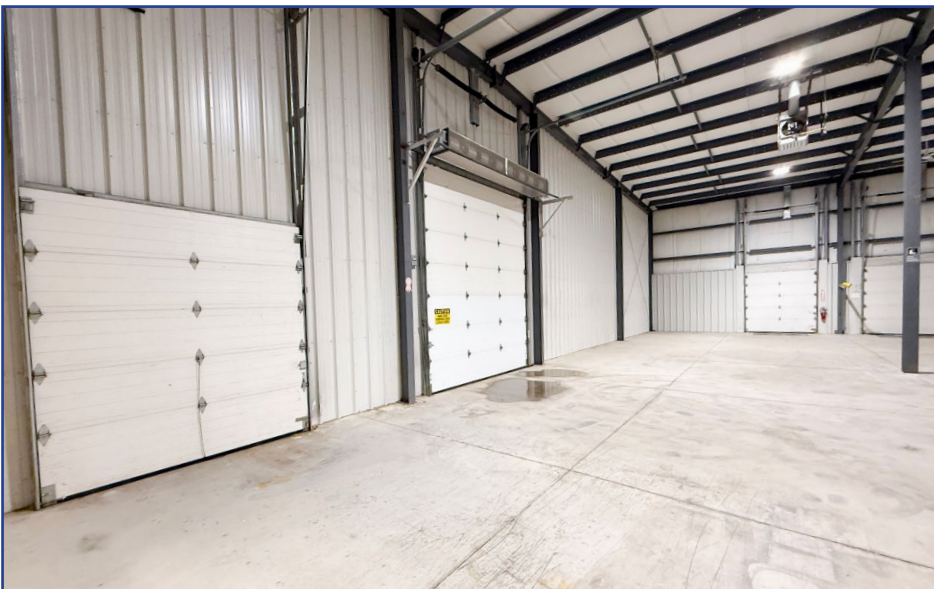
Property Photos

Colliers



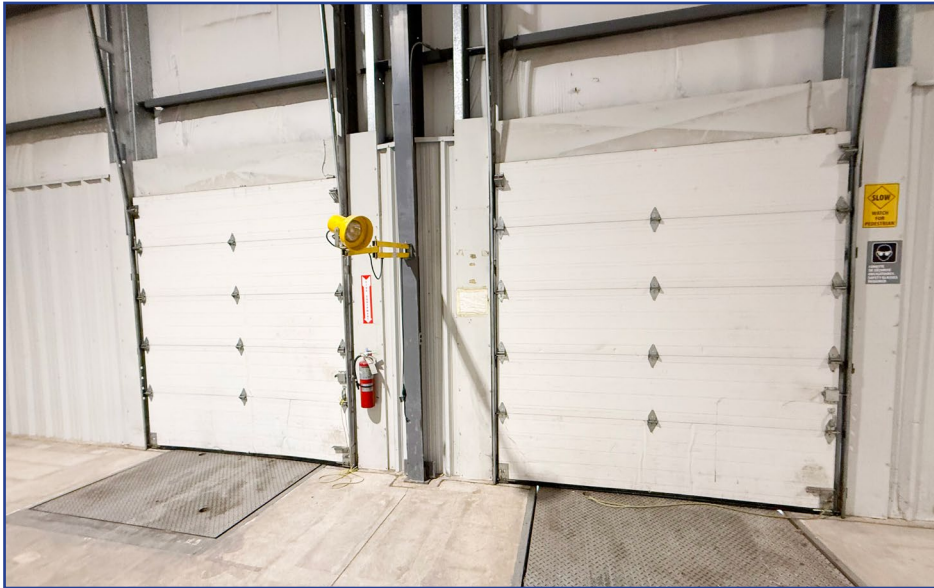
Property Photos

Colliers



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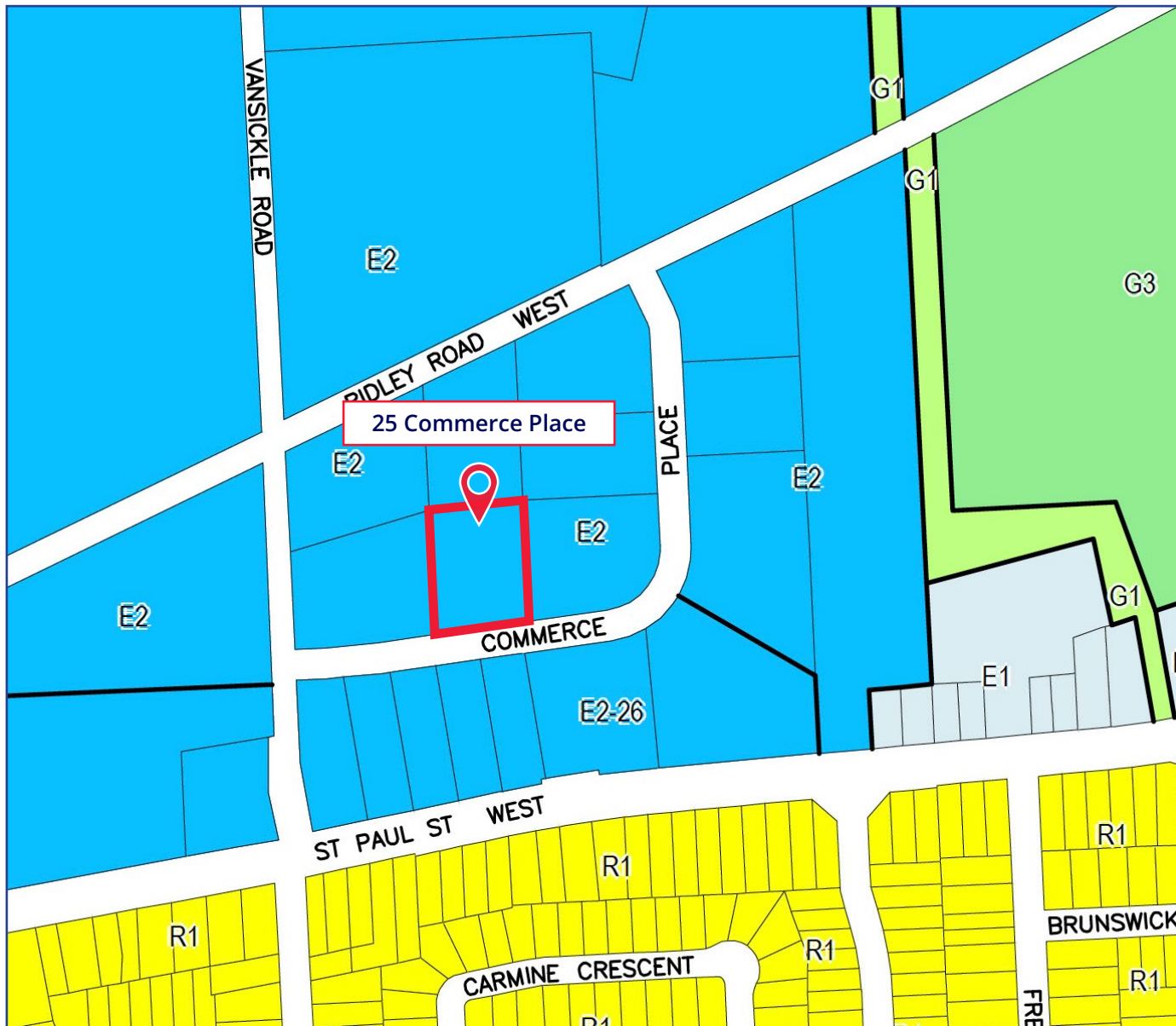
Area Neighbours

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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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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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