



FOR LEASE

#6 - 242 Dunkirk Road

#6 | 242 DUNKIRK ROAD | ST. CATHARINES | ON
±4,272 SF Clean Industrial Unit plus ±713 SF Mezzanine on ±5 AC

LEASE RATE: \$11.00/SF NET + \$4.34/SF TMI + HST + Utilities

Colliers

Colliers International Niagara Ltd., Brokerage

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

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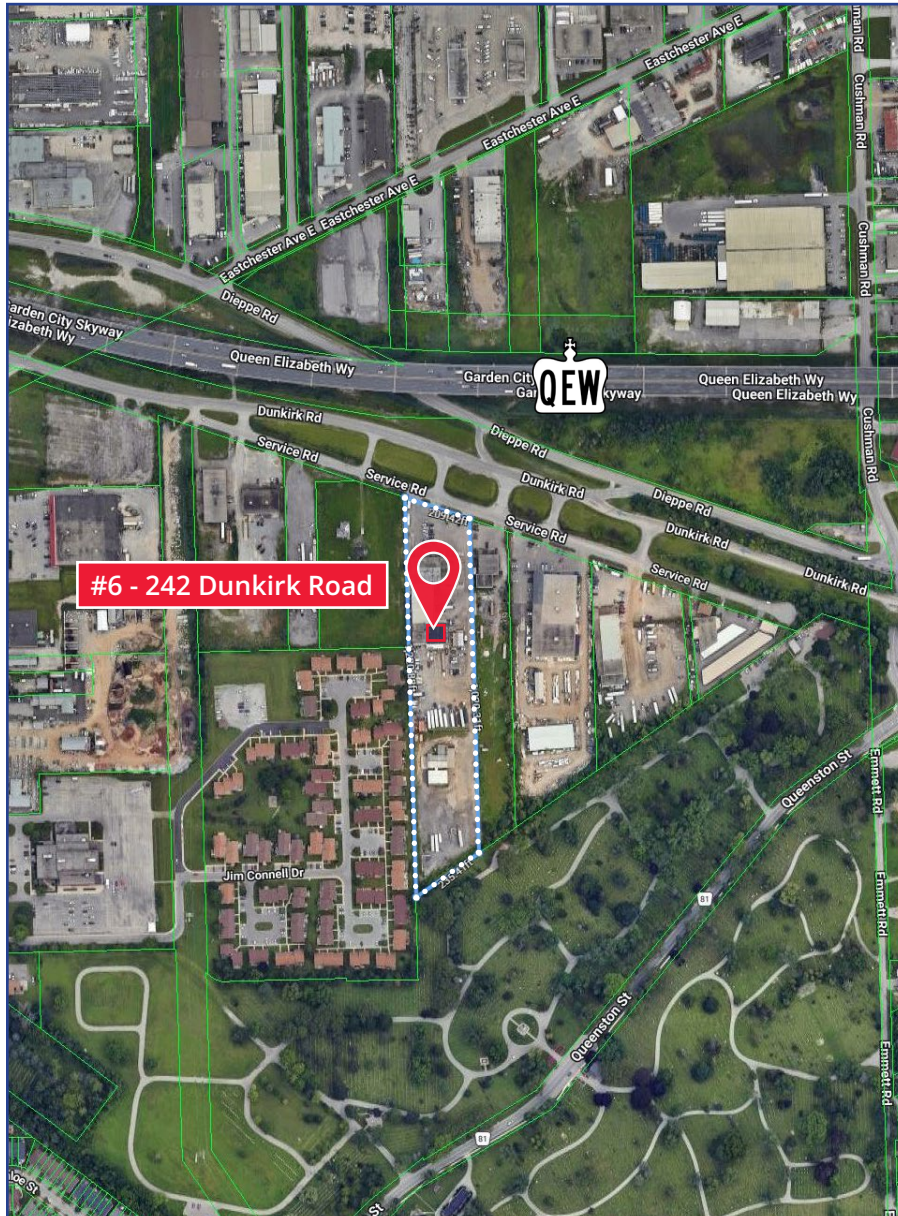
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**Sales Representative*

Accelerating Success.

Property Details

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Available Area Unit 6: $\pm 4,272$ SF (Plus ± 713 SF Mezzanine)

Lease Price \$11.00/SF + TMI + HST + Utilities

TMI (2026) \$4.34/SF TMI

Zoning E2 - General Employment

Ceiling Height 15.5' to 16' clear height

Doors TWO 12'W x 14'H drive-in doors

Comments

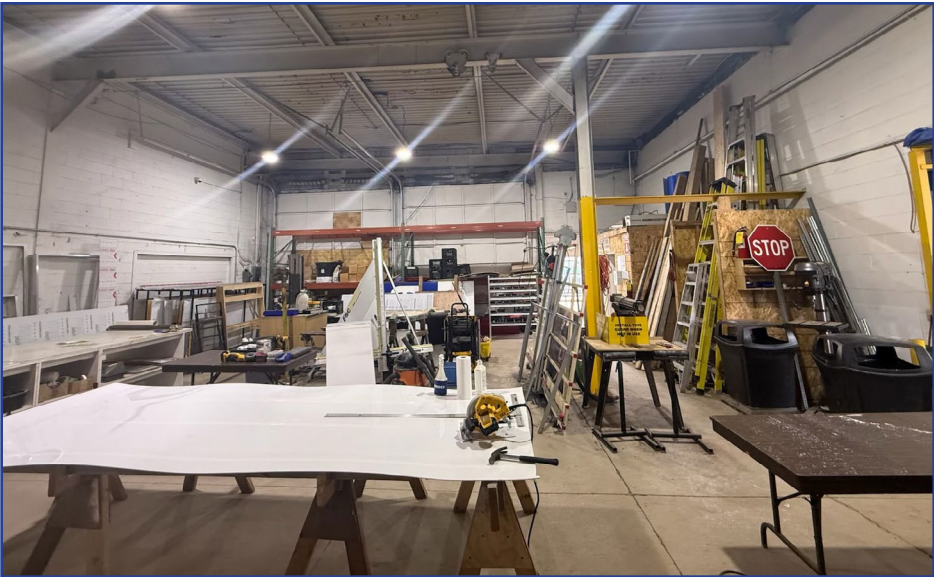
- Clean industrial unit plus mezzanine
- Multi-tenanted industrial property in St. Catharines Industrial Park
- Close and easy QEW Highway access
- Radiant tube heat
- Updated LED lighting
- Paved parking area at front with balance of lot heavy-base gravel
- Good truck turning radius
- Additional yard space can be negotiated
- E2 zone offers many permitted uses including light and heavy industrial, research facility, transportation depot, heavy equipment sales and service, and more.

Property Photos

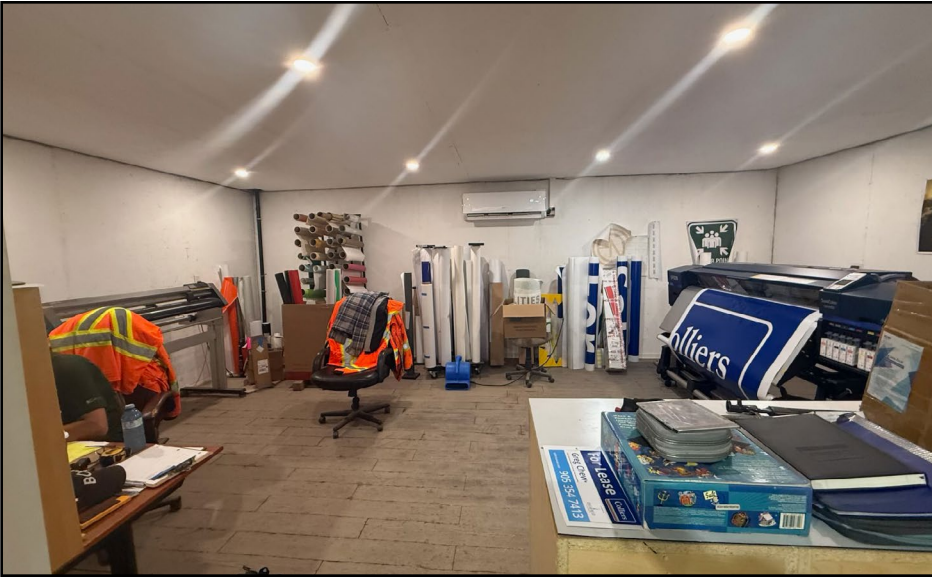
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Property Photos



Property Photos



Property Photos



Property Location

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E2 - General Employment Zone

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Permitted Uses

- Adult Oriented Entertainment Establishment
- 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

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 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 \$5.7 billion in annual revenues, 27,000 professionals, and \$109 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.

CONTACT:

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