

FOR LEASE

Colliers

Available
October 1, 2025

Located in General
Employment (E2)
Zone

LEASE PRICE:

\$8.50/SF NET +
\$4.00/SF TMI +
HST + Utilities

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**Sales Representative*



#4 | 445 Eastchester Avenue E | St. Catharines | ON

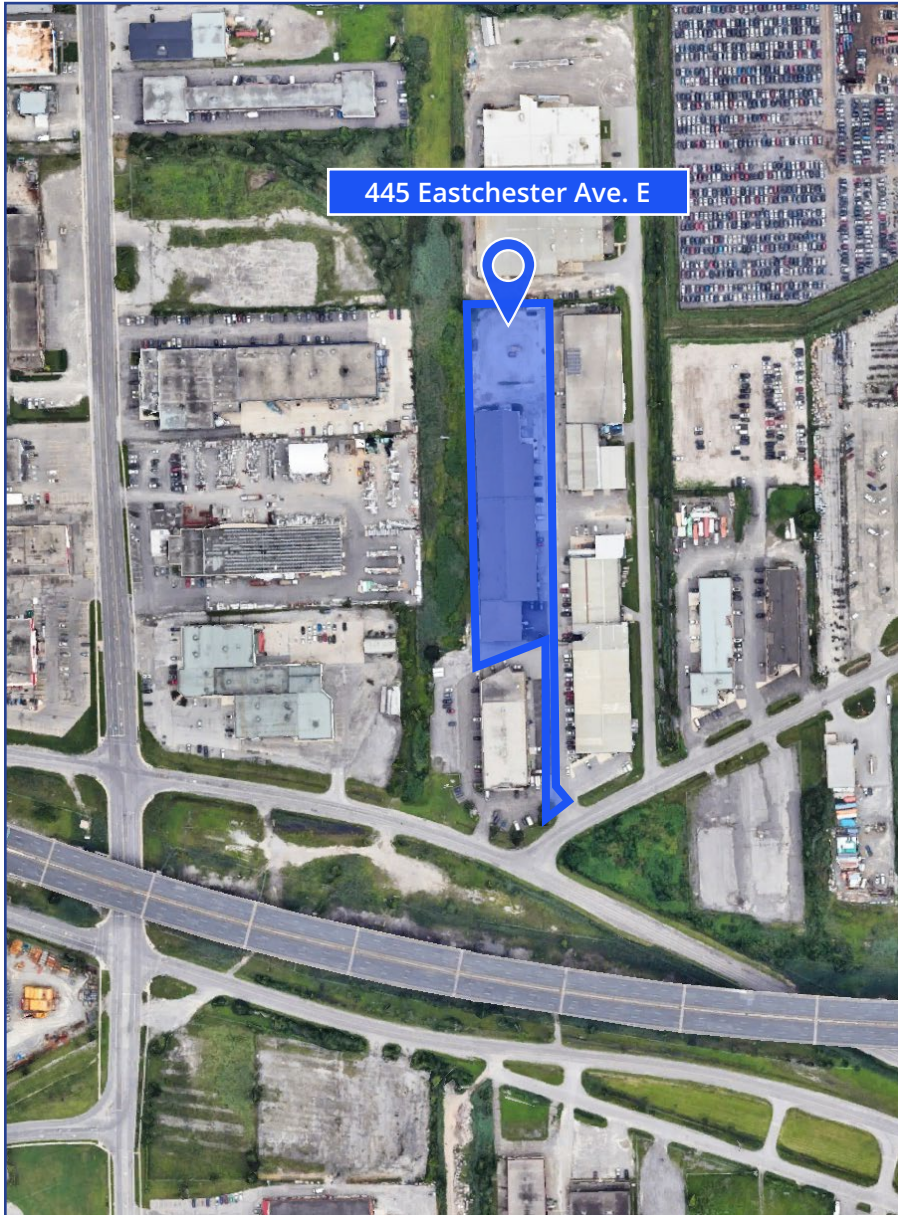
±10,500 SF Industrial Warehouse
w/ Two Drive-In Doors & NEW LED Lighting

Colliers International Niagara Ltd., Brokerage

82 Lake Street Suite 200, St. Catharines, ON L2R 5X4 | t: +1 905 354 7413 | [Collierscanada.com/niagara](https://collierscanada.com/niagara)

Property Details

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Available Area Unit 4: ±10,500 SF

Lease Price \$8.50/SF + TMI + HST + Utilities

TMI (2025) \$4.00/SF TMI

Zoning E2 - General Employment

Ceiling Height 14.6' to joist in front room
15.6' to joist in back area

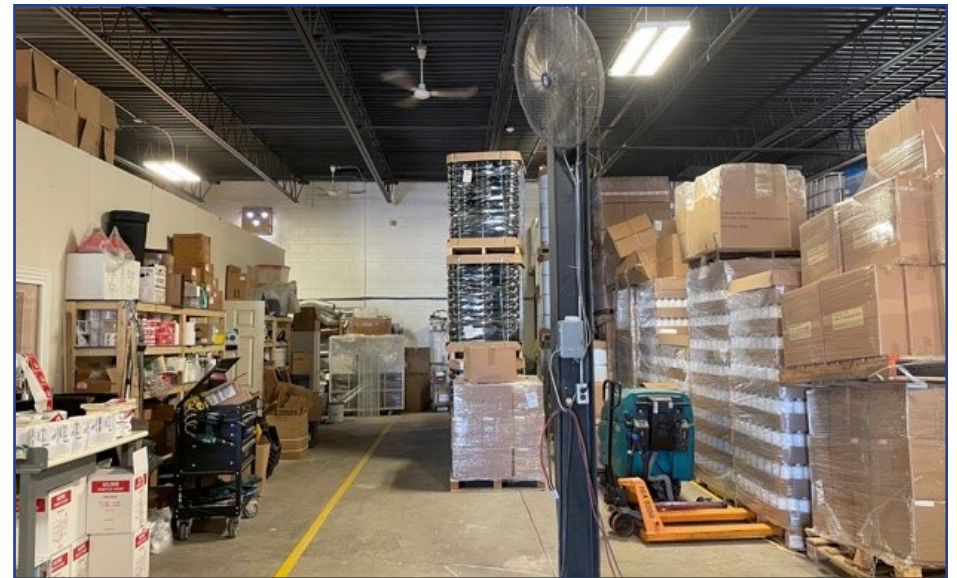
Doors ONE 22' x 14' drive-in door
ONE 10' x 14' drive-in door

Power 3-Phase, 600V throughout warehouse

- Comments
- Industrial warehouse unit
 - NEW LED lighting, bathroom & partial epoxy floor
 - Separate utilities with radiant heating
 - Racking can potentially be included for new tenant
 - Available October 1, 2025

Property Photos

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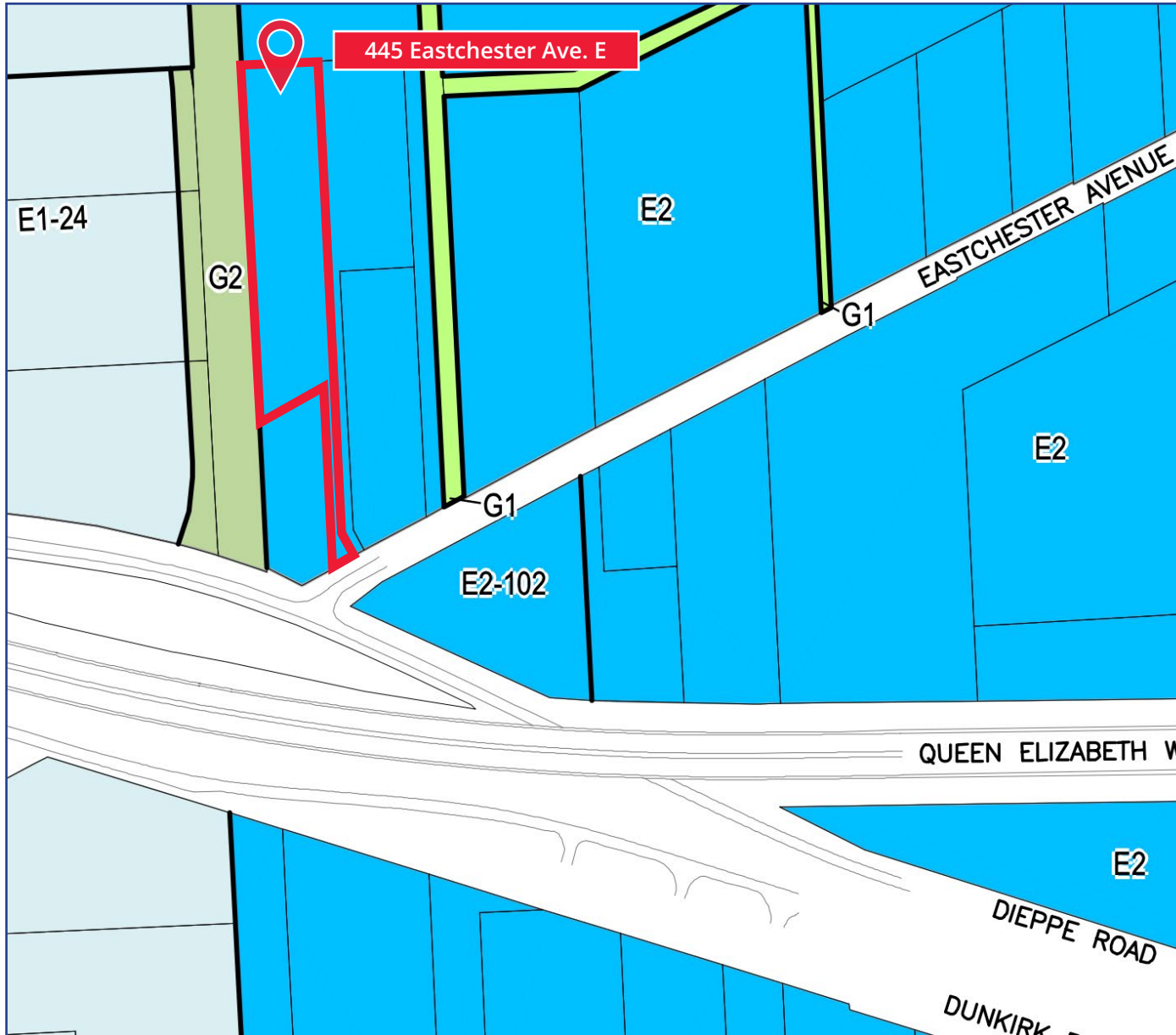


Property Location

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E2 - General Employment Zone



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

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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