

# For Lease

Lease Rate: \$4.75 psf

Unit 1 - 145 Cushman Rd  
St. Catharines, Ontario



*Located in Multi - Unit Industrial Mall on Cushman Road*



*5,300 sf clean modern unit facing Cushman Rd (right side of building). Mix of high pressure and florescent lighting, 2 x 10 ft x 14 ft drive in delivery doors, 17 ft deck height with 12 ft clear ceiling height and large office with upper mezzanine.  
**Expandable to 14,700 sf***



<b>Lease Rate</b>	\$4.75	<b>Power</b>	3 phase/240 volts/200 amp
<b>Tenant Pays</b>	Heat, Hydro, Water, Gas	<b>Services</b>	Municipal
<b>TMI</b>	\$2.50	<b>Signage</b>	yes
<b>Square Footage</b>	5,300 sf	<b>Loading</b>	2 x 10 ft x 14ft @ grade
<b>Occupancy</b>	Immediate/Vacant	<b>Ceiling Height</b>	12 ft
<b>Zoning</b>	M1	<b>Parking</b>	Common
<b>Uses</b>	<ul style="list-style-type: none"> <li>◆ Industrial</li> <li>◆ Office</li> <li>◆ Warehouse</li> </ul>	<b>Site Influences</b>	<ul style="list-style-type: none"> <li>◆ High traffic area</li> <li>◆ Highway access</li> <li>◆ Ample Parking</li> </ul>

*Please contact Andrew McGregor for appointments.  
Showing are Monday to Friday during regular business hours.*

## Andrew McGregor

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