

FOR LEASE

Colliers

LEASE PRICE: **\$12.00/SF NET + \$5.00/SF TMI + HST + Utilities**

#2 & 3 | 45 HANNOVER DRIVE | ST. CATHARINES | ON
Industrial Warehouse/ Showroom with Office in Desirable Area

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Colliers International Niagara Ltd., Brokerage

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Listing Specifications



Location	Frontage along Hannover Drive
Available Units	Unit 2: ±1,875 SF (75 ft. x 25 ft.) Unit 2 & 3: ±3,750 SF (75 ft. x 50 ft.)
Zoning	E1 - Business Commercial Employment
Lease Price	\$12.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$5.00/SF
Parking	Plenty of on-site parking
Clear Height	12.3 ft.
Comments	<ul style="list-style-type: none">• Located in the highly desirable Martindale Pond area• Well-kept brick building• Surrounded by other businesses & amenities• Quick & easy QEW Highway access



UNIT 2: ±1,875 SF (75 ft. x 25 ft.)

- 12' 3" clear height
- Separate HVAC & washroom
- Front area great for showroom/ retail
- Rear for warehouse/ storage

UNIT 2 & 3: ±3,750 SF (75 ft. x 50 ft.)

- 12' 3" clear height
- ONE 10' x 8' drive-in doors
- TWO HVAC units
- TWO 200 Amp panels
- TWO washrooms
- Front area great for showroom/ retail
- Rear for warehouse/ storage

**\$12.00/SF NET +
\$5.00/SF TMI +
HST + Utilities**

Excellent Location

- QEW Exposure at Martindale Exit
- Close to all Martindale Amenities
- 40 Minutes to Hamilton
- 70 Minutes to the GTA
- Public Transit Route



**Unit 2 & 3
Available**



**QEW Hwy.
Exposure**



**Public Transit
Route**



**Ample Free
Surface Parking**



Property Overview

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Excellent
QEW & 406
Hwy. Access



8 Minutes Drive
to Downtown
St. Catharines



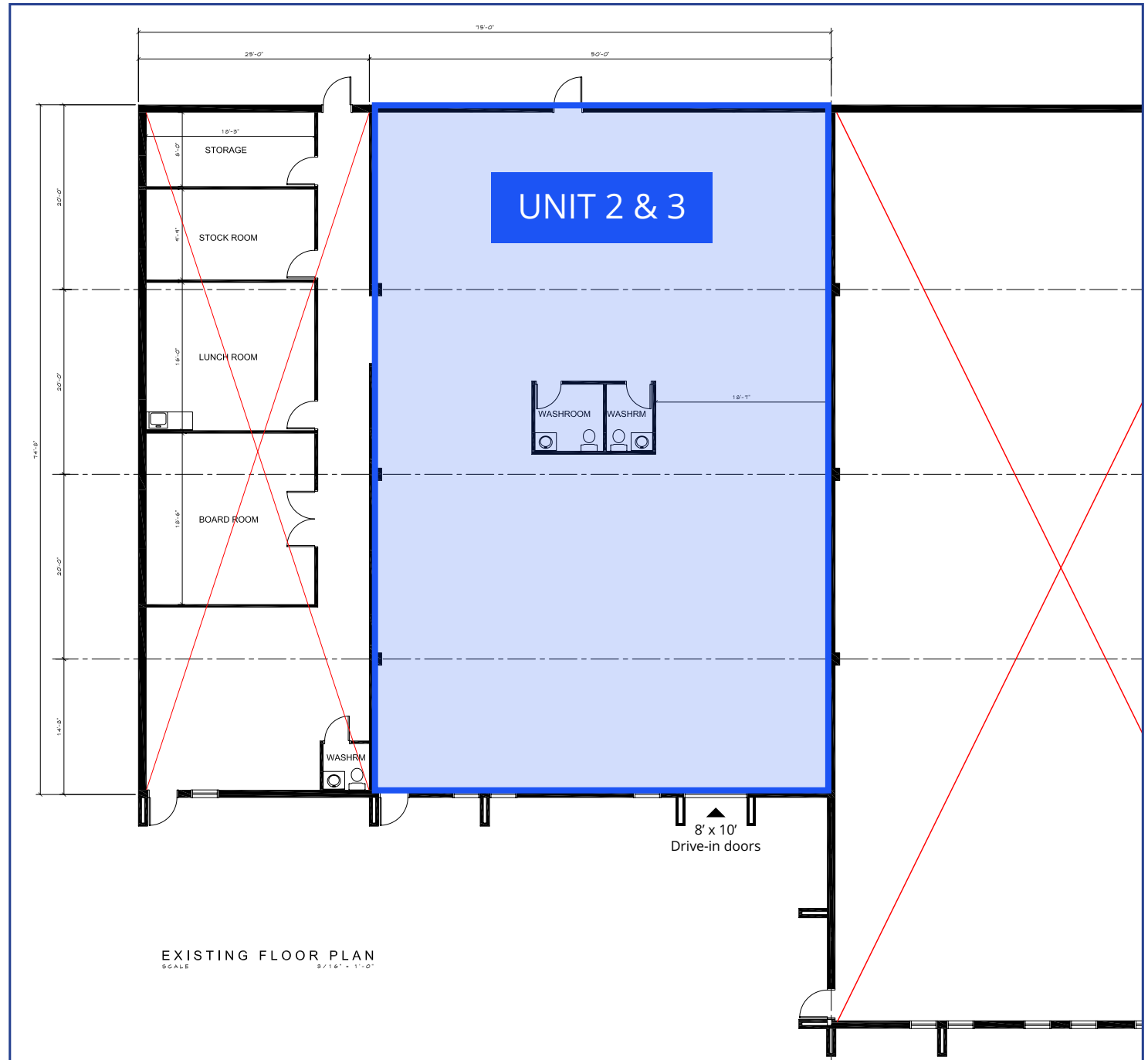
Unit 2 & 3 Floor Plan



Available Units:

UNIT 2:
±1,875 SF (75 ft. x 25 ft.)

UNIT 2 & 3:
±3,750 SF (75 ft. x 50 ft.)



Exterior Photos

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Exterior Photos

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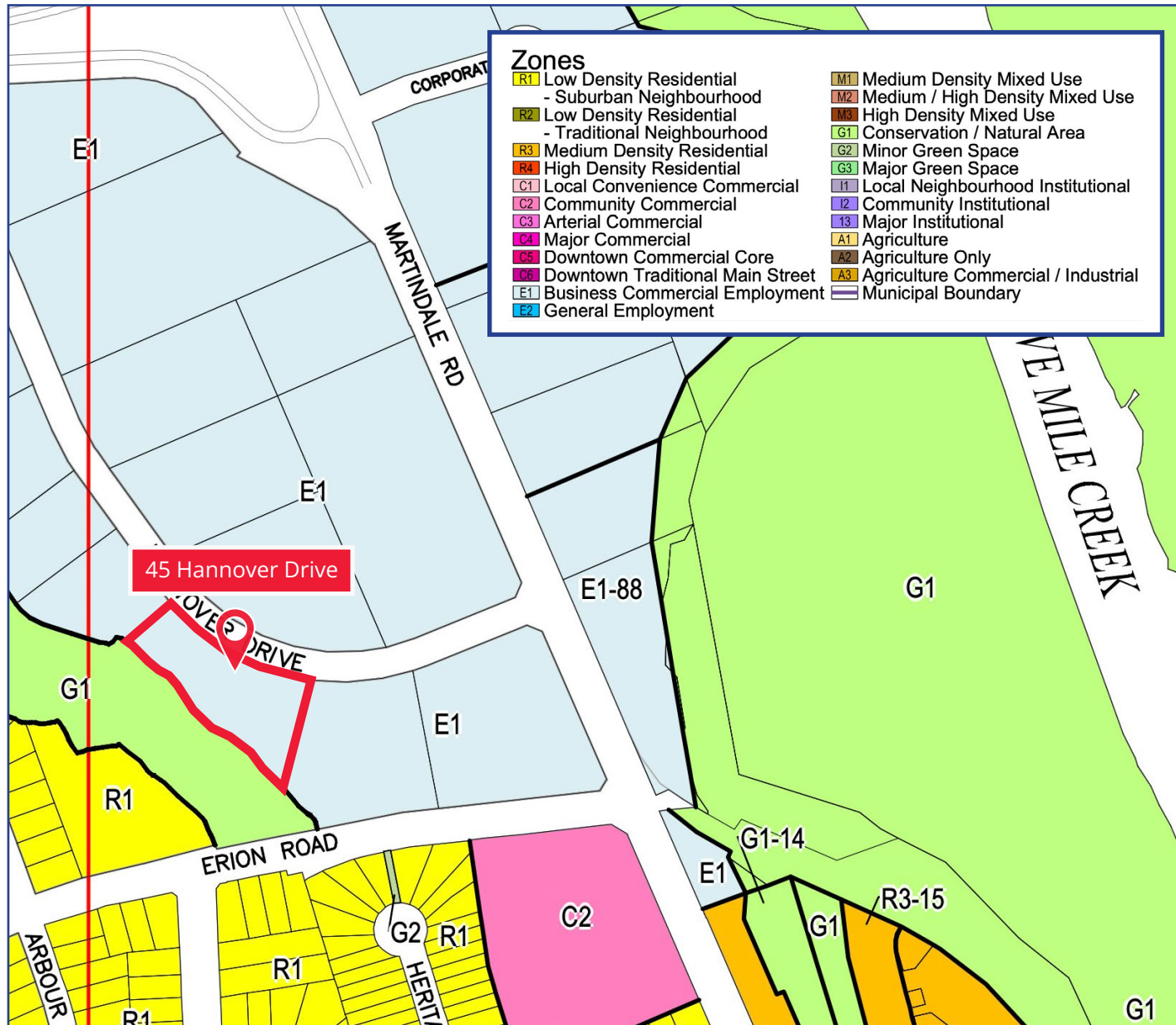


Interior Photos

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E1 - Business Commercial Employment Zoning

Permitted Uses

- Office
- Car Wash
- Hotel/Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Adult Oriented Entertainment Establishment
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility
- Animal Care Establishment
- 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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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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