

INDUSTRIAL OUTDOOR STORAGE FOR LEASE



900 HELENA STREET | FORT ERIE | ONTARIO

Up to 10 Acres Fenced & Secured Industrial Compound and Yard

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**Sales Representative*

LIST PRICE **\$3,000/Acres**

Colliers International Niagara Ltd., Brokerage

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Listing Specifications

900 HELENA STREET | FORT ERIE | ON

Location E/S Helena St. South of Garrison Rd.

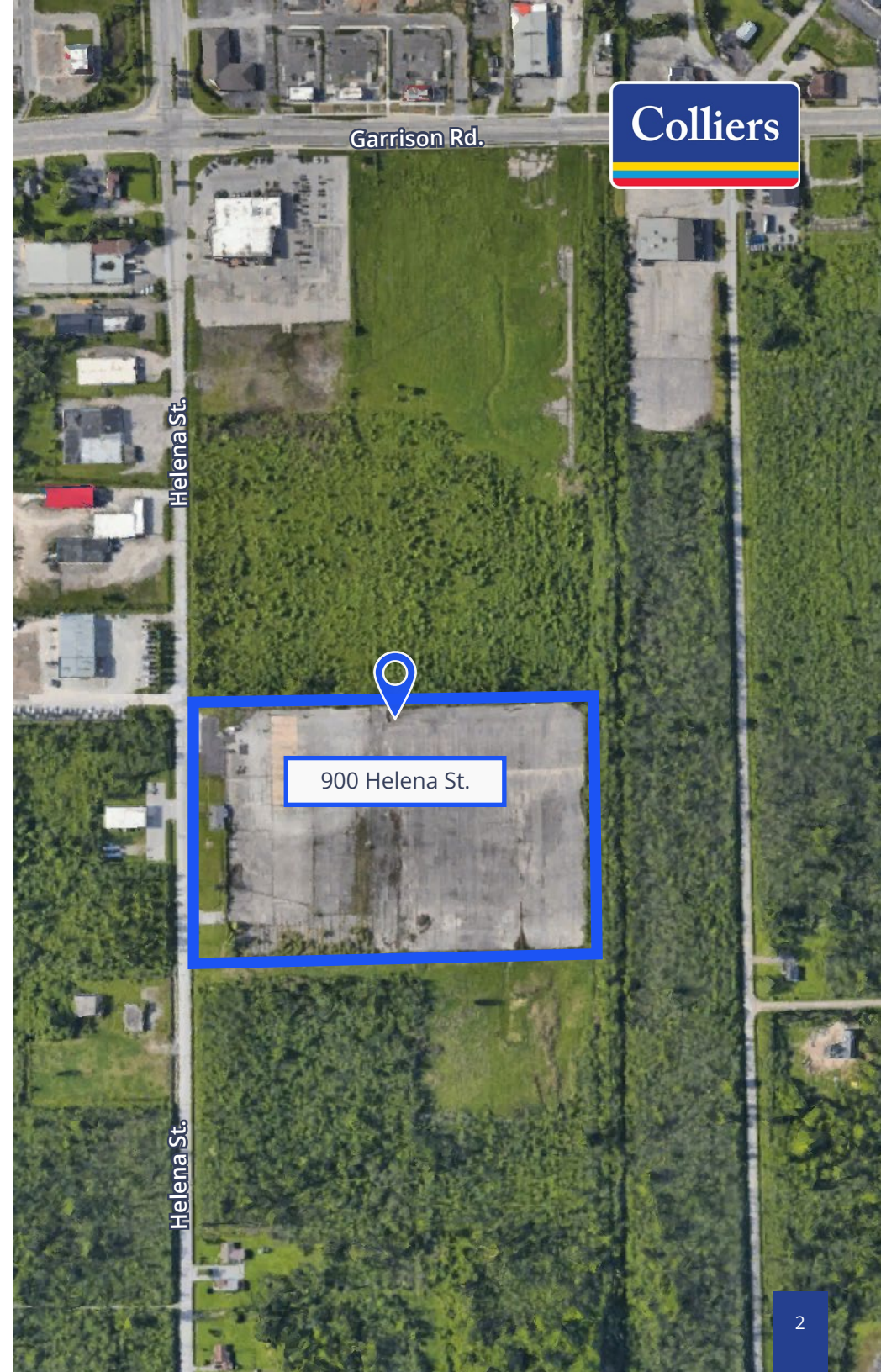
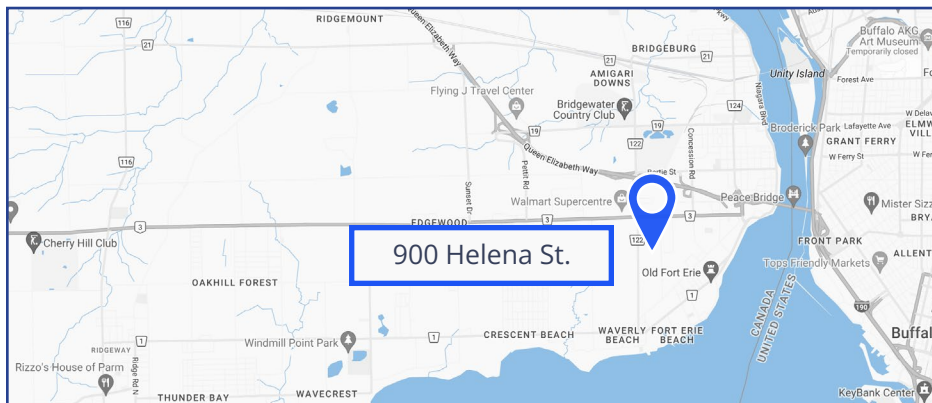
Available Area ±10 Acres

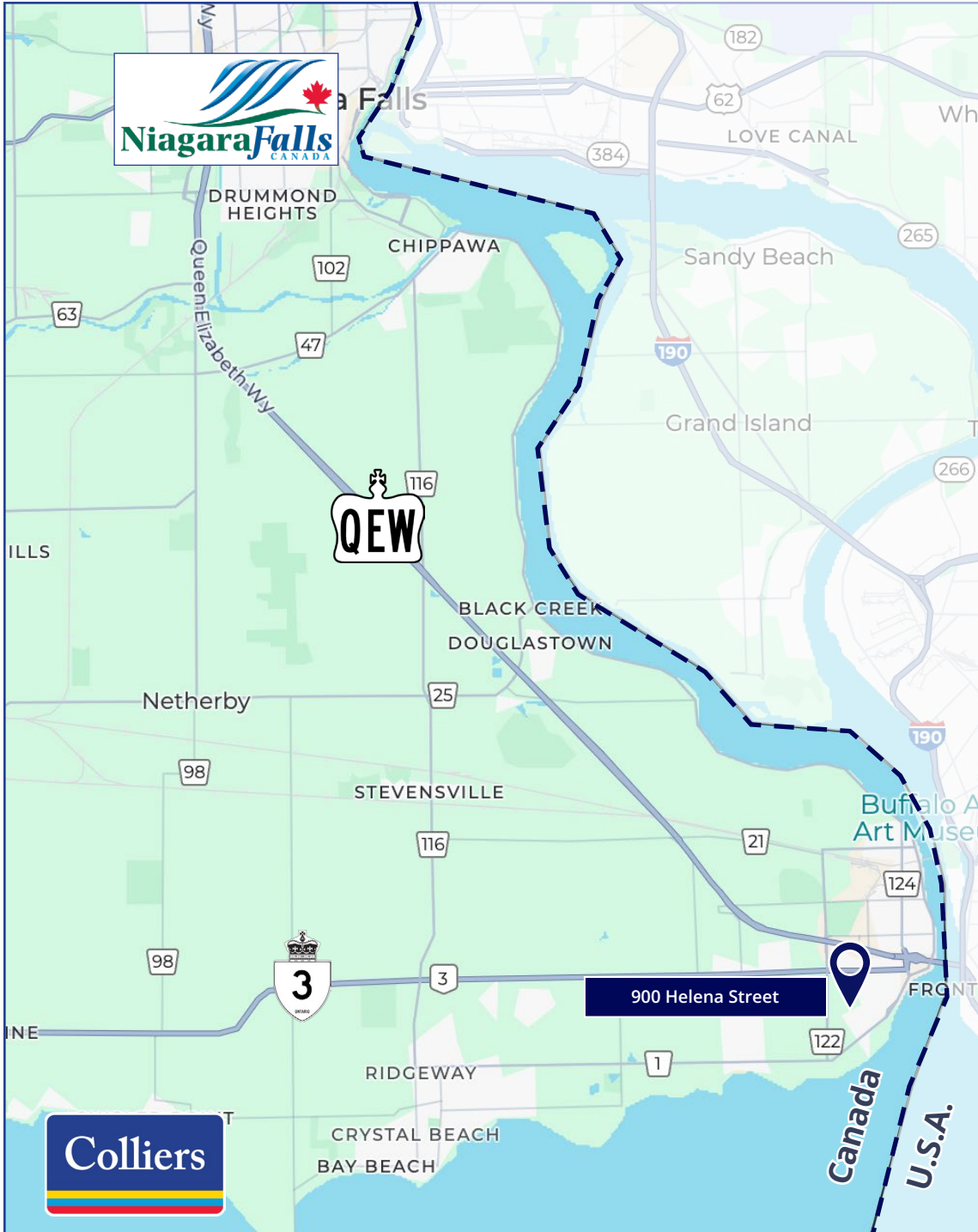
Zoning DI-537: Dry Industrial - Helena Street Industrial Area

Lease Price \$3,000 Per Acre Per Month + HST

Hydro Service 1 x 200A + 1 x 400A Single Phase

- Comments**
- Fenced & secured industrial compound and yard with electronic gate.
 - Paved Vacant Dry Industrial Land Available in the Helena Street Industrial Area on a 28-acre
 - Located inside the Fort Erie Urban Area and offering close QEW Highway and U.S.A. Border access
 - Perimeter fenced and surrounded by LED lighting
 - Hydro, gas and City water on-site with septic system
 - Site plan approved for ±180,000 SF self storage
 - ±3.23 Acres currently leased





Property Highlights



- Prime Dry Industrial Land, Available for lease
- Fully paved compound features electronic fencing, security cameras, and lighting
- Ideal for staging, warehousing, and storage users

2

minutes to
QEW Highway Access

5

minutes to
U.S.A. Border

21

minutes to
Niagara Falls

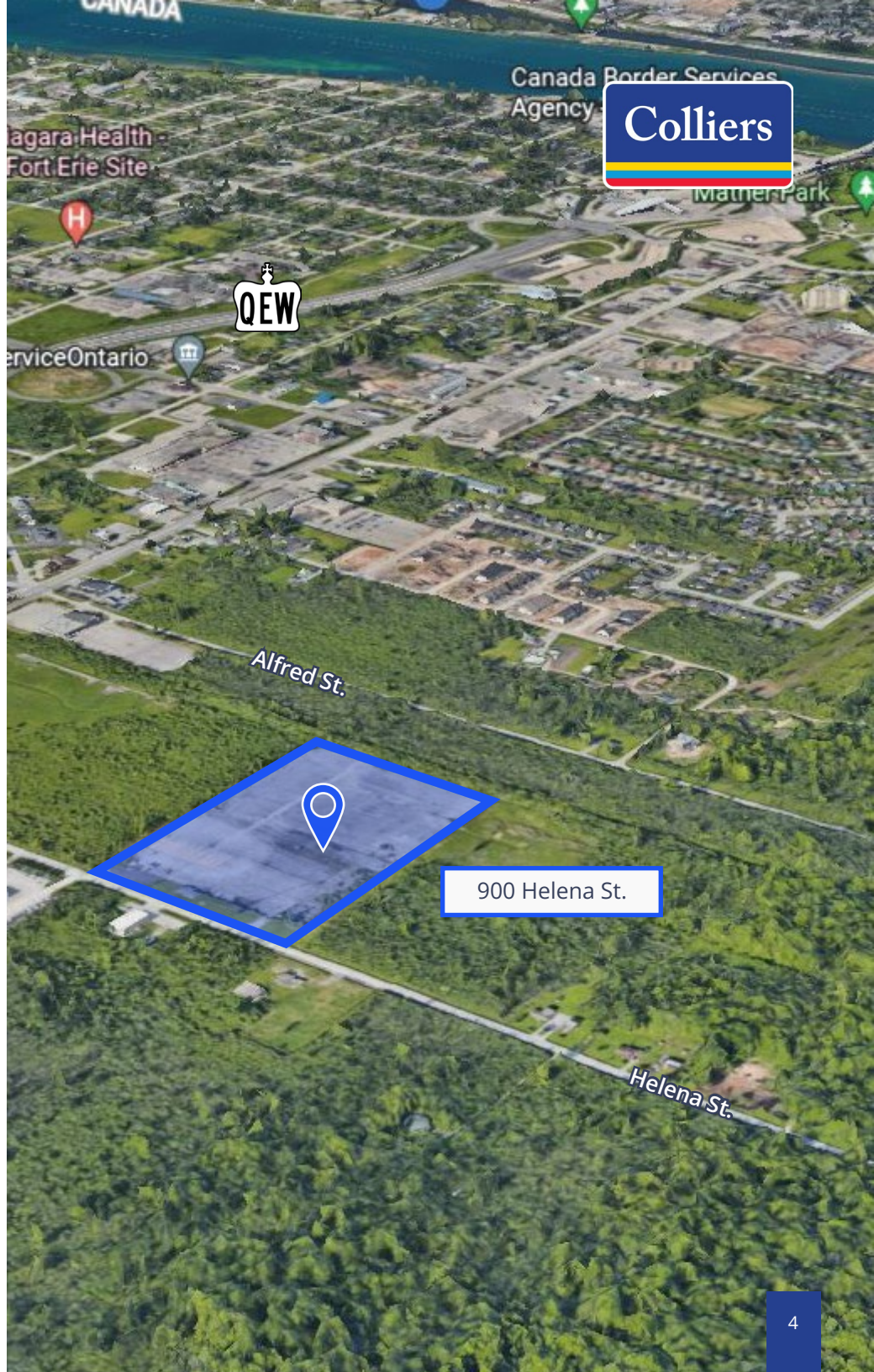
32

minutes to Downtown
St. Catharines



Exterior Photos

900 HELENA STREET | FORT ERIE | ON



Exterior Photos

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Exterior Photos

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Exterior Photos

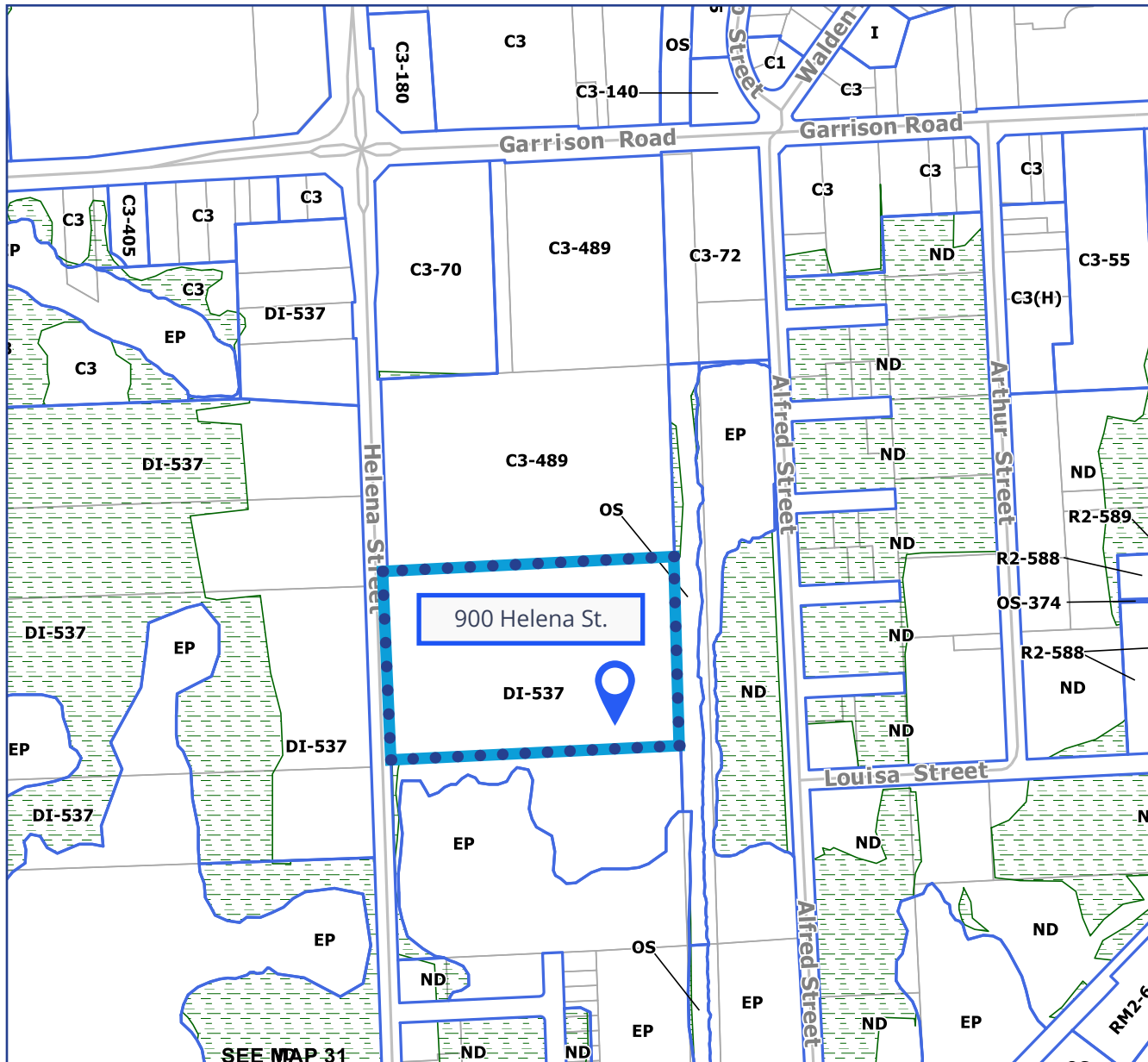
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Zoning **DI-537**: Dry Industrial - Helena St. Industrial Area



900 HELENA STREET | FORT ERIE | ON



Permitted Uses

- Communication facilities
- Dry cleaning plants
- Industrial uses
- Lumber and building material yard
- Manufacturing uses
- Motor vehicle body shops
- Printing establishments
- Public uses and operations
- Public storage
- Scientific or medical laboratory
- Service shops
- Tradesperson's shops
- Transportation depots & transport truck terminals
- Wholesale establishments
- Warehousing and uses, buildings and structures accessory thereto.
- Veterinarian clinic
- Pet day care establishment
- Plumbing shops
- Equipment rental and services
- Courier and delivery services
- Catering establishments
- Business or commercial trades school
- Construction trades establishment
- Communication facilities
- Commercial refuelling stations
- Factory outlet
- Gasoline Bars
- Transportation truck terminal
- Bakery and uses, buildings and structures accessory thereto.

Area Neighbours

900 HELENA STREET | FORT ERIE | ON



900 Helena Street
FOR LEASE | ±10 AC VACANT LAND

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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