

Available Immediately

Colliers



LEASE RATE: **\$3,500**/Month Gross Lease + HST + Utilities

FOR LEASE | 8 WALKER ROAD | NIAGARA-ON-THE-LAKE | ON

**±2,150 SF Warehouse with Office
and Boardroom on ±0.80 Acres**

ANDREW ROSELLI*

+1 905 327 7579
andrew.roselli@colliers.com

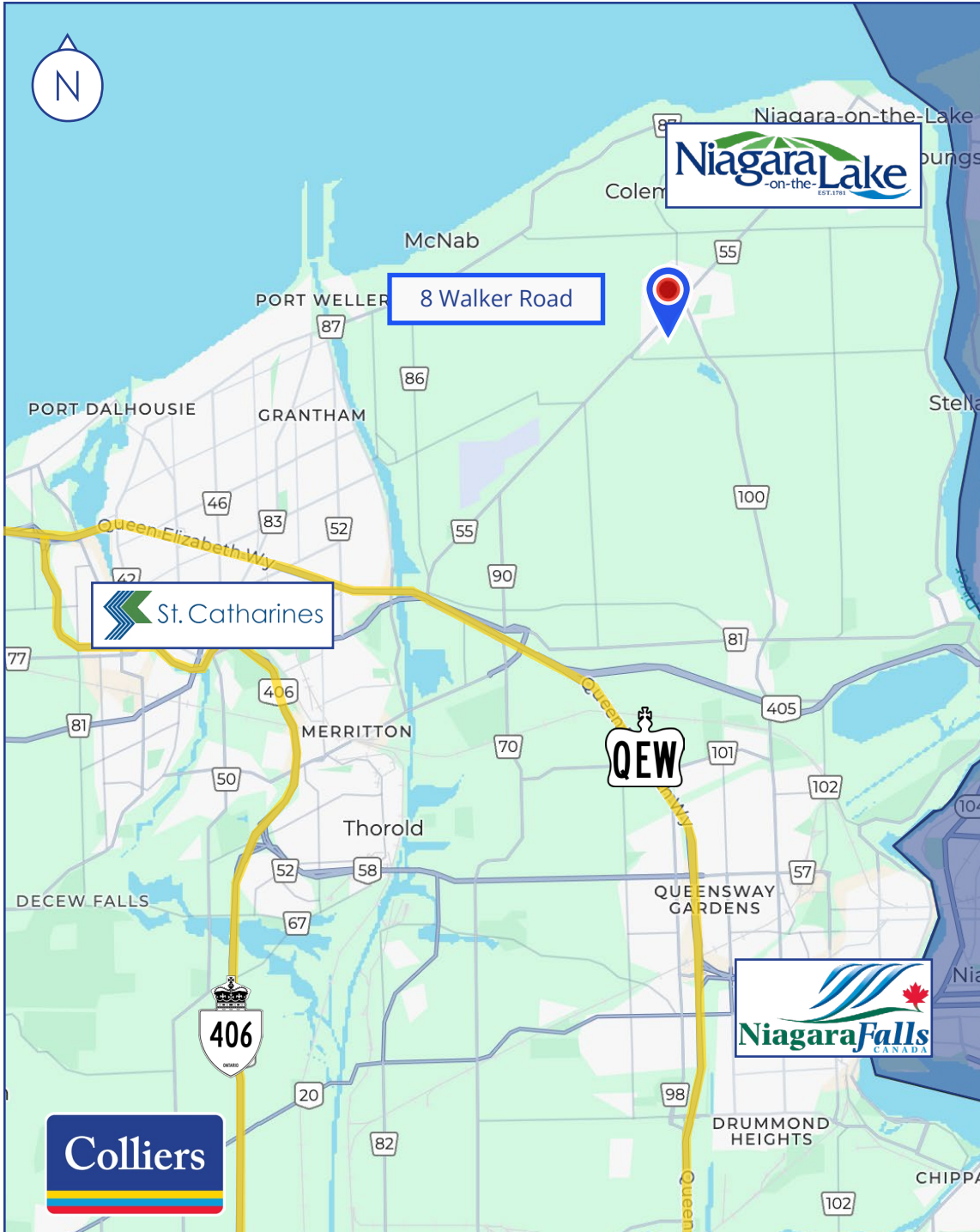
**Sales Representative*

RALPH ROSELLI* SIOR

+1 905 329 4175
ralph.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | Fax: +1 905 354 8798
collierscanada.com/niagara



Property Highlights



8 Walker Road | Niagara-on-the-Lake | ON

10

minutes to
Niagara-on-the-Lake

12

minutes to
QEW Hwy Access

19

minutes to Downtown
Niagara Falls

21

minutes to Downtown
St. Catharines



Property Details

8 Walker Road | Niagara-on-the-Lake | ON

Location North of Walker Road & West of Henegan Road

Lot Dimension Frontage: ±208.73 ft. | Depth: ±249.28 ft.

Lot Size ±0.80 Acres

Building Size ±2,150 SF

Zoning E - Enterprise

Lease Rate \$3,500/Month Gross Lease + HST + Utilities

Clear Height 14 ft.

Power Service 3-Phase, 200A, 208V

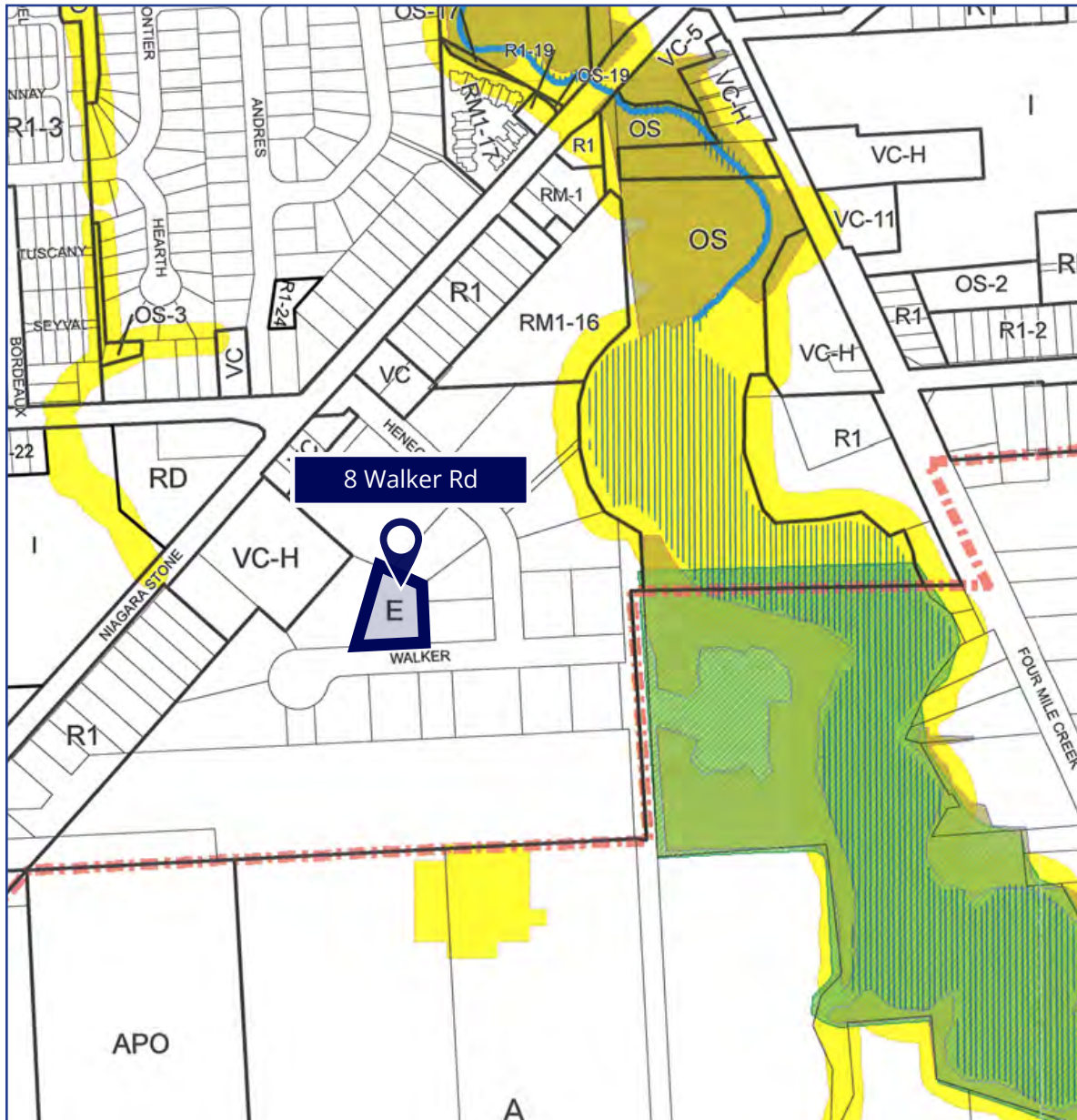
Doors THREE 12ft. x 12ft. Insulated drive-in doors

- Comments**
- Industrial building for lease
 - Available immediately
 - Radiant tube heating and ductless AC
 - Inside office & boardroom, mezzanine space, washroom
 - Partially fenced compound
 - Great space for an operating business with storage needs



Zoning E - Enterprise

8 Walker Road | Niagara-on-the-Lake | ON



Permitted Uses

- (a) Accessory buildings and structures
- (b) Assembly hall
- (c) Automobile parts and accessories sales
- (d) Automobile sales establishment
- (e) Automobile service station
- (f) Automobile rental establishment
- (g) Automatic or manual car wash establishment
- (h) Bakery
- (i) Bank or financial institution
- (j) Commercial entertainment establishment
- (k) commercial school or Trade school
- (l) Estate Winery
- (m) Existing estate winery
- (n) Farm implements dealership
- (o) Hotel
- (p) Household furnishings store
- (q) Manufacturing establishment
- (r) Micro-brewery
- (s) Motel
- (t) Office complex
- (u) Personal service establishment
- (v) Rental outlet
- (w) Repair service establishment
- (x) Research and development establishment
- (y) Restaurant
- (z) Retail use secondary to a permitted use
- (aa) Take-out restaurant
- (bb) Warehouse
- (cc) Wholesale establishment
- (dd) Winery production facility

Exterior Photos

8 Walker Road | Niagara-on-the-Lake | ON



Exterior Photos

8 Walker Road | Niagara-on-the-Lake | ON



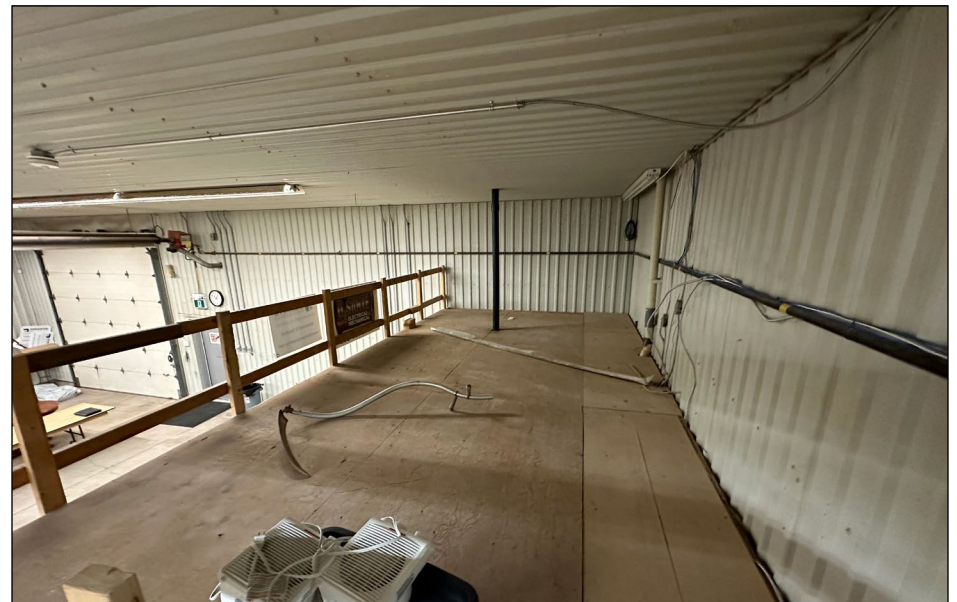
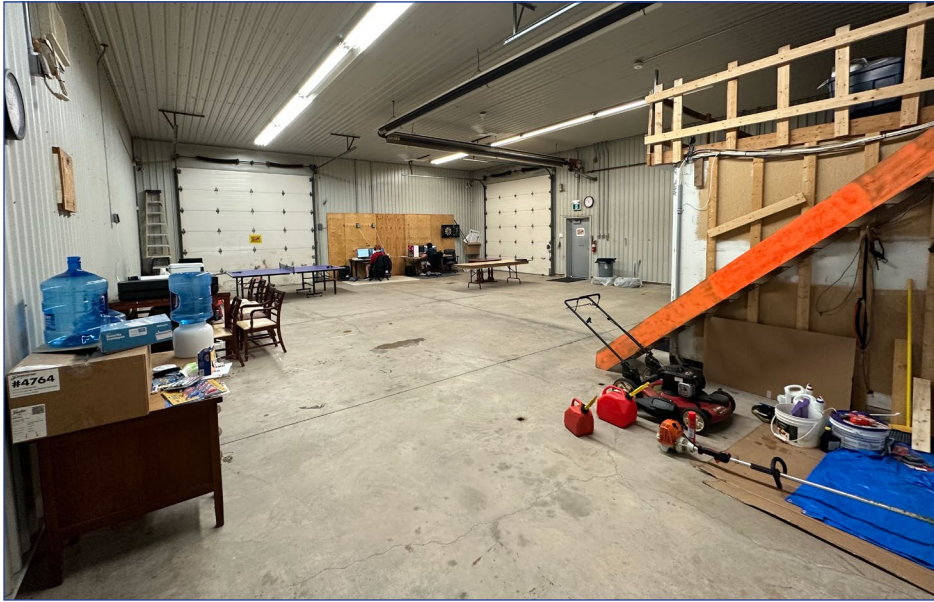
Interior Photos

8 Walker Road | Niagara-on-the-Lake | ON



Interior Photos

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Interior Photos

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Area Neighbours

8 Walker Road | Niagara-on-the-Lake | ON



Line 2 Rd

Niagara Stone Rd

Line 2 Rd

Concession 4 Rd

Crossroads Public School



Four Mile Creek Rd

8 Walker Road
FOR LEASE | WAREHOUSE W/ OFFICE

\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

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

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CONTACT:

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