

±74,821 SF Warehouse with Cranes on ±8.50 Acres

2032 FIRST STREET LOUTH  
ST. CATHARINES, ONTARIO

INDUSTRIAL FACILITY  
AVAILABLE FOR SALE or LEASE



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*\*Sales Representative*

# Project Highlights



2032 First Street Louth


First Street Louth


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**±74,821 SF**  
 Available Area

  
**±8.50 Acres**  
 Lot Size

  
**±16%**  
 Office Area

  
**18%**  
 Coverage Ratio

  
**32 ft.**  
 Clear Height to 53 ft.  
 under Main Crane Bay  
 (±15,000 SF at 48')

  
**Doors**  
 6 Truck Level Doors &  
 5 Drive-In Doors

  
**2000**  
 Year Built  
 Renovations '05, '08, '09

  
**E1-25**  
 Business Commercial  
 Employment Zone  
 (Allows all principal E2 Uses)

**130M People**  
**Within 1-Days' Drive**

# Listing Specifications



Civic Address	2032 First Street Louth, St. Catharines, ON
Lot Size	±8.50 Acres
Building Area	±74,821 SF
Asking Price	\$15,950,000
Lease Rate	\$9.50/SF N/N/N + HST + Utilities
Taxes (2025)	\$348,765.31
Zoning	E1-25 Business Commercial Employment <i>(In addition to E1 uses all principal E2 uses shall be permitted and shall be subject to E1 provisions.)</i>
Clear Height	32 ft. to 53 ft. under Main Crane Bay (±15,000 SF at 48 ft.)
Doors	6 Truck Level & 5 Drive-In
Power	3-Phase 3,000 amps
Cranes	Four cranes (33-ton, 30-ton, 25-ton, 22-ton)
Press Pit	Available for future operations
Parking	±141 On-site paved surface spaces
Occupancy	Available Immediately
Note	PPE required for Tour

## Comments

- Low coverage ratio with ±2 acres of excess land
- Fully fenced property line
- Sprinklered
- Multiple air makeup units and big fans
- Former manufacturing facility
- Heavy Industrial and concrete floors
- Heavy power and cranes



# E1-25 Business Commercial Employment Zoning



## PERMITTED USES

- Car Wash
- Hotel/Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Research Facility
- Social Service Facility
- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

## Zones

- R1** Low Density Residential - Suburban Neighbourhood
- R2** Low Density Residential - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- MB** Municipal Boundary

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
25	E1	19		2012 and 2032 First Street Louth 399 Vansickle Road	

In addition to E1 uses all principal E2 uses shall be permitted and shall be subject to E1 provisions.

# Industrial Facilities

2032 First Street Louth, St. Catharines, ON

- ±74,821 SF on ±8.50 Acres
- E1-25 Business Commercial Employment
- Adjacent to CN Railway
- Quick & Easy Access to Highway 406
- Close to Downtown & Niagara Hospital

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# Location

2032 First Street Louth is ideally situated in close proximity to Highway 406. Easily accessible for transportation and logistics near 5 U.S.A. border crossings, it offers strategic advantages for industrial activities & the facilitation of efficient distribution and trade.



**FIVE U.S.A. Border Crossings**



**130M People Within  
1-Days' Drive**



**Canada Foreign Trade  
Zone Point**



**Close to St. Catharines  
Downtown**



**Across from Niagara  
Hospital St. Catharines Site**



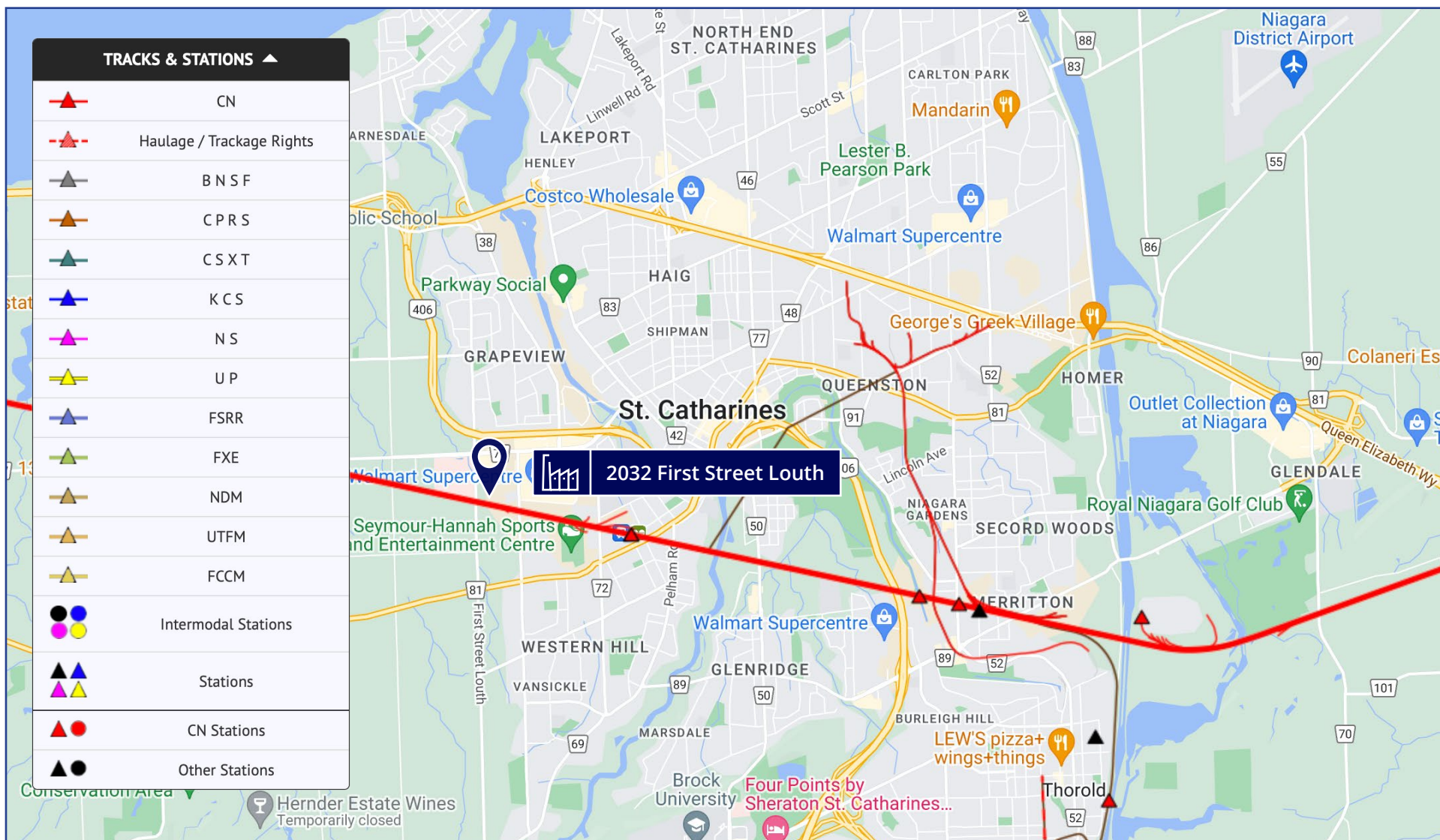
**Adjacent to CN Railway**

**Colliers**



# Opportunities

A great opportunity to purchase an industrial property in an excellent location. With its strategic positioning and exceptional attributes, 2032 First Street Louth stands out as an ideal investment choice.





# Site Plan



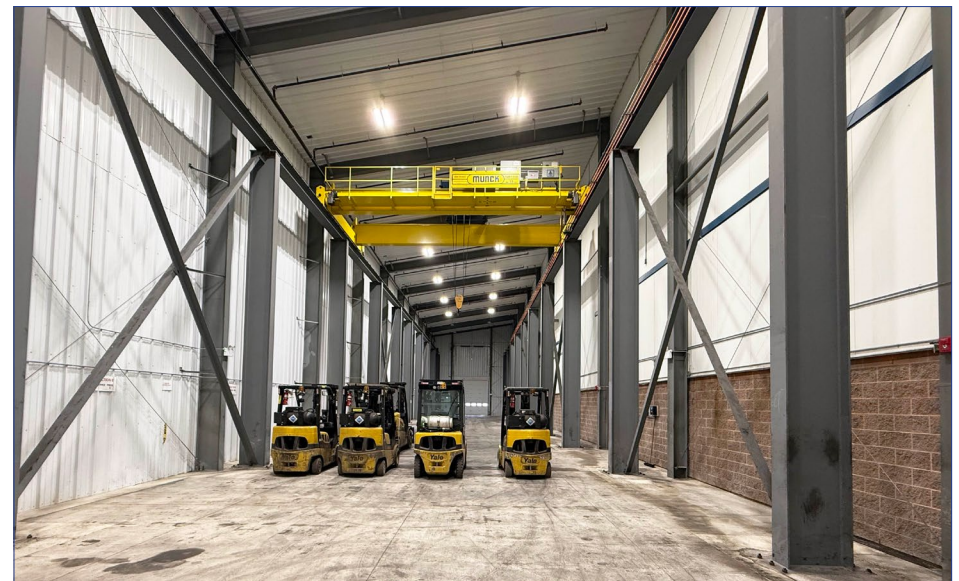
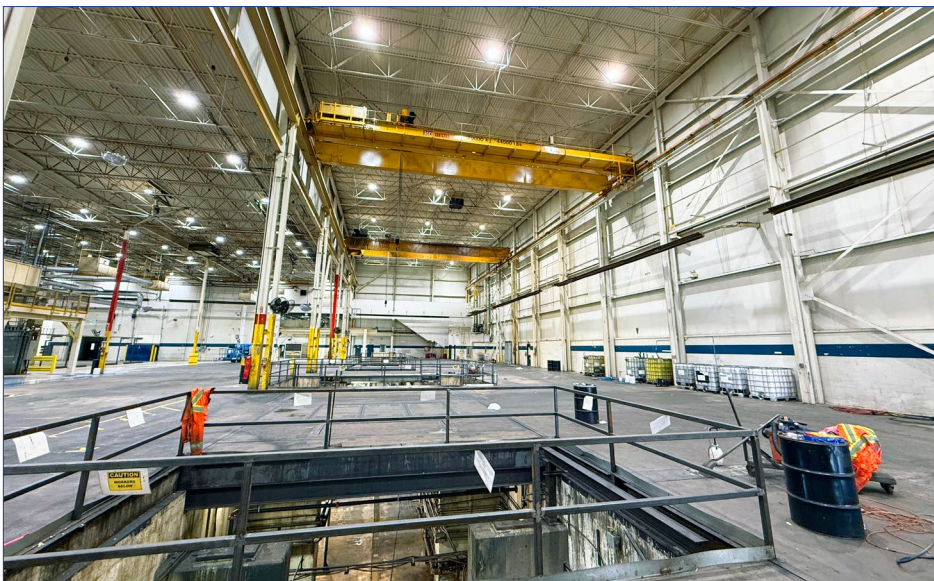
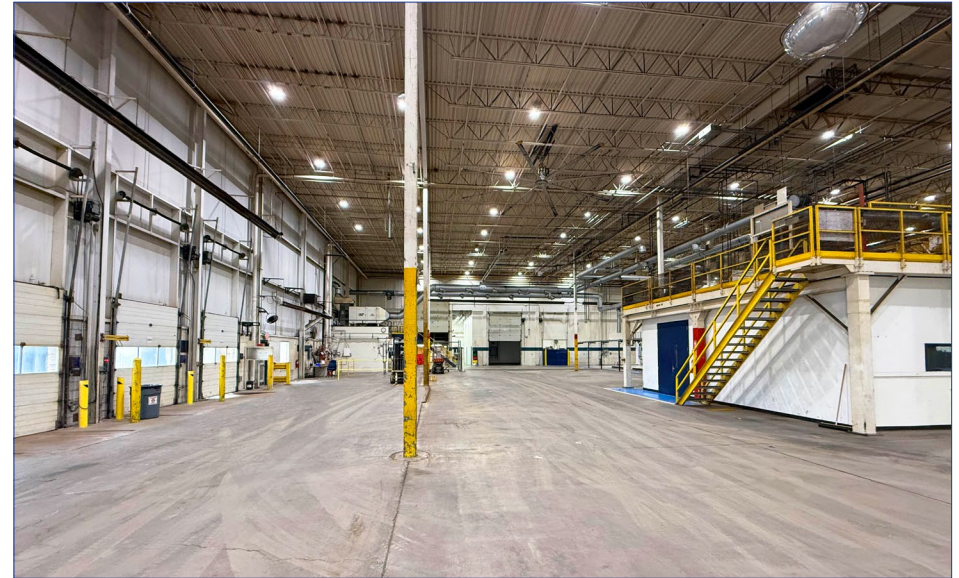
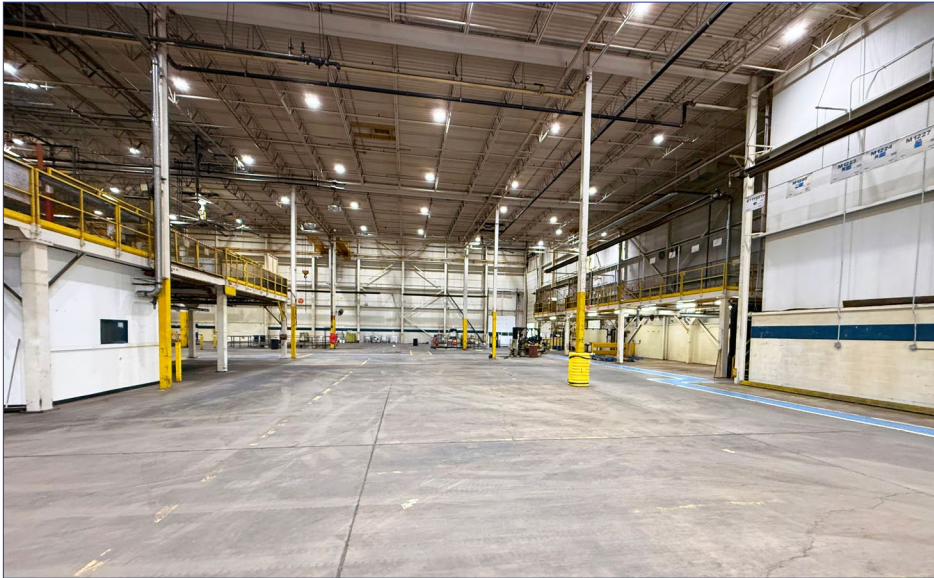
# Exterior Photos



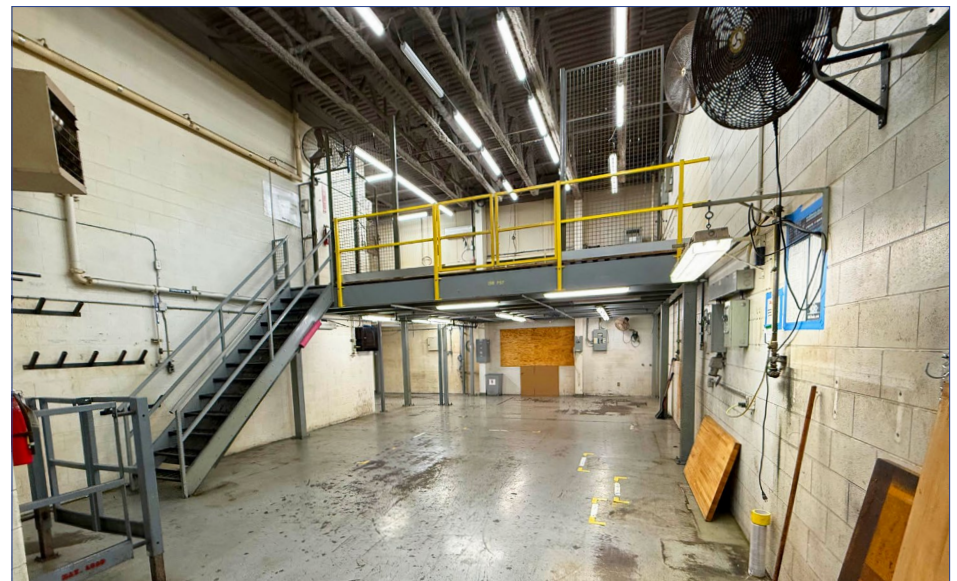
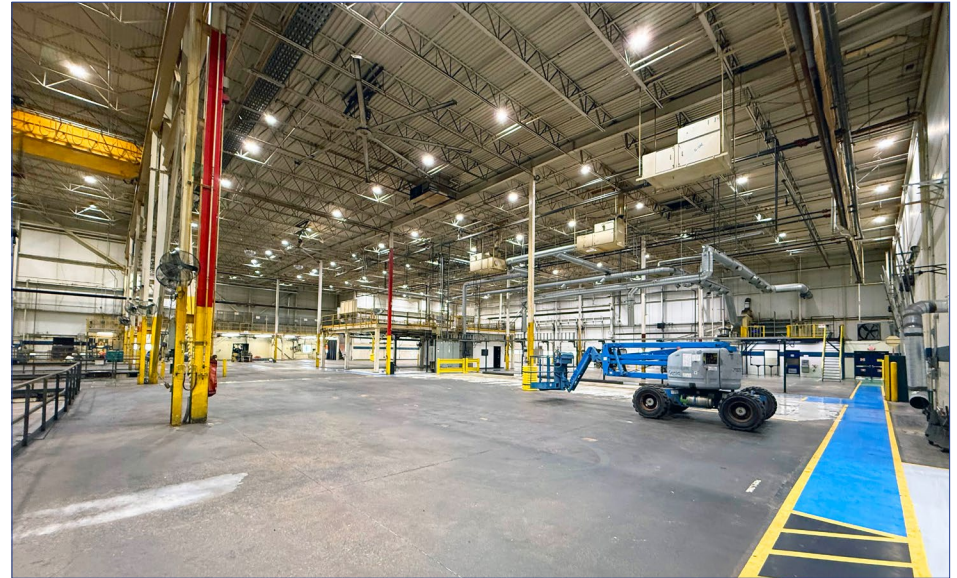
# Exterior Photos



# Interior Photos



# Interior Photos



# Interior Photos



# Area Neighbours

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\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025*

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