



Colliers

**FOR SUBLEASE**

*Available Immediately*

S Service Rd

Martindale Rd

250 Martindale Road

250 MARTINDALE RD. | ST. CATHARINES | ON  
±6,800 SF Warehouse  
Close to QEW Hwy. Access

SUBLEASE PRICE: **\$8.00/SF NET + \$2.20/SF TMI + Utilities + HST**

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[collierscanada.com/niagara](http://collierscanada.com/niagara)

Accelerating success.



# Listing Specifications

250 MARTINDALE RD. | ST. CATHARINES | ON

Colliers

Location East of Martindale Rd. & South Service Rd.

Available Area ±6,800 SF (Warehouse)

Zoning E1-27 | Business Commercial Employment

Sublease Price \$8.00/SF NET + TMI + Utilities + HST  
*Sublease term ends November 30, 2026 with opportunity to sign a new lease.*

TMI \$2.20/SF TMI

Clear Height 15 ft.

Door ONE 12ft. x 13ft. Roll Up Door

- Comments
- Warehouse available for sub-lease
  - Located in a desired location of St. Catharines
  - Great unit for warehousing or running your business out of
  - Suspended Heater
  - No washroom
  - Available immediately



Sub-Lease term ends  
November 30, 2026



Ample Outdoor  
Parking Space



Great QEW  
Highway Access



# Site Plan

250 MARTINDALE RD. | ST. CATHARINES | ON



Available Warehouse Area:  
±6,800 SF





# Exterior **Photos**

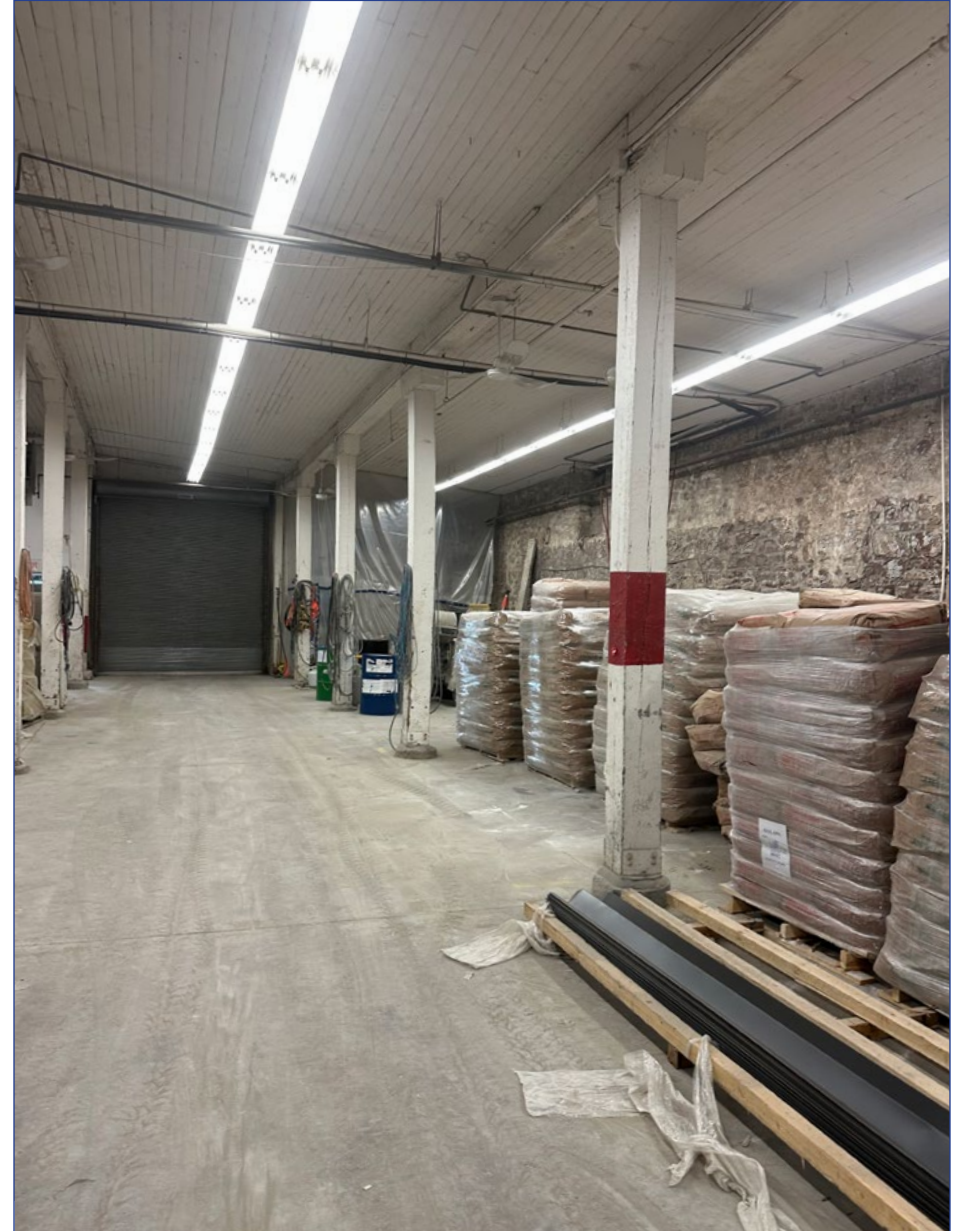
250 MARTINDALE RD. | ST. CATHARINES | ON





# Interior Photos

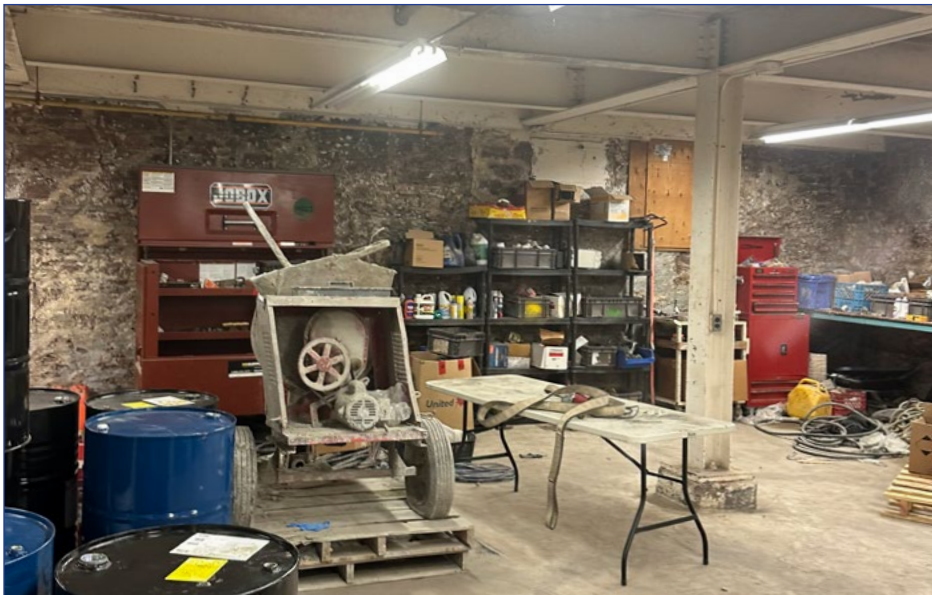
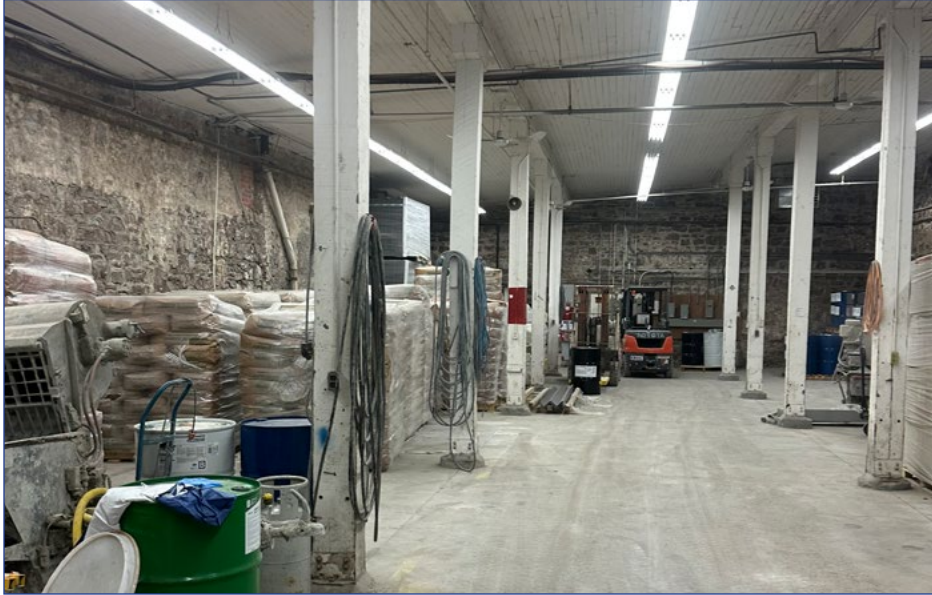
250 MARTINDALE RD. | ST. CATHARINES | ON





# Interior Photos

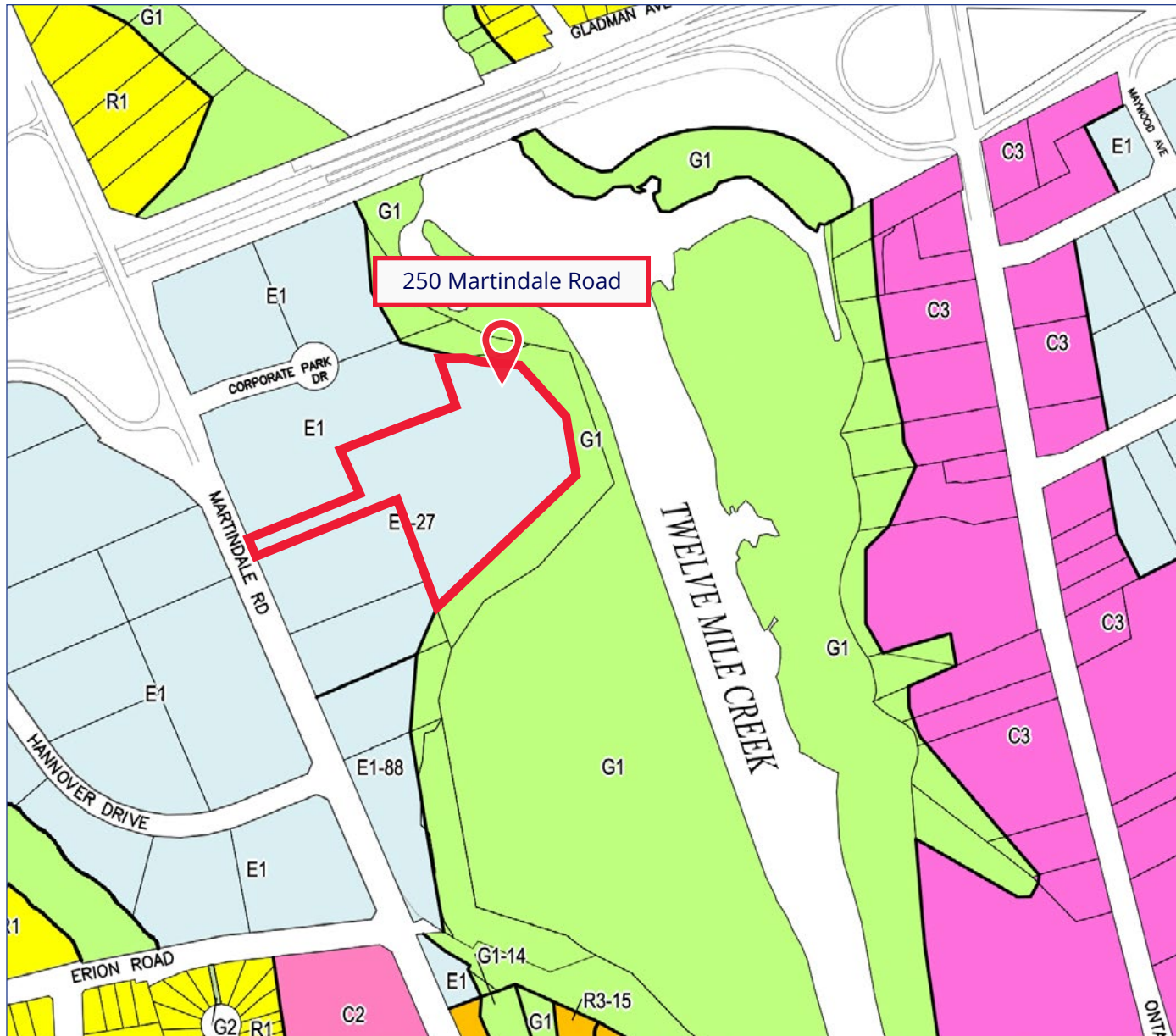
250 MARTINDALE RD. | ST. CATHARINES | ON





# Zoning **E1-27 Business Commercial Employment**

250 MARTINDALE RD. | ST. CATHARINES | ON



## Permitted Uses

- Adult Oriented Entertainment Establishment
- Car Wash
- Contractor's Yard
- Contractor's Yard shall be subject to E2 provisions.
- Hotel / Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

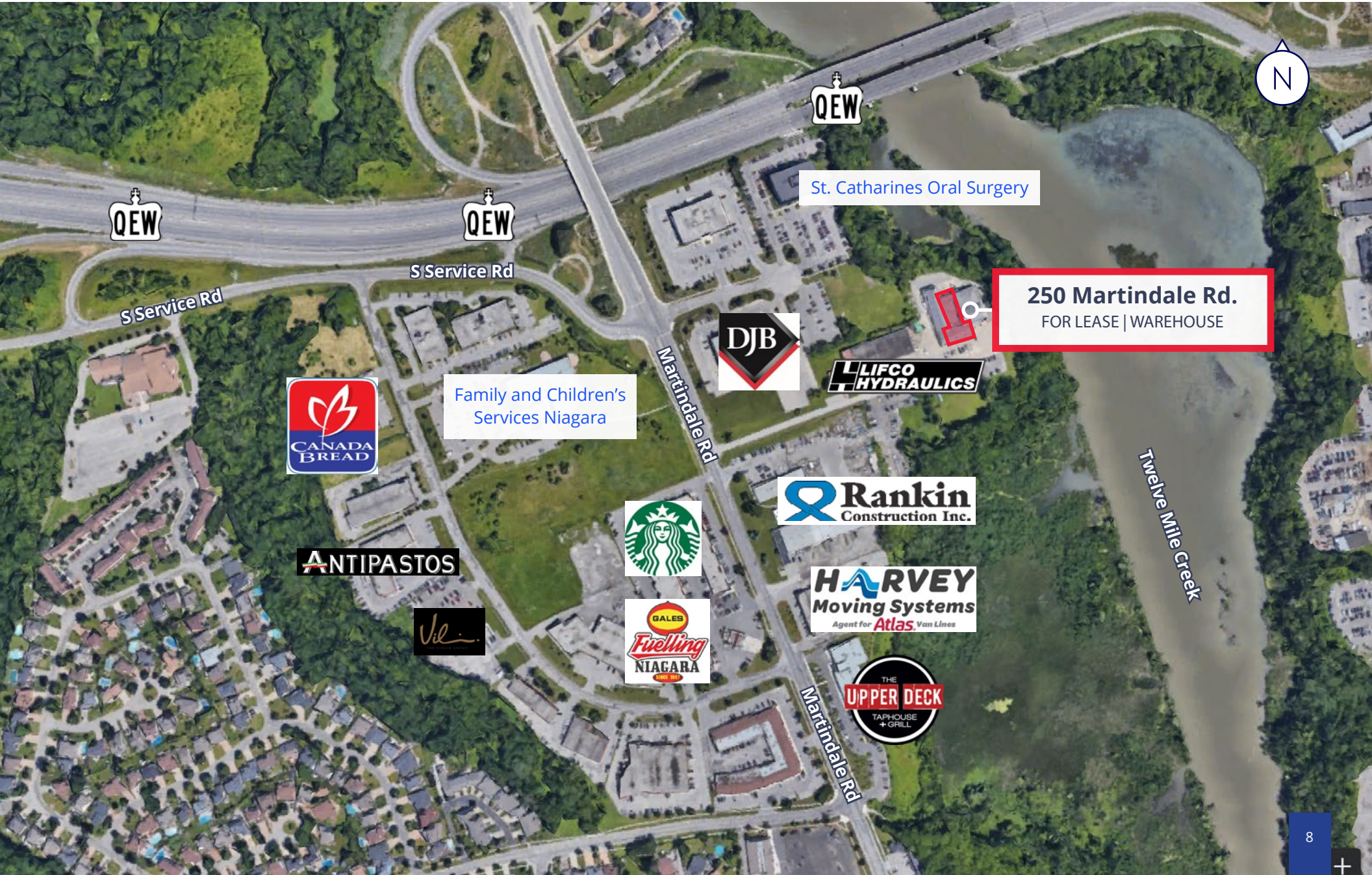
## Accessory Uses

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial



# Area Neighbours

250 MARTINDALE RD. | ST. CATHARINES | ON





\$4.5B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$99B

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 2024*

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## About Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. For nearly 30 years, our experienced leadership – with substantial inside ownership – has consistently delivered approximately 20% compound annual investment returns for shareholders. With annual revenues exceeding \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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