

SECURED YARD FOR SALE



900 Helena St.



LEASED
AVAILABLE

900 HELENA STREET | FORT ERIE | ONTARIO

Up to 8 Acres Fenced & Secured Industrial Compound and Yard

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**Sales Representative*

STARTING AT:

\$3,500/Month + HST

Colliers International Niagara Ltd., Brokerage

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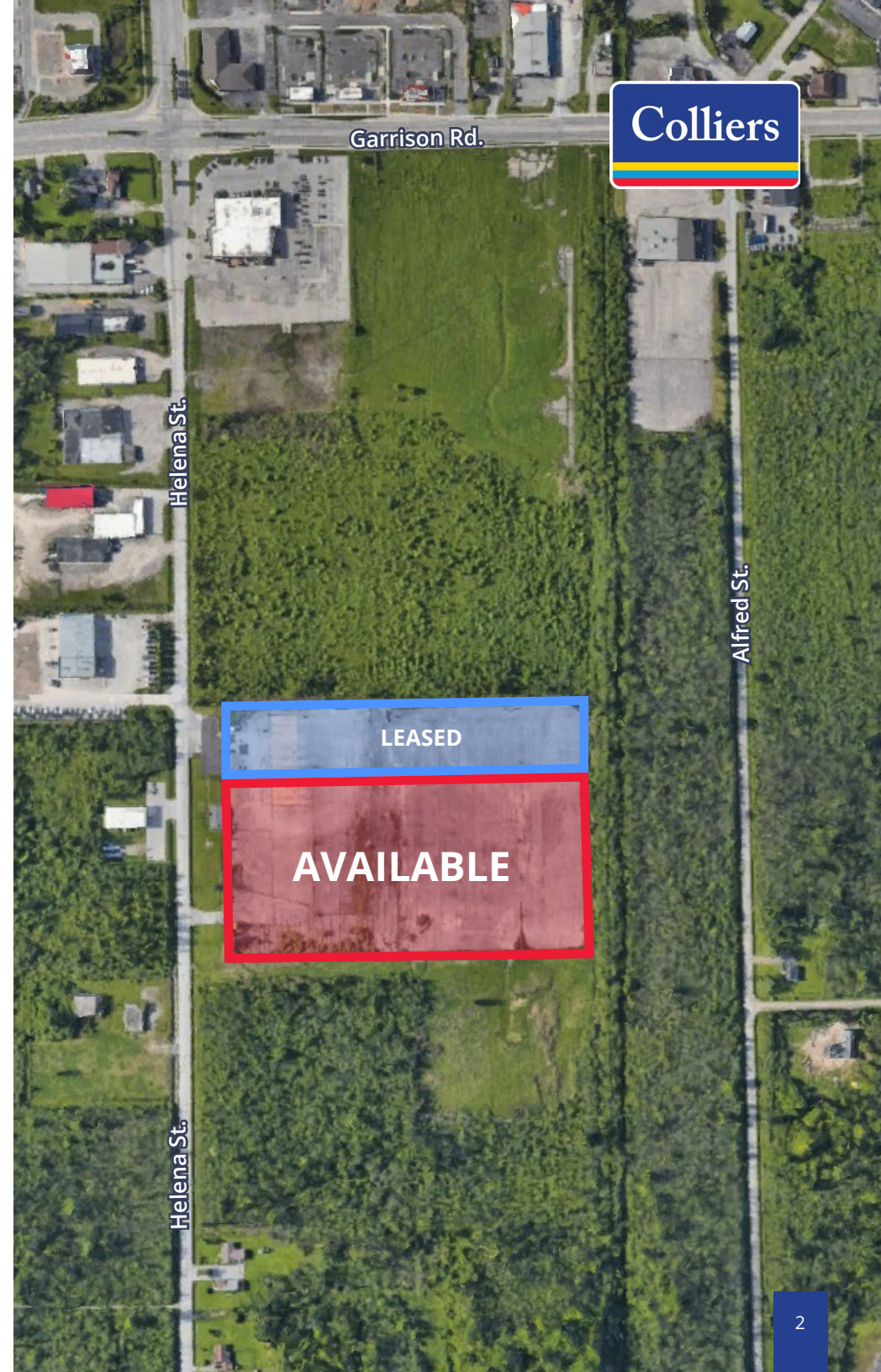
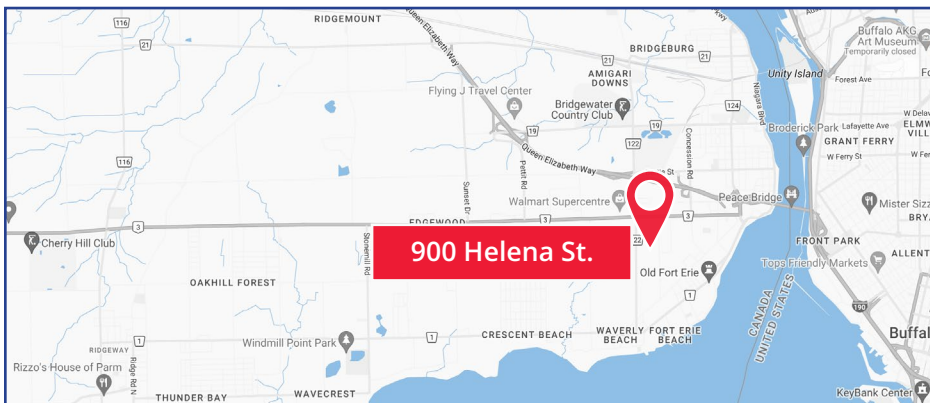
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Listing Specifications

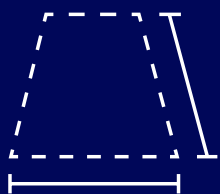
900 HELENA STREET | FORT ERIE | ON

Location	E/S Helena St. South of Garrison Rd.
Available Area	Up to 8 Acres
Zoning	DI-537: Dry Industrial - Helena Street Industrial Area
Lease Price	\$3,500 Per Acre Per Month + HST
Hydro Service	1 x 200A + 1 x 400A Single Phase
Comments	<ul style="list-style-type: none">• 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• ±5 Acres currently leased

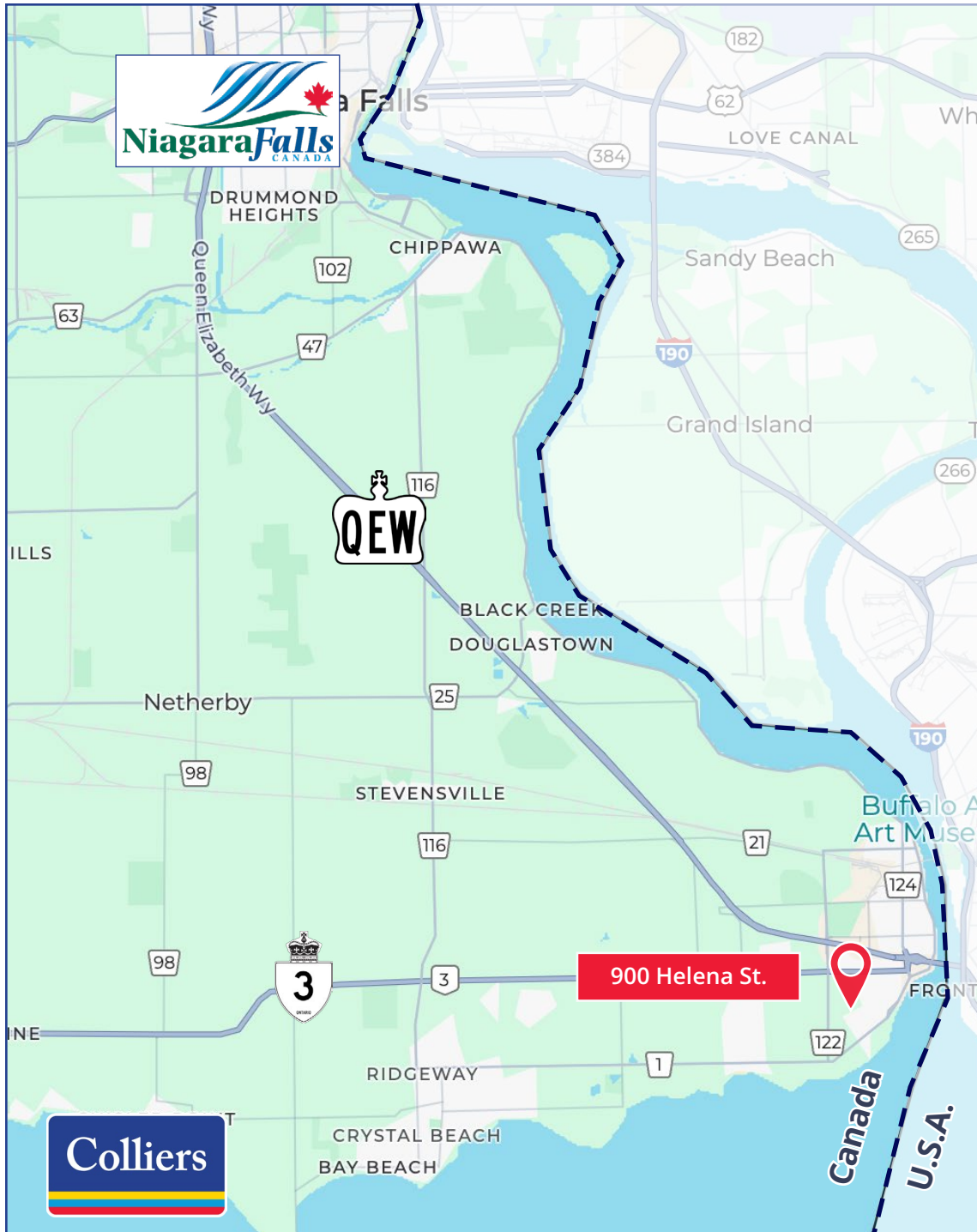


Available Options

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Flexible configurations available from 1 to 8 acres to suit a range of business needs.



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

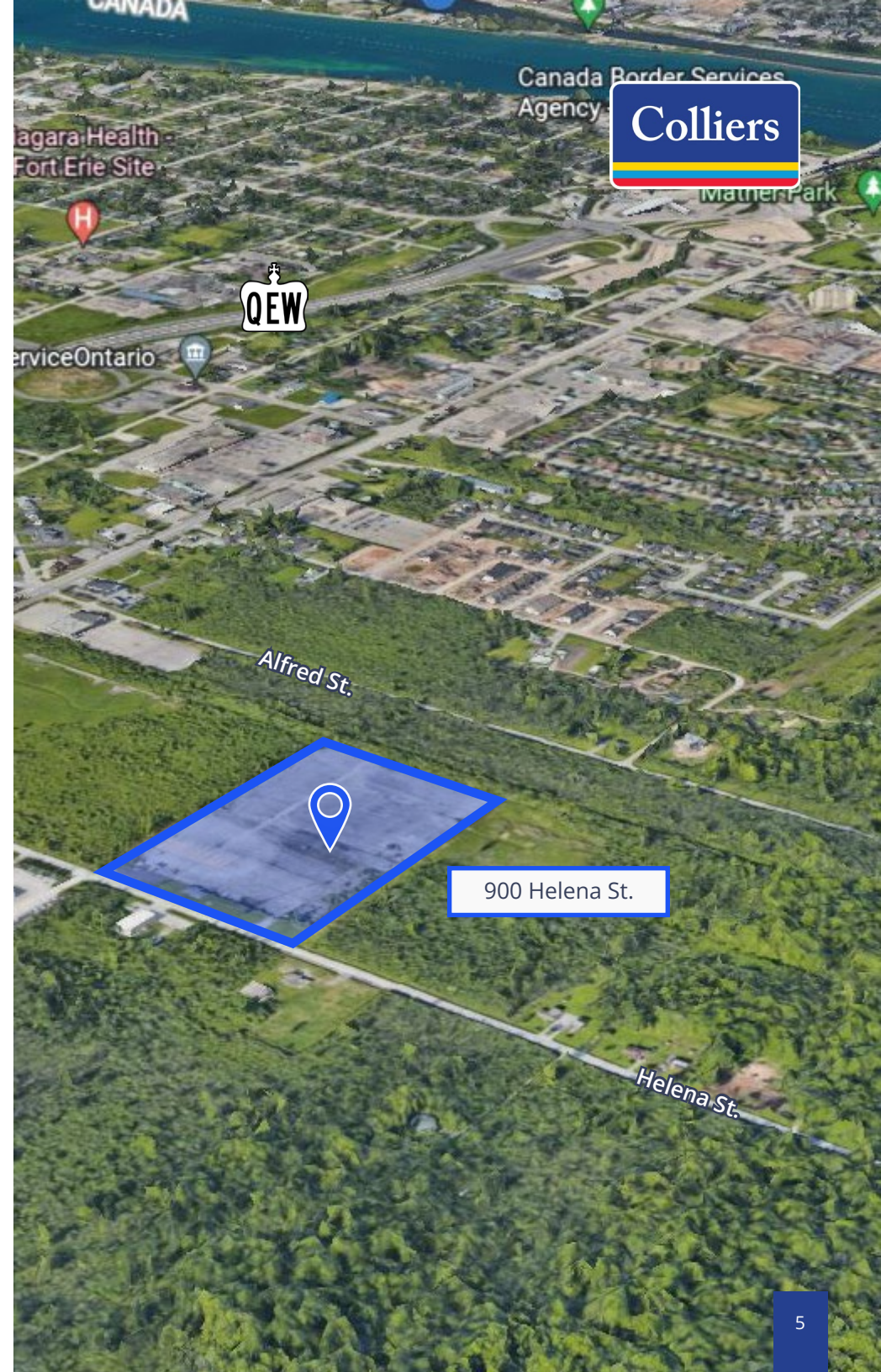
32

minutes to Downtown
St. Catharines



Exterior Photos

900 HELENA STREET | FORT ERIE | ON



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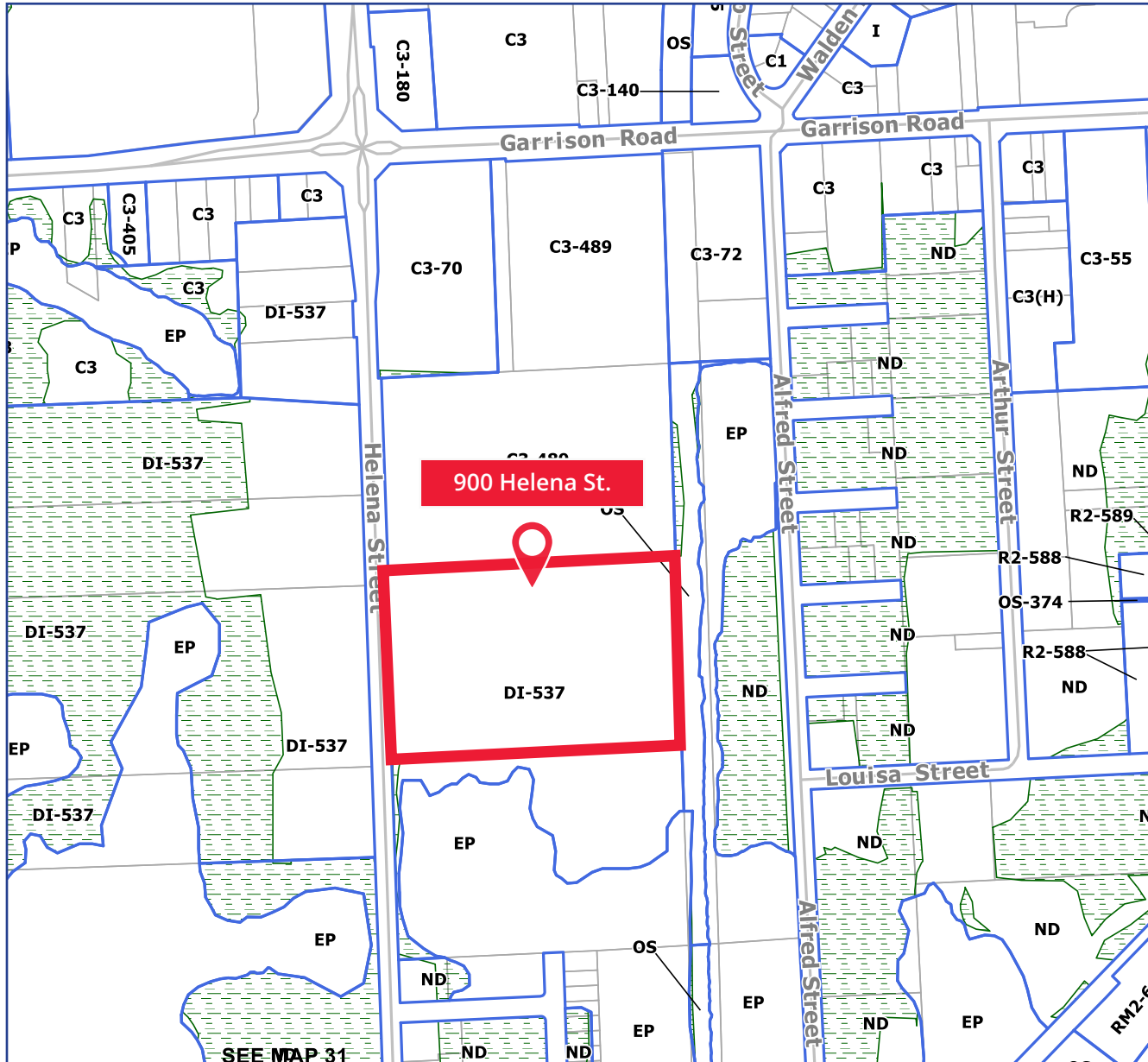
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Zoning **DI-537**: Dry Industrial - Helena St. Industrial Area

Colliers

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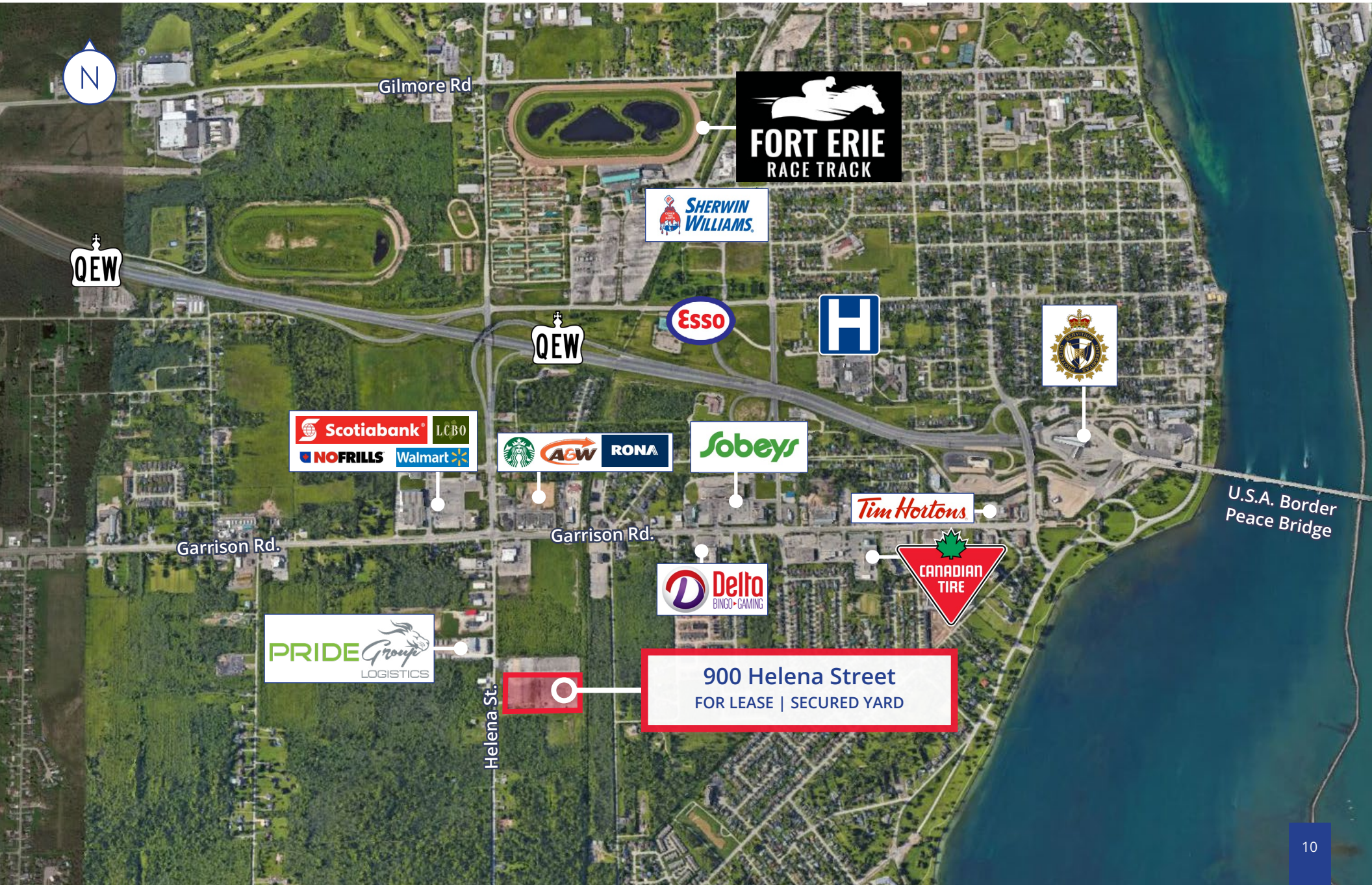


Permitted Uses

- 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



\$4.8B+

Annual revenue

2B

Square feet managed

23,000

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 February 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment 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 annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 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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