



59

CANAL BANK STREET

WELLAND, ON

NEW CONSTRUCTION ♦ STATE-OF-THE-ART MANUFACTURING FACILITY

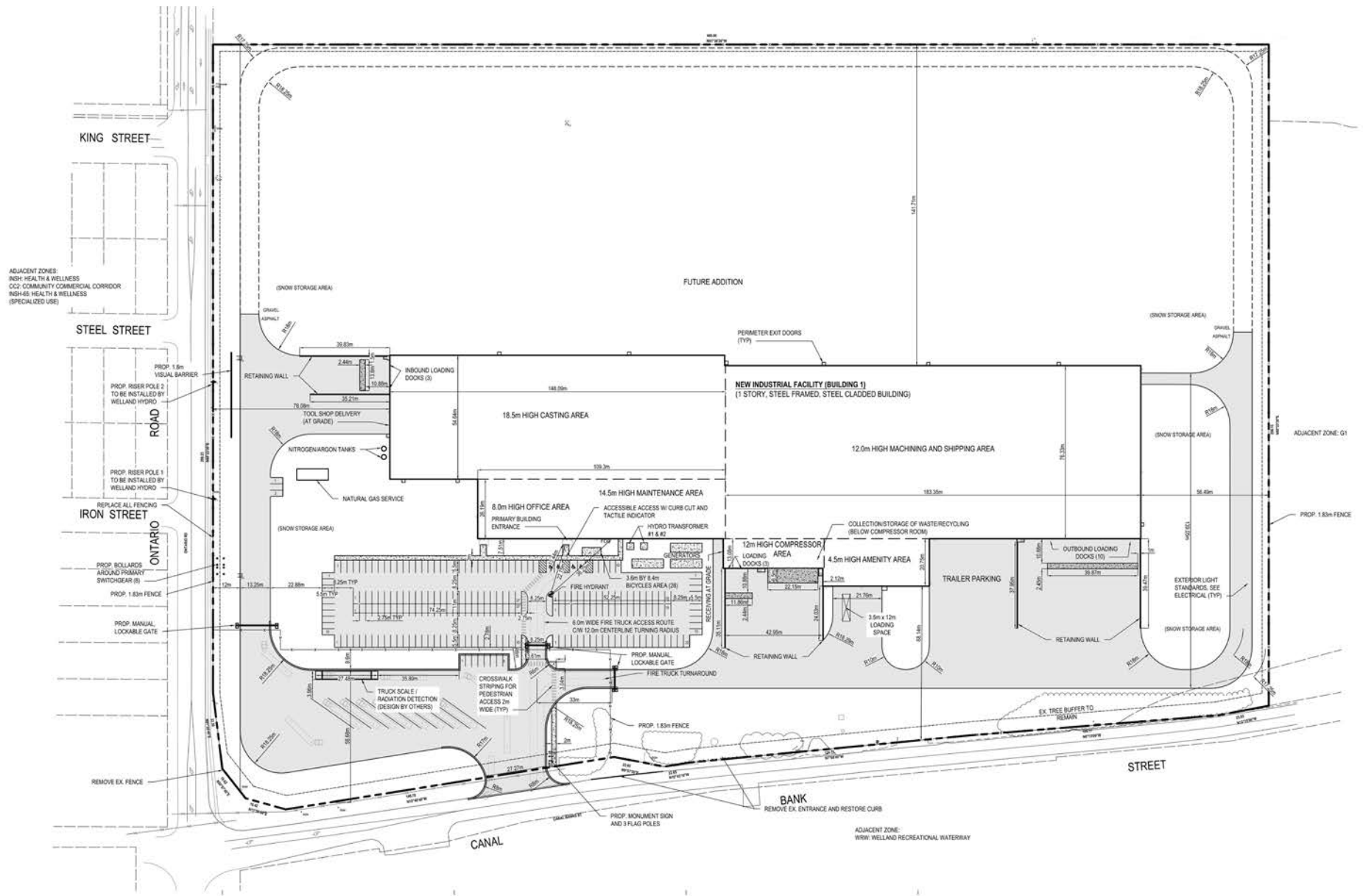
301,329 SF ON 36.5 ACRES - FOR SALE/LEASE

An aerial photograph of an industrial area. A large, white, rectangular building is highlighted with a white rectangular box. The building is situated on a plot of land that appears to be under development or recently cleared. Surrounding the building are various other industrial structures, including smaller buildings and large storage tanks. The area is bordered by a canal or river on one side and residential neighborhoods on the other. The overall scene depicts a state-of-the-art industrial building ideal for heavy manufacturing.

STATE-OF-THE-ART INDUSTRIAL BUILDING IDEAL FOR HEAVY MANUFACTURING

59 Canal Bank Street, Welland, Ontario

SITE PLAN

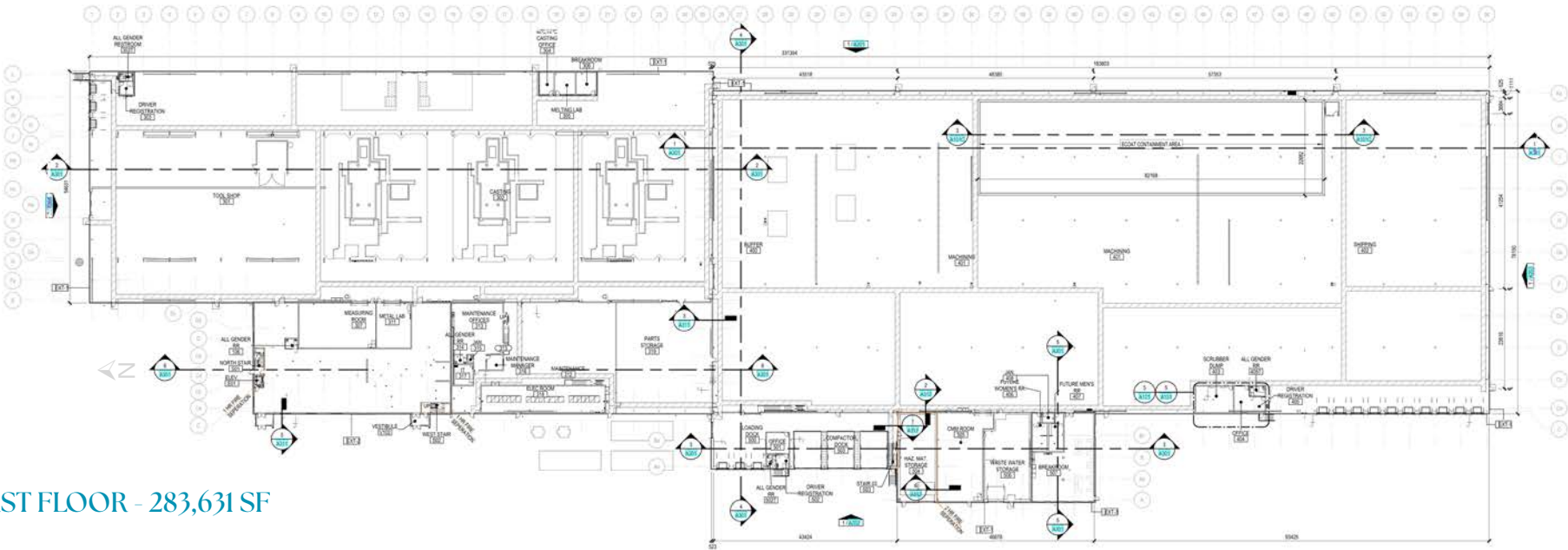


PROPERTY SPECIFICATIONS

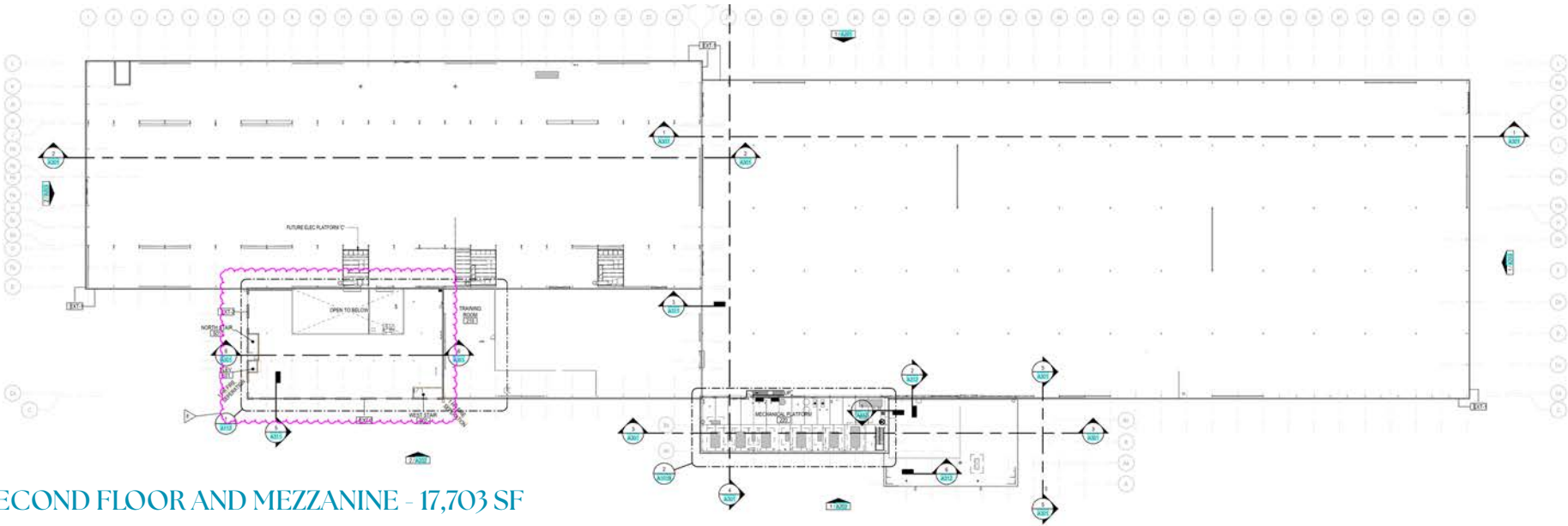
BUILDING AREA:	301,329 SF
LAND AREA:	36.5 Acres
SHIPPING:	16 - 10' x 10' Truck Level Doors 3 - 16' x 21' Drive-In Doors 7 - Drive-In Doors
CLEAR HEIGHT:	29' - 53'
CRANE:	2 - 100 Ton (95' Wide Crane Bay) Building is engineered for a 3rd 100 ton crane
BAY SIZES:	95' x 20' (North Hall) 45' x 20' (North Hall - East Bay) 30' x 20' (North Hall - West Bay) 40' x 49' (South Hall)
POWER:	10,000 Amps / 600 Volts
OCCUPANCY:	Immediate
SPRINKLERS:	Sprinklered Throughout
FLOOR THICKNESS:	6" - 17" (North Hall) 9" (South Hall)
LIGHTING:	LED High-Bay Fixtures
MECHANICAL:	<ul style="list-style-type: none"> - Nitrogen For Manufacturing Processes (North Hall) - High Volume Natural Gas For Manufacturing Processes (North Hall) - Water-Based Cooling System For Manufacturing Processes (North Hall) - Compressed Air For Manufacturing Processes (North Hall and South Hall)
ZONING:	G1 - click for zoning information
CONSTRUCTION:	Steel Superstructure, Insulated Metal Panel Exterior
LEASE RATE:	\$15.95
ADDITIONAL RENT:	TBC
SALE PRICE:	Contact Listing Agents



FLOOR PLAN



FIRST FLOOR - 283,631 SF



SECOND FLOOR AND MEZZANINE - 17,703 SF





LOCATION ADVANTAGE

ACCESS TO NORTH AMERICAN MARKETS

- ♦ Access to 75% of North America's purchasing power
- ♦ Driving distance of 60% of the U.S. and 62% of the Canadian industrial market
- ♦ 7 of the top 10 U.S. industrial states are within one day's drive

GATEWAY TO THE WORLD: LAND, SEA, & AIR

- ♦ The St. Lawrence Seaway links Welland to ocean ports in Hong Kong, the Pacific Rim, Europe, North and South America
- ♦ Easy access to the U.S. and major international transportation gateways by auto, plane and train

LOGISTICS WELLAND/NIAGARA

- ♦ 2 Class 1 Rail Carriers
- ♦ 4 International Airports
- ♦ Welland Canal/St. Lawrence Seaway
- ♦ 4 International Border Crossings
- ♦ 400 Series Highways

LABOUR MARKET WELLAND/NIAGARA

- ♦ 25,000 Labour Force in Welland
- ♦ 229,000 Labour Force in Niagara
- ♦ 55,750 Population in Welland
- ♦ 477,941 Population in Niagara
- ♦ 60% Post-Secondary Education

TOP MANUFACTURING SEGMENTS

- ♦ Steel product manufacturing from purchased steel
- ♦ Iron and steel mills and ferro-alloy manufacturing
- ♦ Architectural and structural metals manufacturing
- ♦ Semiconductor and other electronic component manufacturing

MAJOR EMPLOYMENT SECTORS

8%
Advanced
Manufacturing

9%
Educational
Services

4%
Transportation
and Warehousing

4%
Scientific and
Technical Services

SOURCE: City Of Welland Economic Development

LOCATION MAP



WELLAND, ON MANUFACTURING

Harnessing Public and Private
Resources to Drive Innovation and
Sustainable Growth

EXPANSION OPPORTUNITY

59 Canal Bank Street offers an expansion opportunity of up to approximately 596,000 square feet. Strategically located adjacent to the world's largest existing reserve of synthetic graphite [a critical component in electric vehicle (EV) batteries] the site is surrounded by 81.23 acres of contiguous developable land, along with an additional 13.28 acres designated for industrial development. In total, the property presents a potential development footprint of 94.51 contiguous acres.

DEVELOPMENT TEAM APPROACH

The City of Welland actively partners with businesses to streamline projects, ensuring that manufacturers can move from planning to construction faster than anywhere else. Welland's Development Team Approach is a key advantage, bringing together experts in building, economic development, planning, engineering, and utilities into a single team. This collaborative model allows manufacturing companies and investors to navigate approvals efficiently, eliminating roadblocks and accelerating timelines.

The Development Team Approach combines building, economic development, planning, engineering, and utility representatives into one development team, allowing investors and developers to work with all services at one time. The end result is a coordinated and speedy approach to obtaining the necessary site plan approvals and building permits.



SOURCE: City Of Welland Economic Development

NEARBY EMPLOYERS





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