

**ADDITIONAL 1.5 ACRES FOR EXPANSION  
PERMITS OUTSIDE STORAGE USES**



**FOR SALE**

FEDERALLY INSPECTED FOOD ESTABLISHMENT

**183 ENTERPRISE  
DRIVE**

WELLAND, ON



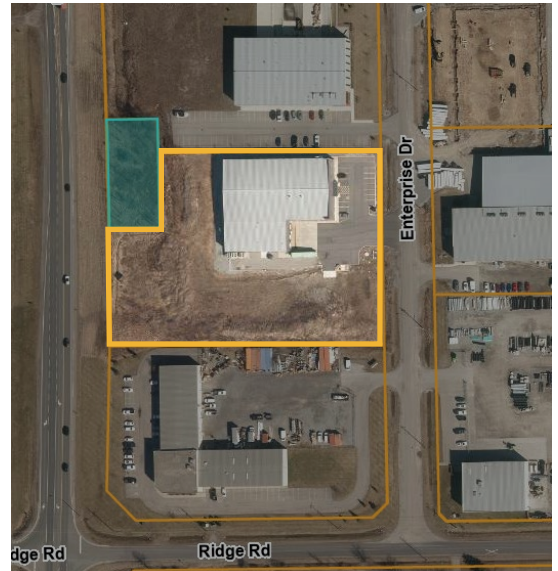
CLICK TO VIEW  
**VIRTUAL TOUR**





## PROPERTY DETAILS

|                      |                                      |
|----------------------|--------------------------------------|
| <b>BUILDING SIZE</b> | 6,750 SF - Office Area On Two Floors |
|                      | 19,125 SF - Warehouse                |
|                      | <b>25,875 SF - Total</b>             |
| <b>FRONTAGE</b>      | ± 461' along Enterprise Drive        |
| <b>ZONING</b>        | GEC                                  |
| <b>CLEAR HEIGHT</b>  | 18' - 22'                            |
| <b>LAND AREA</b>     | 3.09 ACRES                           |
| <b>ASKING PRICE</b>  | \$6,500,000                          |
| <b>TAXES</b>         | \$68,703.23 (2025)                   |

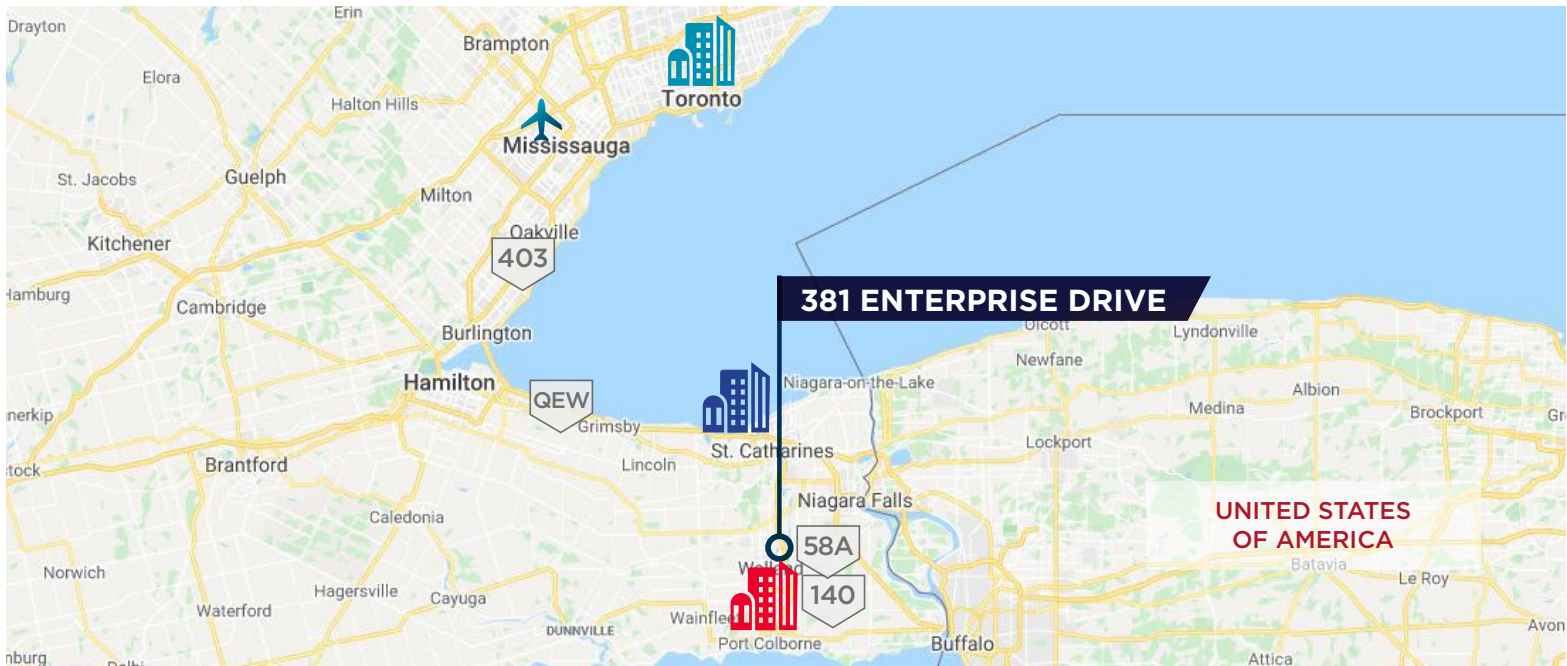


## PROPERTY HIGHLIGHTS

- Federally approved meat processing facility.
- Main freezer 790,000 cubic feet and -18 degrees Celsius.
- Currently tenanted by Food Plus & More.
- Vacant possession on closing.
- Cone blast freezer, raw meat cooler, smokehouse blast freezer, cooker cooler and production area.
- Office space is spread out over two floors.
- 3,000 SF of cooler storage space and 6,000 SF of freezer space.
- Close to U.S. border and Welland Canal.
- Building can be expanded.



# DISTANCES MAP



**QEW**  
15.0 KM (± 13 MINS)

**58A**  
HIGHWAY 58A  
3.0 KM (± 3 MINS)

**140**  
HIGHWAY 3  
0.5 KM (± 1 MINS)

**PORT COLBORNE**  
35 KM (± 30 MINS)

**ST. CATHARINES**  
24.5 KM (± 21 MINS)

**406**  
HIGHWAY 406  
4.0 KM (± 4 MINS)

**403**  
HIGHWAY 403  
83.0 KM (± 49 MINS)

**TORONTO**  
136 KM (± 84 MINS)

**CANADA/US BORDER**  
24 KM (± 30 MINS)

**PEARSON AIRPORT**  
132 KM (± 77 MINS)

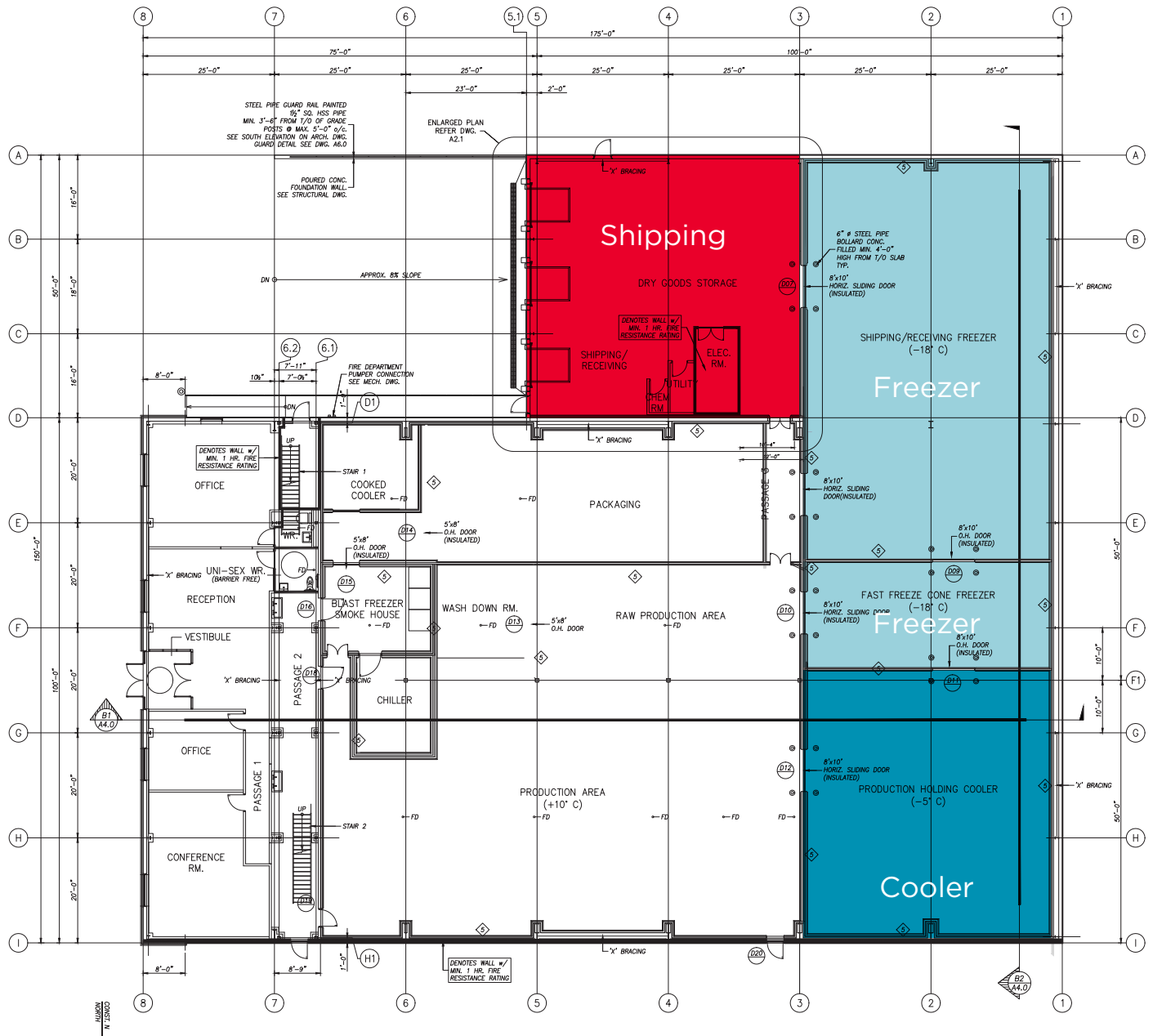
## ZONING MAP

Sample permitted uses in an Gateway Economic Centre (GEC) zone include, but are not limited to;

- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Commercial Greenhouse
- Contractors Establishment
- Custom Workshop
- Financial Institution
- Food Production
- Generating Plant
- Heavy Equipment Sales, Rental and Service
- Heavy Industrial
- Laboratories
- Light Industrial
- Manufacturer Showroom/Accessory Retail Sales
- Medical Marijuana Production Facility
- Parking Lot

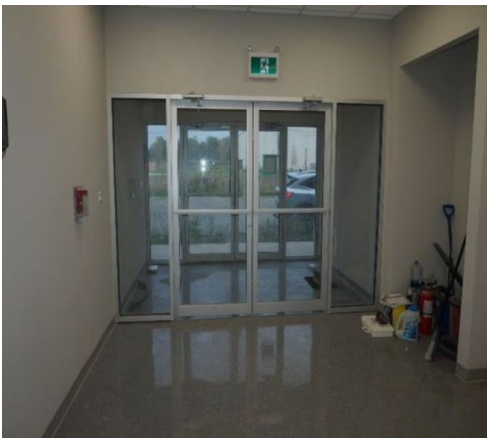


# FACILITY PLAN



# PROPERTY PHOTOS







**FOR MORE INFORMATION, PLEASE CONTACT:**

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