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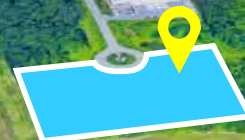
St. Catharines

Outlet Collection
at Niagara



Niagara on the Lake

Niagara Falls



Vacant Industrial Development Land

Westwood Court
Niagara on the Lake, ON

collierscanada.com

For Sale
\$2,900,000

±6.1 Acres
Glendale Industrial Area

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Accelerating success.

Location

Excellent Location

Located in the Glendale Industrial Area minutes to the QEW.
Brand new Highway ramp at the Glendale Exit.

Drive Times

Toronto	75 Minutes
Hamilton	30 Minutes
Niagara Falls	15 Minutes
Welland	15 Minutes
Fort Erie/US Border	30 Minutes



±6.1 Acres



HWY QEW



Public Transit



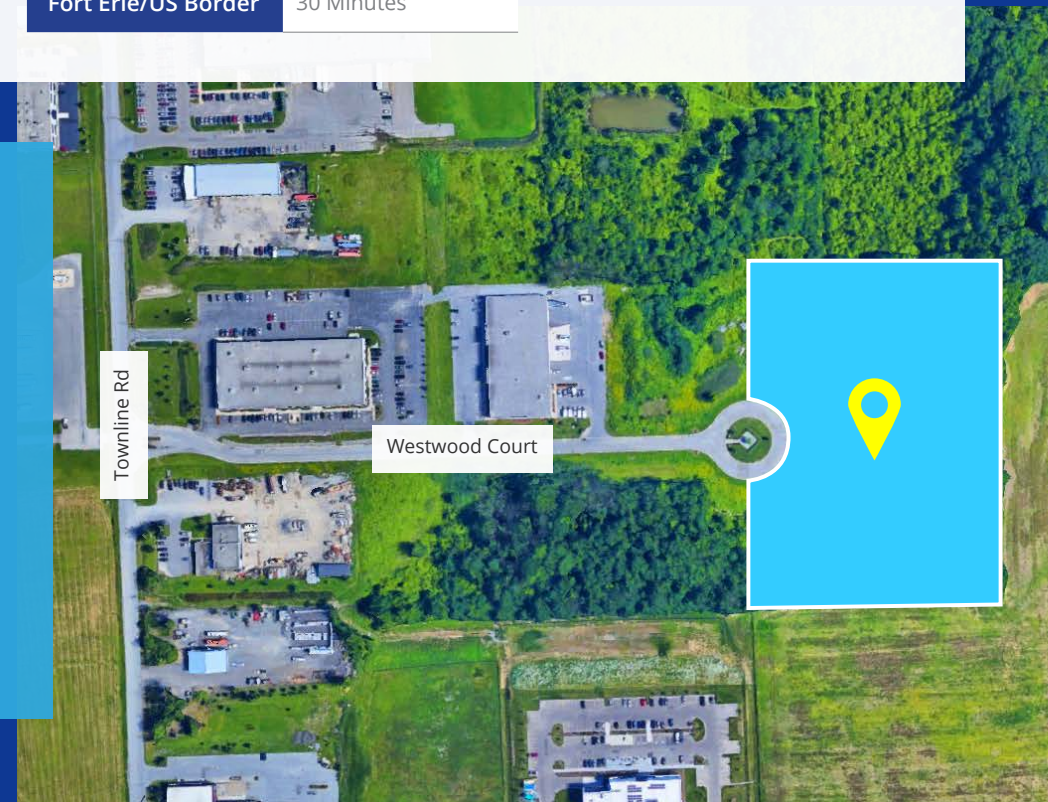
Niagara Pop.
2016
447,888



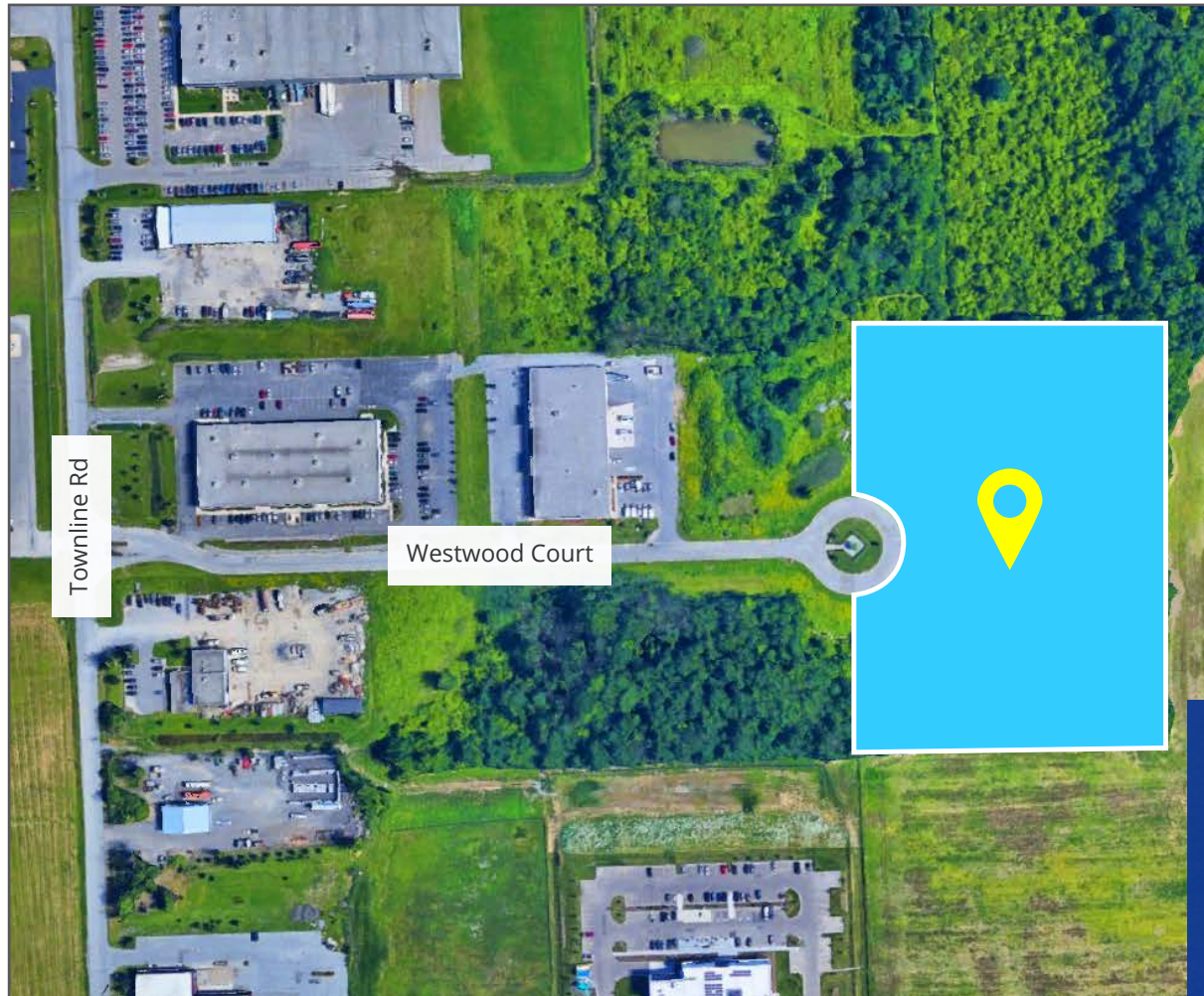
Niagara Median
Household Income
\$68,410



Niagara Region
Post Secondary Diploma or
Degree 169,170



Aerial - Property Lines



Property Specifications

Civic Address	TBD Westwood Court, Niagara on the Lake, ON
Site Area	±6.01 Acres
Location	The Property is located just off Townline Rd. at the end of Westwood Court at the cul de sac.
Zoning	LI-12 - Light Industrial
Legal Description	BLOCK 2, PLAN 30M371, NIAGARA ON THE LAKE.

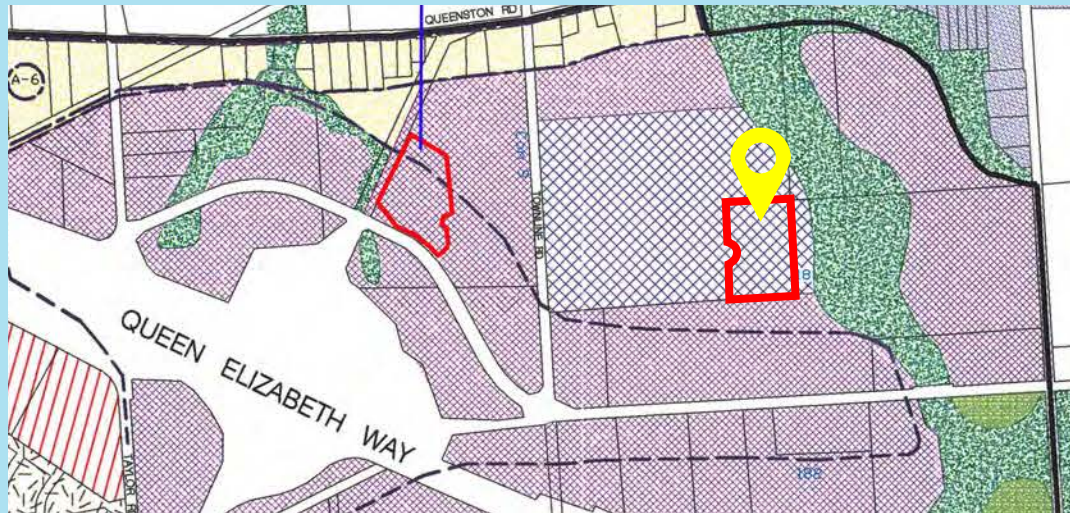
Features

- Well positioned in the Glendale Industrial Area minutes from the QEW
- Many Permitted Uses
- Rare opportunity to build new in sought after industrial area
- All Services to the Site to be verified by the Buyer

Zoning Map



Official Plan Map



LI-12 - Light Industrial Permitted Uses

11.12 LIGHT INDUSTRIAL (LI) ZONE

In the Glendale Community Zoning District – Light Industrial (LI) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

11.12.1 Permitted Uses:

- (a) *business or professional Office*
- (b) *business office that supports an industrial operation on the same site*
- (c) *construction and agricultural equipment sales and rental facility*
- (d) *data processing establishment*
- (e) *dry cleaning and laundry plants*
- (f) *fabrication*
- (g) *goods distribution and warehousing, including a mini-warehouse*
- (h) *industrial and transportation servicing and maintenance facility*
- (i) *laboratory*
- (j) *manufacturing and assembly*
- (k) *marihuana for Medical Purposes Production Facility*
- (l) *printing and binding establishment*
- (m) *public use*
- (n) *research and development facility*
- (o) *retail use as subsidiary to a permitted use*
- (p) *secondary uses in accordance with Section 6.57*
- (q) *service establishment*

11.18.12 303 Townline Road, 2 Westwood Court, SS Westwood Court & ES Westwood Court – See Schedule 'A-21' (LI-12)

Notwithstanding the provisions of the Light Industrial (LI) Zone, for lands identified as LI-12 on Schedule 'A-21', the following permitted uses and zone provisions shall apply:

11.18.12.1 Permitted Uses:

- (a) *assembly hall and daycare centre use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.*
- (b) *automotive sales and service establishments*
- (c) *automobile services stations*
- (d) *business office that supports an industrial operation on the same site*
- (e) *construction and agricultural equipment sales and rental facility*
- (f) *data processing establishment*
- (g) *dry cleaning and laundry plants*
- (h) *fabrication*
- (i) *goods distribution and warehousing*
- (j) *industrial and transportation servicing and maintenance facility*
- (k) *laboratories*
- (l) *manufacturing establishments*
- (m) *parking garages, structures or lots*
- (n) *printing establishments*
- (o) *repair and rental establishment*
- (p) *retail use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.*
- (q) *service and Repair establishment*
- (r) *service trades*
- (s) *wholesales establishments*



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