

# Versatile, Multipurpose 3000 Sq. Ft. Industrial & Warehouse Space in Central Niagara



## FOR LEASE: 129 Hagar St.

Versatile, Multipurpose 3000 sq. ft. Industrial & Warehouse Space in Central Niagara.

**\$2190.00 per month. (includes TMI)**

Perfect for Manufacturing, Pick and Pack, Warehousing, Assembly and numerous other uses. Well maintained, clean, well-lit space. Suitable for growing and established small and mid-sized operations.

Part of a large industrial mall with room to expand.

Unit is equipped with 400amp-3 phase electrical service, ideal space for high energy consumers.

### Features include:

Restrooms with showers

Lunchroom

Accessibility to Truck-level shipping docks

Bright & versatile shipping staging area with 14' ceilings.

Fully sprinklered

CCTV Security

Parking

Onsite Property Management

Flexible leasing arrangements available

Located in Welland, the complex is close to public transit and amenities, 1.5 KM to Hwy. 406; close to the QEW and less than 30 mins to U.S. border.

**Please contact the Cotton Mill  
for more information.**

**Keith – 905-380-5445**

**Heather – 905-401-9393**

*No Cannabis calls please.*

*The Prime Way Group*  
COMMERCIAL • INDUSTRIAL • RESIDENTIAL DEVELOPER





# 6,000-30,000 Sq. Ft. Variable Sized Industrial & Warehouse Space for Lease



**FOR LEASE: 129 Hagar St.  
Expandable Unit 6,000-30,000 Sq. Ft.  
\$7.95 per Sq. Ft. TMI Included**

This 6,000-30,000 Sq.ft. unit at the Cotton Mill Complex is ideal for manufacturing, warehousing, and distribution for both growing and established small to mid-sized operations. Ideally suited and located for a Pick and Pack operation. The location provides quick access to Hwy 406, QEW, and bridge to the USA.

The unit features business and shipping offices available (at extra cost), four truck-level docks with a large staging area, 12 ft. to ceiling joists, and 14ft. to deck and ample hydro, (600V 3 Phase Power with 400 AMP service available). The unit includes the use of lunchroom and restroom facilities.

Great area with a skilled workforce, close to public transit, housing, and amenities. Fully sprinklered with building-wide CCTV monitoring and onsite property management. Property is zoned for numerous industrial and related uses.

The Cotton Mill Complex is a highly versatile building, giving tenants the ability to start in a smaller section and increase space as required

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