

9500 Sq. Ft. Multipurpose, Renovated, Industrial & Warehouse Space



FOR LEASE: 129 Hagar St. Unit 1
9500 Sq. Ft. Premier Industrial Unit.
\$7500 per month. TMI Included

Renovated, Multipurpose Industrial & Warehouse space for lease in Central Niagara Region. The 9,500 sq. ft. unit in Welland features: a new concrete floor, 12-foot drive in door, 12-foot clearance, gas unit heater. Dock access and ample parking. 600 Volt, 3 Phase Power available. Washroom. Fully sprinklered with CCTV security. This is a premier industrial unit for established or new, small to medium sized businesses.

Close to transit & amenities, this central Niagara Location offers access to all major transport routes and Central Niagara location is close to US Borders. Building is 1.5 km to HWY 406, 10 minutes to the QEW and 30 minutes to the USA. Clean, renovated space with onsite property management. Great area with highly skilled workforce.

Note: Low TMI of \$0.85 is included in the monthly rate above.

Room to grow in this large industrial complex
Unit won't last!

**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

