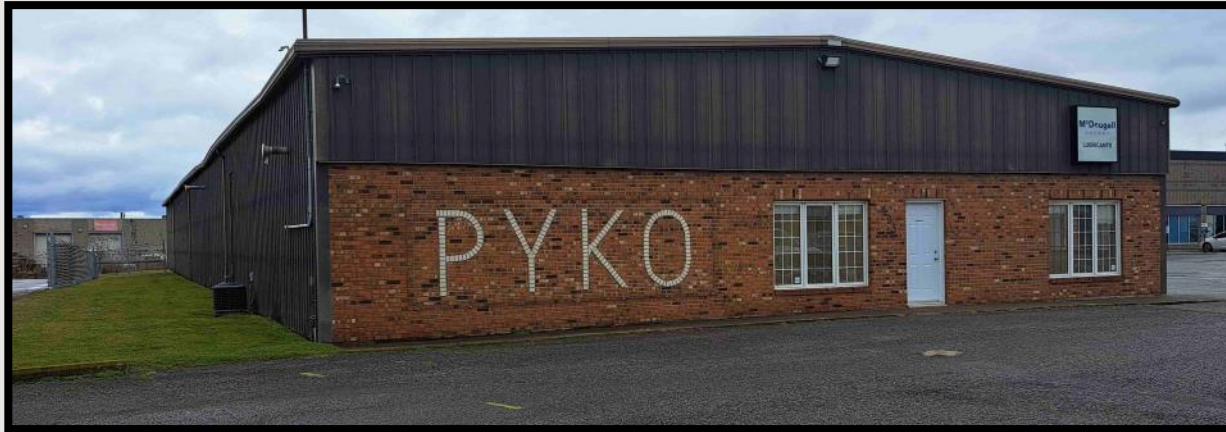


**493 Eastchester Ave
East, St. Catharines**

**Industrial Space For Lease
12,120 sq ft**



Property Overview

5 Minutes to QEW Interchange
9 Minutes to Hwy 406 Interchange
14 ft Clear height - Clear Span
2 Drive in Doors - 12 ft x 14 ft
2 Drive in Doors - 10 ft x 10 ft
3 offices—each with bathroom
Fenced rear Yard
Outside storage allowed

Asking **\$10.00 PSF**

Year 1 Net

TMI for 2024 - estimated @ \$3.50 psf
Occupancy - Immediate

John R. Whittaker
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(D) 289-291-5074
(C) 905-867-1033



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Real Estate Inc.
Brokerage**

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