



2575, HIGHWAY #20 THOROLD ONTARIO

4 COMMERCIAL UNITS AVAILABLE
NEW BUILD COMMERCIAL

LUCCHETTA
CONSTRUCTION

PROPERTY HIGHLIGHTS



1. HIGHWAY 20 BUILDING
2. HIGHWAY 406
3. NIAGARA FALLS
4. FONTHILL
5. THOROLD
6. ST. CATHARINES
7. NIAGARA-ON-THE-LAKE
8. QEW
9. TIM HORTONS, ESSO, AND PETRO CANADA
10. MERIDIAN COMMUNITY CENTRE
11. ST. CATHARINES GENERAL HOSPITAL
12. COMMERCIAL RETAIL
13. STARBUCKS
14. FERRELL BUILDING SUPPLY
15. HIGHWAY 20 (RR20 CANBORO ROAD)

- QUICK AND EASY ACCESS TO THE HIGHWAY 406
- 2 MINUTE DRIVE TO GROCERY STORES, FAST FOOD VENUES
- 5 MINUTE DRIVE TO DOWNTOWN FONTHILL
- 20 MINUTE DRIVE NORTH-EAST ON HIGHWAY 20 TO NIAGARA FALLS
- 50 MINUTE DRIVE NORTH-EAST ON HIGHWAY 406 TO HAMILTON
- CLOSE TO THE MERIDIAN COMMUNITY CENTRE
- 14' X 13' DRIVE-IN DOOR PER GROUND UNIT
- ALL HOLLOWCORE CONSTRUCTION
- 'BREWRY DISTRICT FINISHES'
- +/- 13,000,000 PASS BY LOCATION PER YEAR ACCORDING TO WATCHFIRE
- FROM +/- 2022 SQ.FT

LISTING SPECIFICATIONS

LUCCHETTA
CONSTRUCTION

CIVIC ADDRESS	2575 HIGHWAY 20, THOROLD, ON
SITE AREA	LOCATED ON +/- 0.793HA (+/- 85,357 SQ.FT)
BUILDING AREA	+/- 10,110 SQ.FT TOTAL GROUND AREA
AVAILABLE	UNITS 3 TO 5B
LEASE PRICE	NEGOTIABLE
TMI	TBD
CLEAR HEIGHT	SITE AREA
OVERHEAD DOORS	14' X 13' PER GROUND UNIT (EXC. 5B)
SERVICES	200A PER UNIT
PARKING	+/- 63 PAVED SURFACE SPACES
LOT SIZE	+/- 224' X 282'
OCCUPANCY	UNDER CONSTRUCTION
ZONING	PRESTIGE INDUSTRIAL

AVAILABLE UNIT DETAILS

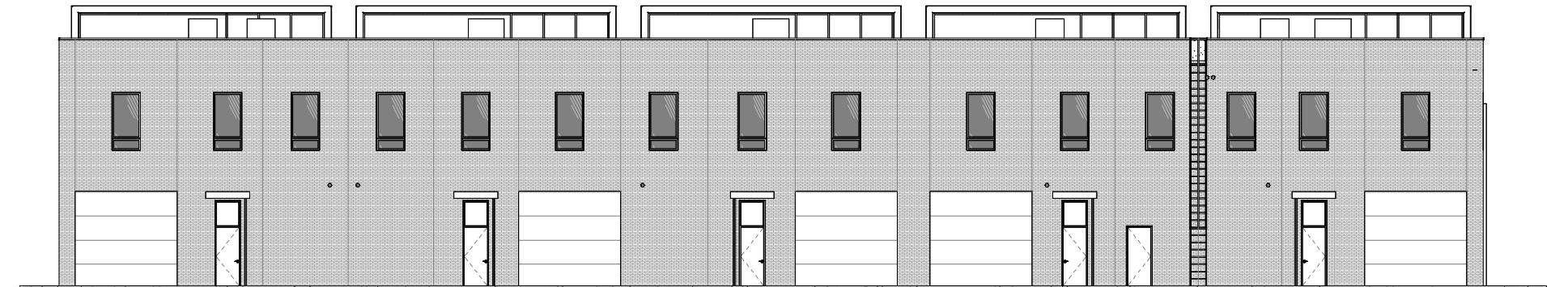
UNIT 3 +/-1777 SQ.FT MAIN FLOOR

UNIT 4 +/-2022 SQ.FT MAIN FLOOR + 798 SQ.FT MEZZANINE

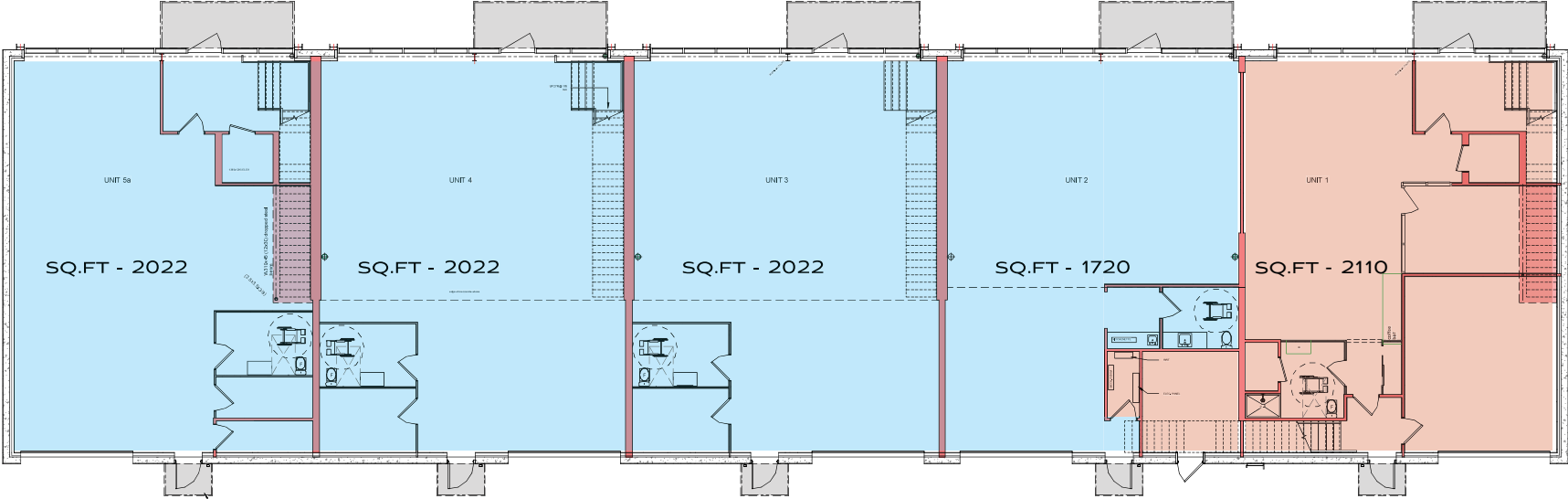
UNIT 5 A +/-2022 SQ.FT MAIN FLOOR

UNIT 5 B +/-2022 SQ.FT SECOND FLOOR

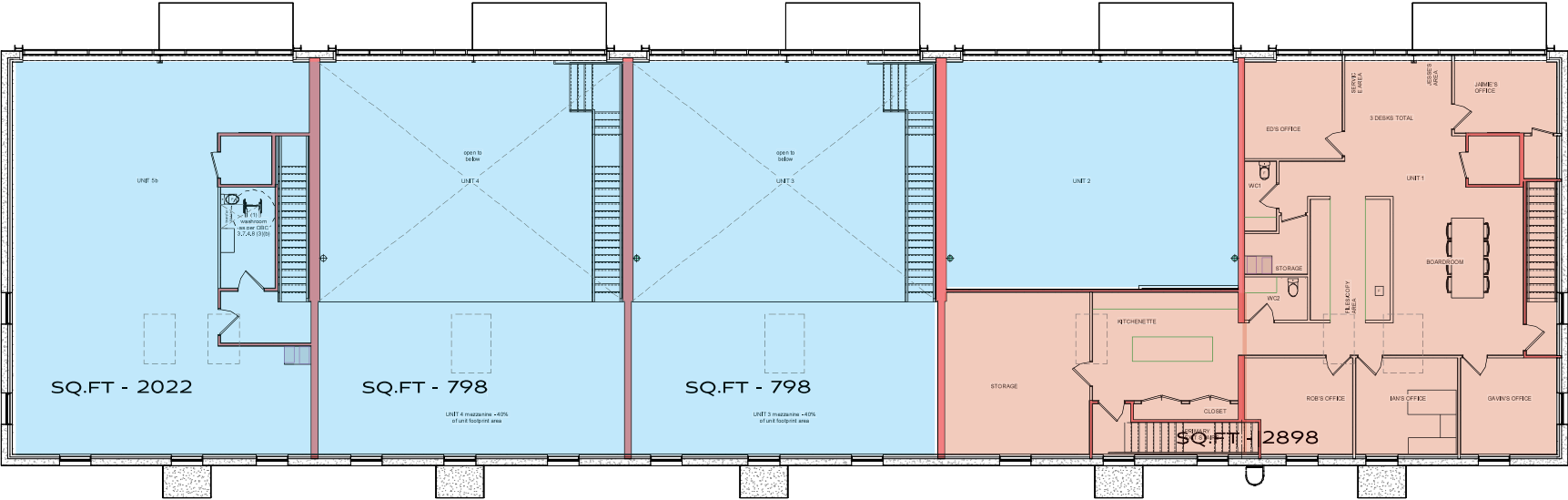
REAR ELEVATION



MAIN FLOOR PLAN



SECOND FLOOR PLAN



AVAILABLE UNAVAILABLE

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