100

Hayes Road
Thorold, Ontario

FOR SALE

450,000 SF MANUFACTURING FACILITY ON 116 ACRES

CUSHMAN & WAKEFIELD

100

Hayes Road
Thorold, Ontario

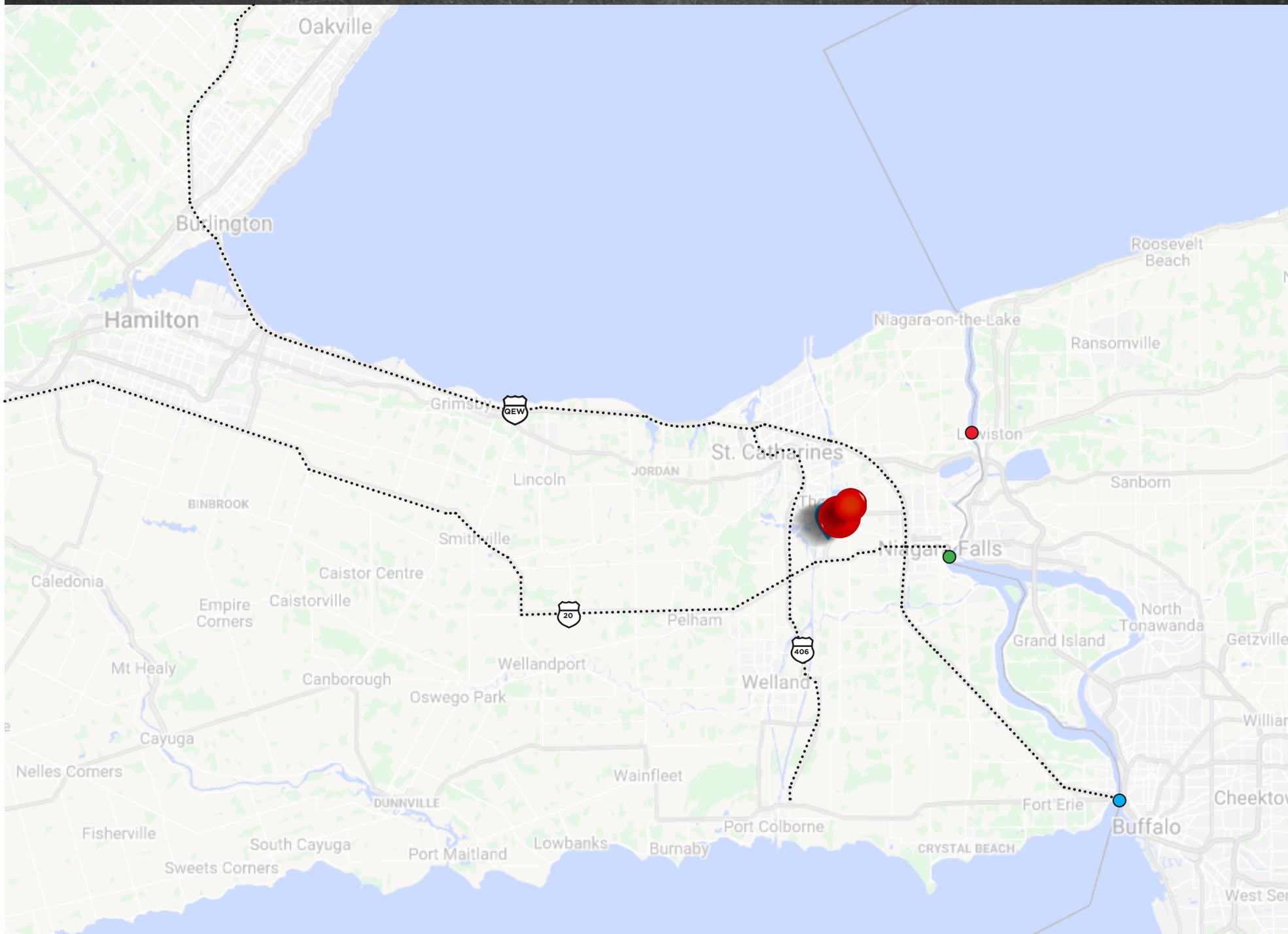
LOCATION OVERVIEW

CUSHMAN & WAKEFIELD

Travel Time/Distance

St. Catharines	13.9 km | 14 Mins
Niagara falls	11.4 km | 15 Mins
Welland	16.2 km | 15 Mins
Buffalo	40.5 km | 35 Mins
Hamilton	84.4 km | 53 Mins
Burlington	69.1 km | 44 Mins
Oakville	89.9 km | 56 Mins
Mississauga	105.2 km | 1h 4 Mins
Toronto	125.6 km | 1h 22 Mins
London	197.8 km | 2h 1 Mins

Peace Bridge	36.6 km | 27 Mins
Queenston Bridge	22.9 km | 33 Mins
Rainbow Bridge	13.6 km | 16 Mins



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PROPERTY OVERVIEW

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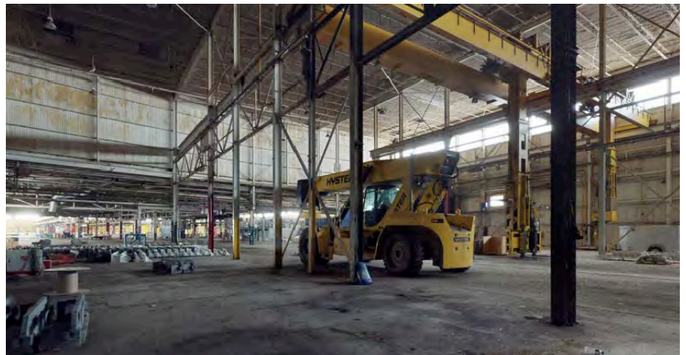
Total Building SF:	450,000 SF
Land Area:	116 Acres
Clear Height:	20' to 55'
Drive-in Doors	5 – 12' x 14' 1 – 12' x 18' 6 – 30' x 20' 2 – 18' x 20' 3 – 18' x 18' 3 – 26' x 20'
Electrical Service	Heavy Power (3 substations each with 2 HV transformers)
Cranes:	4 – 50 tons 4 – 30 tons
Rail Service:	Yes
Taxes:	$286,406.61/2020
Zoning:	HI - Heavy Industrial
Environmental Reports:	Available upon execution of the Confidentiality Agreement

Price: $18,000,000



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The Niagara Region is the Southern most part of the Greater Golden Horseshoe in Ontario Canada that shares a border with the United States. Bordered by both Lake Ontario in the North and Lake Erie in the South, it is the largest megalopolis in all of Canada with a growing population now at around 447,888 people (2016). Many smaller sub-regions make up the Niagara Region including;

- Niagara-on-the-Lake
- Niagara Falls
- Fort Erie
- Port Colborne
- Welland
- Thorold
- St. Catharines
- Lincoln
- Pelham
- Wainfleet
- West Lincoln
- Grimsby

Niagara is experiencing industrial growth and related employment and training opportunities. Projections show that by 2041, the region's population will grow by 160,000 people, and the number of jobs will increase by 150,000.

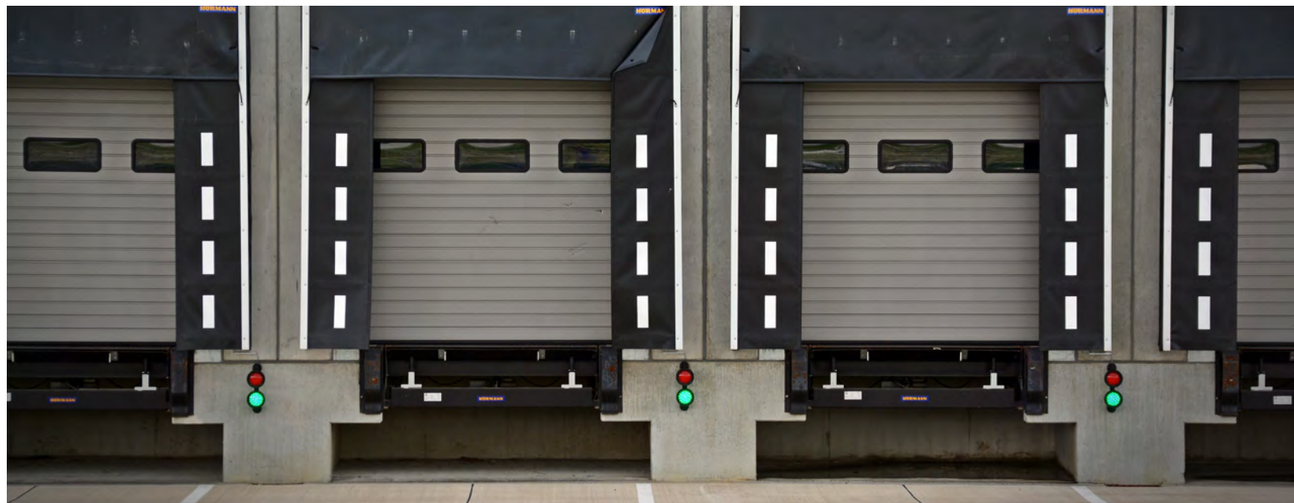
Source: livinginniagarareport.com & Statistics Canada 2016

Niagara Region Population
447,888 (2016)

Total Labour Force
371,555 (2016)

5 Key Employment Sectors

- Manufacturing
- Retail Trade
- Construction
- Health Care & Social Services
- Accommodation & Food Service



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