

Vacant Industrial Building and Land

7885 Stanley Avenue

Niagara Falls, ON



Lennard

Asset Overview



Description

| | |
|---------------|---|
| Address | 7885 Stanley Avenue |
| Zoning | PI - Prestige Industrial, GI – General Industrial & HI - Heavy Industrial |
| Building Area | 18,000 SF |
| Acres | 18.7 acres |
| Shipping | 3 Truck Level Doors, 1 Drive-in Door |
| Taxes (2022) | \$49,284.98 |

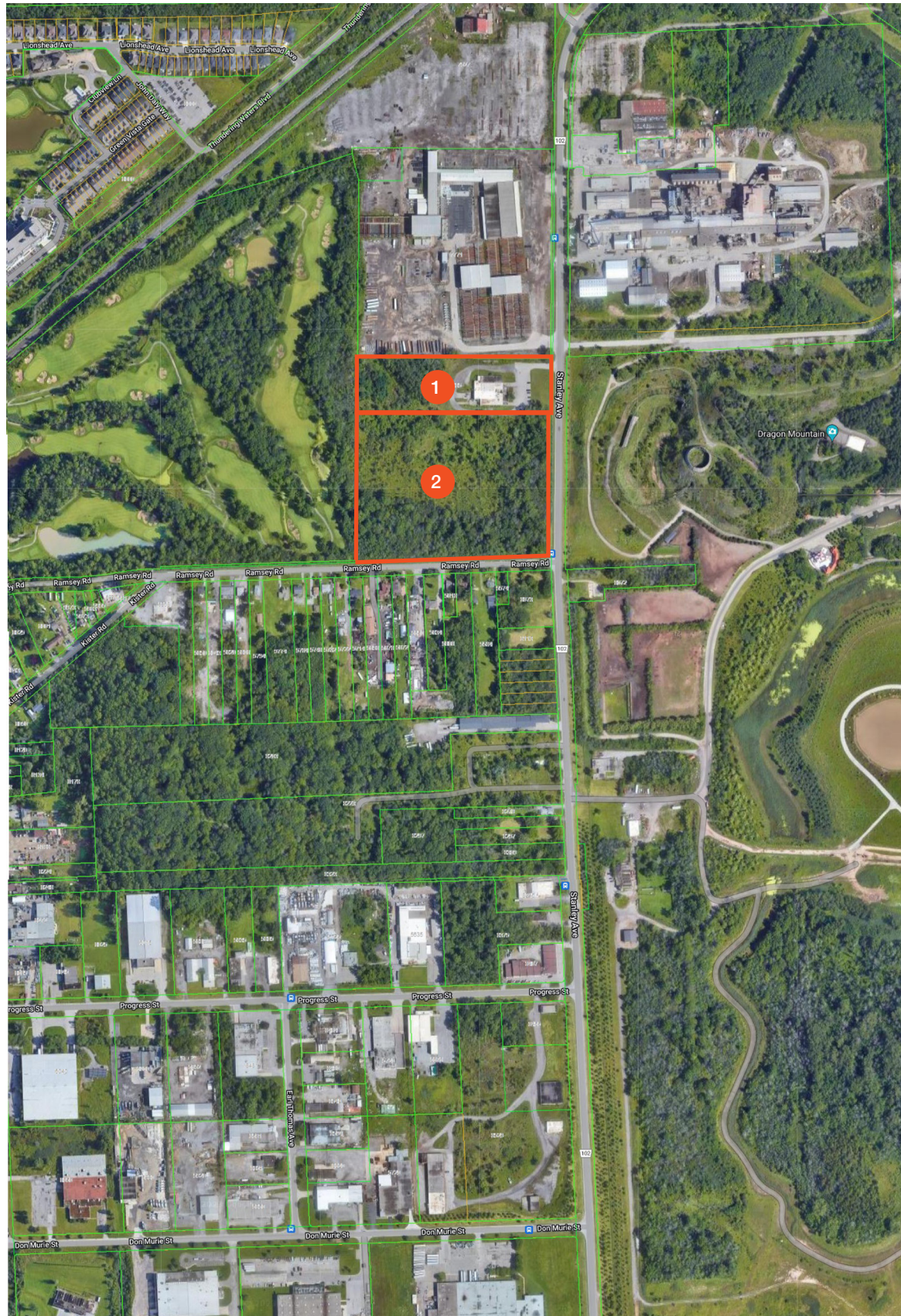
Asking Price

\$3,600,000

Key Highlights

- Well configured site consisting of approximately 18.7 acres
- Existing 18,000 sf industrial facility
- Functional facility that can be demised into multiple units
- Pre-configured freezer-cooler component within the building
- Outdoor storage permitted (refer to zoning)
- Abundance of excess land providing a value-add opportunity through development

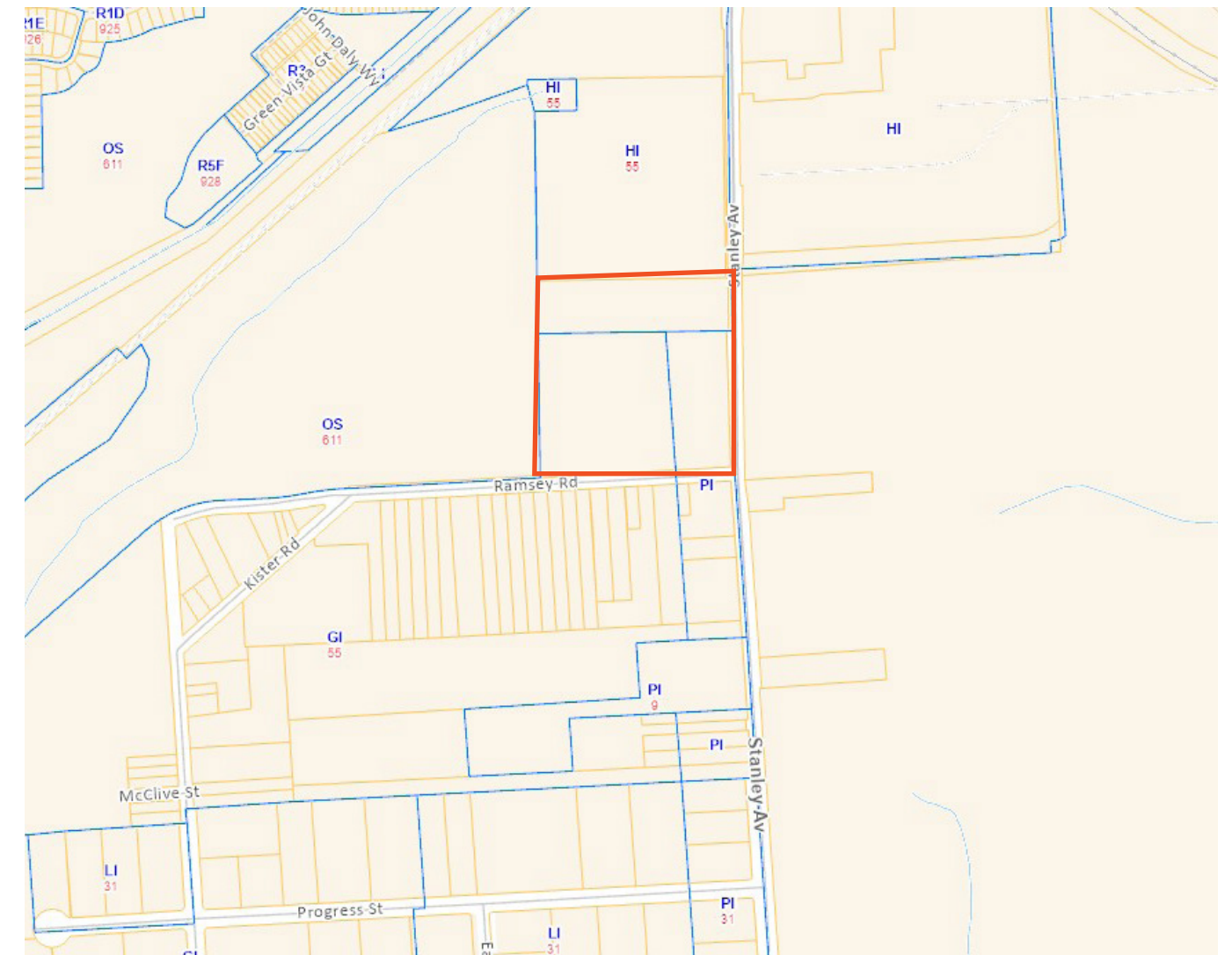
Zoning Overview



#1: Municipal Address: 7885 Stanley Avenue
 Size: 5.16 acres
 Zoning: HI
 Official Plan: Industrial
 PIN 64443-0381 (LT)

#2: Municipal Address: Stanley Avenue
 Size: 13.58 acres
 Zoning: GI-55 & PI
 Official Plan: Industrial, Environmental Conservation Area, Environmental Protection Area, SPA25
 PIN 64443-0389 (LT)

Zoning Map



Zoning - Permitted Uses

Prestige Industrial (PI)

11.1.1 PERMITTED USES:

No person shall within any PI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses, provided that each such use except the uses described in clauses b, l, j and l is conducted within a completely enclosed building and is not prohibited under section 4.8:

- a. Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water carried waste
- b. Car rental establishment, truck rental establishment
- c. Car wash
- d. Cold storage plant
- e. Commercial printing and associated services establishment
- f. Consulting engineering office
- g. Ice manufacturing plant
- h. Laboratory - experimenting, commercial or testing
- i. New car agency
- j. Nursery for trees, shrubs, plants
- k. Public garage, mechanical
- l. Used car lot
- m. Warehouse
- n. Wholesale establishment
- o. Winery
- p. Adult entertainment parlour, subject to the provisions of section 10.5 2002-201
- q. Body-rub parlour, subject to the provisions of section 10.5 2002-201
- r. An office which is an accessory use to one of the foregoing permitted uses.

General Industrial (GI)

11.2.1 PERMITTED USES: No person shall within any GI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- a. Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- b. Animal hospital
- c. Artificial abrasive plant
- d. Artificial fertilizer processing plant
- e. Brick, pottery, tile, terra cotta, concrete and concrete products plant
- f. Builder's supply yard
- g. Carpenter shop
- h. Car rental establishment, truck rental establishment
- i. Car Wash
- j. Cleaning, curing, storing or tanning of fresh or green hides and leather finishing
- k. Coal, fuel, gasoline and oil storage yard
- l. Cold storage plant
- m. Commercial printing and associated services establishment
- n. Contractor's or tradesman's shop or yard, Contractor's or construction equipment rental shop or yard 2002-061
- o. Equipment yard
- p. Establishment for building material sales
- q. Food and meat products plant but not including an abattoir
- r. Frozen food locker service
- s. Grain and feed mill and storage
- t. Humane society including a pound for small animals
- u. Ice manufacturing plant
- v. Kennel for the boarding and breeding of dogs and cats
- s. Laboratory
- t. Laundry plant
- u. Lumber and planing mill and yard
- v. Machine shop
- w. Monument, stone, clay and glass manufacturing plant
- x. Poultry processing plant
- y. Public garage, auto body
- z. Public garage, mechanical
- aa. Rubber factory
- ab. Shop for the repair and servicing of goods, machinery and equipment
- ac. Silver plating and cutlery plant
- ad. Soap manufacture
- ae. Stone cutting plant
- af. Trucking or shipping terminal
- ag. Animal clinic 2011-136
- ah. Warehouse
- ai. Welding shop
- aj. Wholesale establishment
- ak. Winery
- al. Adult entertainment parlour, subject to the provisions of section 10.5 2002-201
- am. Body-rub parlour, subject to the provisions of section 10.5 2002-201
- an. An office which is an accessory use to one or more of the uses set forth in clauses a to k inclusive of this section 83-72

Heavy Industrial (HI)

11.4.1 PERMITTED USES: No person shall within any HI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- a. Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- b. Abattoir and stock yard used in connection with an abattoir
- c. Acetylene gas manufacture
- d. Artificial abrasive plant
- e. Caustic manufacture
- f. Cement manufacture
- g. Cleaning, curing, storage or tanning of fresh or green hides
- h. Fertilizer processing plant
- i. Lime, plaster of paris manufacture
- j. Poultry processing plant
- k. Iron and steel plant
- l. Lime kiln
- m. Rubber factory
- n. Soap manufacture
- o. Steel furnace, blooming or rolling mill
- p. Winery
- q. Adult entertainment parlour, subject to the provisions of section 10.5 2002-201
- r. Body-rub parlour, subject to the provisions of section 10.5 2002-201
- s. An office which is an accessory use to one or more of the uses set forth in clauses a to p inclusive of this section. 83-72

Peace Bridge
(Fort Erie / Buffalo Crossing)

QEW

7885 Stanley Avenue

Stanley Avenue

CPR Rail Track

Portage Road / McLeod Road

Lennard:



Key Regional Highlights

| | | |
|--|--|---|
|  <p>4 major highways</p> |  <p>5 international border crossings into US</p> |  <p>2 commercial vehicle border crossings</p> |
|  <p>1 million truck crossings each year</p> |  <p>3 international airports within 100km</p> |  <p>Welland Canal and nearby access to Ontario's largest port</p> |
| <p>GDP</p> <p>Manufacturing is 14% of regional GDP</p> |  <p>2nd most cost-competitive centre for business in Ontario</p> <p>2022</p> |  <p>229,000 skilled labour force</p> |

Critical Infrastructure

Niagara is a critical hub for trade between Canada and the United States. The economies of both countries are intrinsically linked by the flow of goods, services and people between the two countries. In 2018, \$94 billion (CDN) in total freight value crossed both ways at the borders connecting Niagara, Canada and New York State. In 2017, 78% of the St. Lawrence Seaway's \$10 billion in economic activity passed through Niagara via the Welland Canal.

Niagara boasts over 640 exporters whose activity amounted to \$4.7 billion in exports in 2018. There has been an over \$800M increase in exports between 2011 and 2018, with the majority of export activity to North America (\$4.5B), followed by Europe (\$82.3M), Asia (\$70.3M), and Central and South America (\$24.5M).

Top 5 Sectors by Employment

| | |
|-----------------------------------|--------|
| Wholesale and retail trade | 28,900 |
| Manufacturing | 26,000 |
| Health care and social assistance | 25,300 |
| Accommodation and food services | 15,900 |
| Construction | 15,200 |

Top 5 Sectors by Employment Growth (2016-2021)

| | |
|---|-------|
| Manufacturing | 6,200 |
| Educational services | 2,600 |
| Professional, scientific and technical services | 2,500 |
| Other services (except public administration) | 2,200 |
| Finance, insurance, real estate, rental and leasing | 2,000 |

Niagara Falls

The city of Niagara Falls is located in the Greater Golden Horseshoe region of Southern Ontario along the western bank of the Niagara River. Niagara Falls is just over an hour away from Toronto, Canada's largest city. With an estimated population of 99,007 in 2022 and a population of 496,059 in the Niagara region which is made up of 12 municipalities including Niagara Falls and St. Catharines, its largest urban centre.

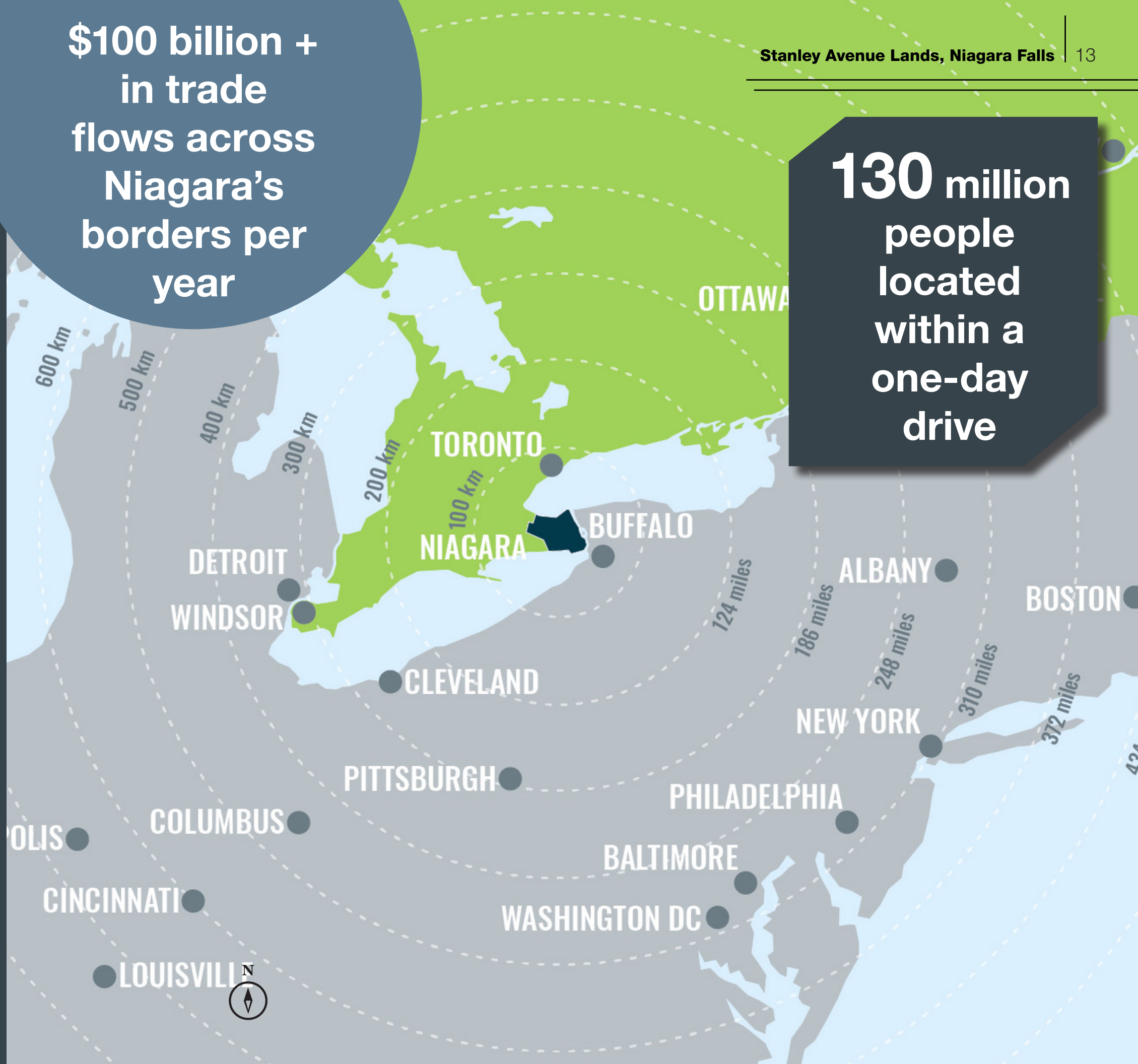
Strategically situated in the midst of Canada's industrial heartland and on the edge of the US urban northeast, Niagara is located within 800 km (500 miles) of 130 million people. Within a one-day drive you can access 2 provinces, 9 states with a GDP worth \$5.6 trillion making Niagara Falls an ideal location.

**\$100 billion +
in trade
flows across
Niagara's
borders per
year**

**130 million
people
located
within a
one-day
drive**

**4 major
highways,
2 class
1 railroads
with border
crossings**

Lennard:



Offering Process

Memorandum Contents

This Confidential Investment Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, location and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Lennard:

Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Lennard or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under final page of the memorandum will relate to all sections of the CIM as if stated independently therein.

Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisor in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or the Advisor or any of their affiliates for any fees or commissions in connection with the sale of the Property other than the co-operating fee being offered.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisor.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this CIM, and other information that may be made available by the Advisor upon request, interested parties are invited to submit an offer to address the following requirements:

1. The purchase price and deposits for the Property
2. Proposed timeline and the terms of due diligence and closing
3. Confirmation that the Property will be purchased on an “as is, where is” basis
4. Name of the ultimate beneficial owners of the Purchaser
5. Evidence of the Purchaser’s financial ability to complete the transaction

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisor.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisor or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisor make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

Submission Process & Timing

Proponents are invited to submit their offers to Lennard Commercial to the attention of Parker Payette & Jay Finch.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisor and the Vendor intend to review all offers as soon as possible following a submission. Following the review, the Vendor will, at their discretion, choose a purchaser based on offer criteria. Once the purchaser has been chosen, Lennard will contact the proponents and provide them with feedback on their offer.

Exclusive Advisor

All inquiries regarding the Property or any information contained in this CIM should be directed to Lennard Commercial as exclusive agents for the Vendor.

Parker Payette*

Vice President • Capital Markets
905.917.2056 | ppayette@lennard.com

Jay Finch*

Vice President • Capital Markets
905.917.2037 | jfinch@lennard.com

Lennard Commercial Realty, Brokerage
201-60 Columbia Way, Markham, Ontario L3R 0C9
*Broker

Lennard:

Parker Payette, Vice President

Broker

905.917.2056

ppayette@lennard.com

Jay Finch, Vice President

Broker

905.917.2037

jfinch@lennard.com

Lennard Commercial Realty, Brokerage

201-60 Columbia Way, Markham, Ontario L3R 0C9

905.752.2220 • lennard.com