

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$10.00 PSF**  
NET LEASE RATE

**\$4.50 PSF**  
T.M.I. (2026)

**3,621**  
SQUARE FEET



### 35 Yale Crescent, Unit 113, St. Catharines, ON

Well-located industrial unit in a well-established industrial area of St. Catharines, offering excellent access just two minutes from the QEW. The 3,621 sq. ft. space features a grade-level bay door, open-concept layout, and ample on-site parking. Situated within a professionally managed building, providing a clean and well-maintained environment suitable for a variety of industrial or commercial uses. Available for occupancy February 1, 2026.

#### Evan Apostol Broker

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#### HAMILTON DOWNTOWN OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.



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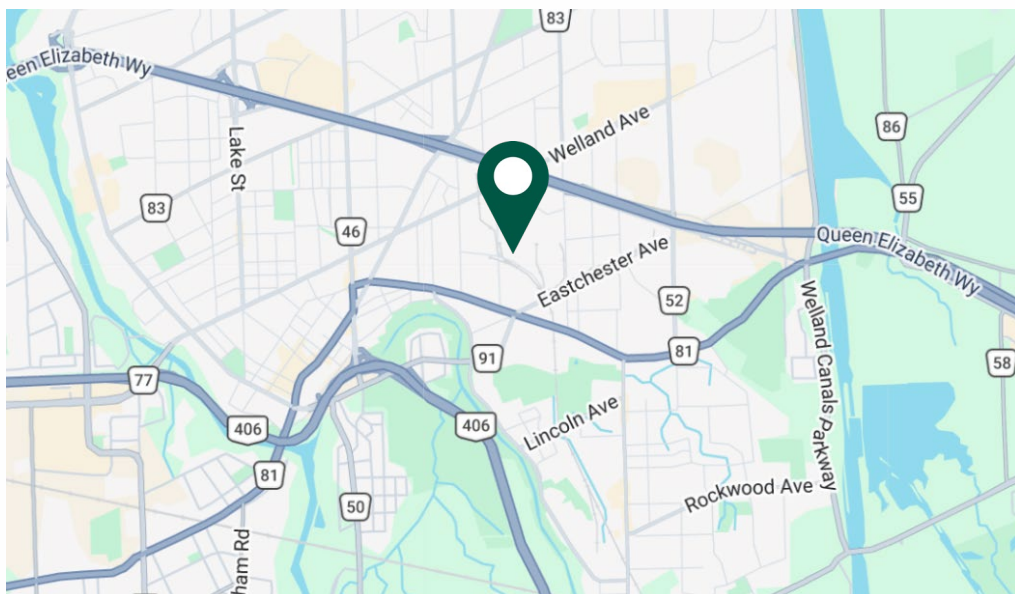
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## DETAILS

ELEVATOR	public
LEVELS	1
ZONING	E2

- The 3,621 sq. ft. space features a grade-level bay door
- Open-concept layout
- Ample on-site parking
- Suitable for a variety of industrial or commercial uses
- Available for occupancy February 1, 2026



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