



LEGACY REALTY

INDUSTRIAL · FOR LEASE

STANLEY AVENUE BUSINESS PARK

For Lease

6050 Don Murie Street

NIAGARA FALLS, ONTARIO

53,000

SQ. FT. TOTAL

14'–16'

CLEAR HEIGHT

3+5

LOADING DOORS

GI

ZONING

FULLY RENOVATED 2025 · MOVE-IN READY

FOR MORE INFORMATION CALL 905.745.8444



6050 DON MURIE ST. • NIAGARA FALLS, ON

Turnkey, Renovated, Ready To Work.

6050 Don Murie Street offers 52,705 square feet of freshly renovated industrial space in Niagara Falls' established Stanley Avenue Business Park — a turnkey facility that has already had the capital work done.

A comprehensive 2025 renovation touched nearly every system in the building: new heating, electrical, plumbing, lighting, and life-safety upgrades, new asphalt driveways and parking, plus a new roof over the flex/office space and a resealed warehouse roof. The result is space a tenant can move equipment into without a punch list.

The building offers a functional mix of 3 truck-level docks and 5 drive-in level doors, clear heights of approximately 14' to 16', and 1,200-amp / 600-volt power. Electrical and HVAC systems have been organized to support future multi-unit subdivision, giving a tenant flexibility that's rare in a single-tenant building.

Niagara Falls' Foreign Trade Zone status and proximity to multiple international border crossings further support streamlined cross-border supply chains.



6050 DON MURIE STREET — FRONT ELEVATION

AT A GLANCE

Total Building	52,705 SF
Basement (Storage)	2,675 SF
Clear Height	~14'–16'
Loading	3 Dock + 5 Drive-In
Power	1,200A / 600V
Zoning	General Industrial
Renovated	2025
Occupancy	Immediate



AERIAL OVERVIEW — SITE & ROOF LAYOUT



SPECIFICATIONS

Flexible By Design

A functional mix of dock and drive-in loading, strong power, and multi-unit-ready infrastructure — built to suit a single user or subdivide cleanly if needed.

CLEAR HEIGHT

Approx. 14' to 16'

LOADING

3 Truck Docks + 5 Drive-In

POWER

1,200A / 600V (Tenant to Verify)

HEATING

Radiant Natural Gas

FIRE & LIFE SAFETY

Fire Certified & New Sprinkler Heads

ENVIRONMENTAL

Clean Phase II ESA

PARKING

Ample On-Site Surface

AVAILABILITY

Immediate Occupancy



TRUCK-LEVEL DOCK LOADING

Additional Rent (TMI) previously estimated at \$2.55/SF; tenants are encouraged to conduct their own verification and due diligence.





2025 RENOVATION

Every System, Freshly Done

- Fire certification completed with inspection, testing, and replacement of sprinkler heads
- Radiant natural gas heating installed
- Electrical and HVAC systems organized for potential multi-unit subdivision
- Full LED lighting package (interior high-bay and exterior)
- New asphalt driveways and parking lots
- New roof over the flex space; warehouse roof resealed
- Weeping tile system installed around the building, tied into catch basins
- Interior steel cladding added along perimeter; fresh paint to interior and exterior
- New bay and man doors; three additional drive-in doors added



RENOVATED WAREHOUSE INTERIOR



NEW DRIVE-IN LOADING DOOR



PHOTOGRAPHY

Exterior



FRONT ELEVATION



SIDE ELEVATION



TRUCK-LEVEL DOCK LOADING



AERIAL OVERVIEW





PHOTOGRAPHY

Warehouse Interior



OPEN WAREHOUSE FLOOR



WAREHOUSE — COLUMN GRID



DRIVE-IN LOADING DOOR

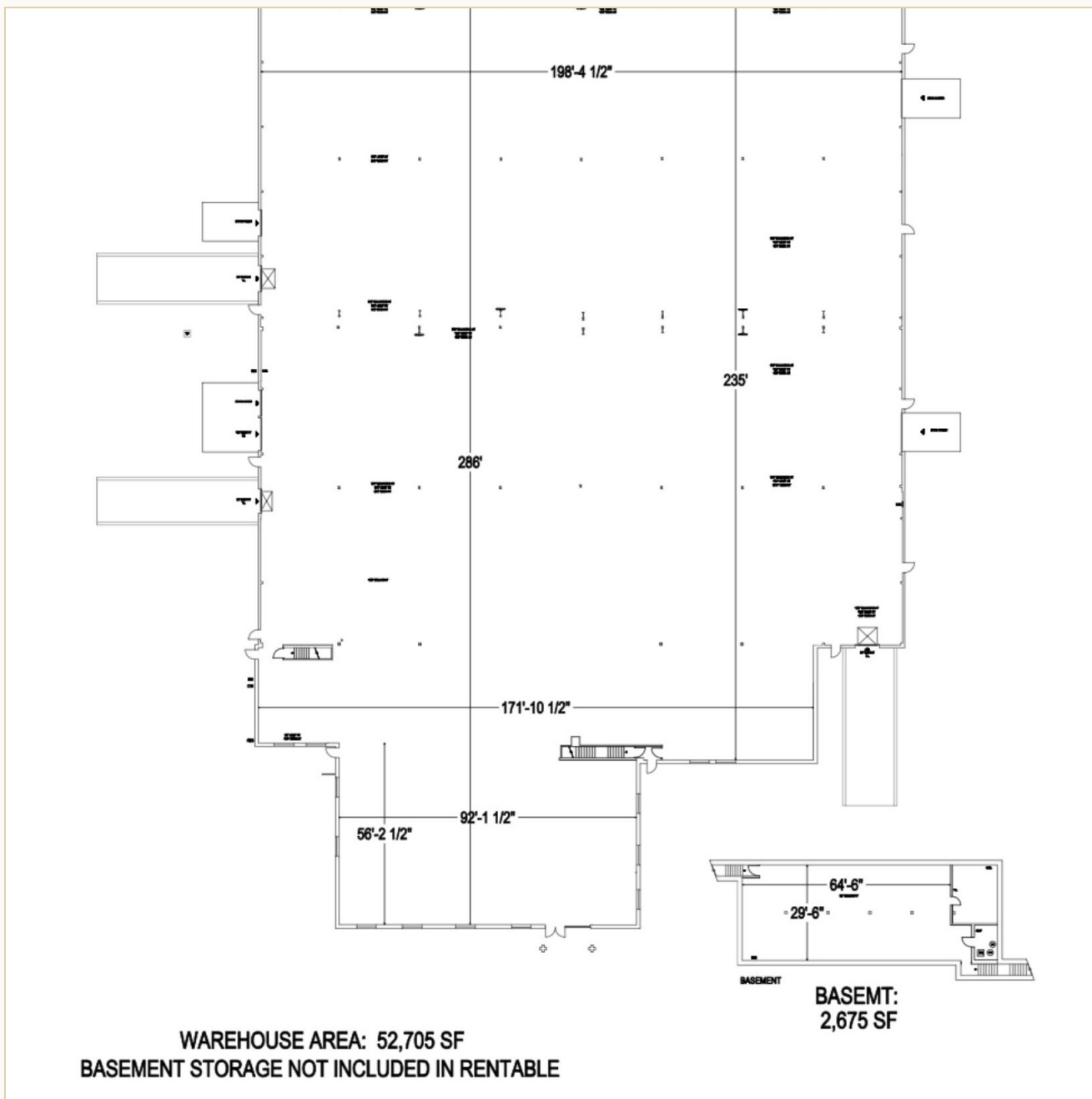
PHOTOGRAPHY — INTERIOR





BUILDING LAYOUT

Floor Plan — Current



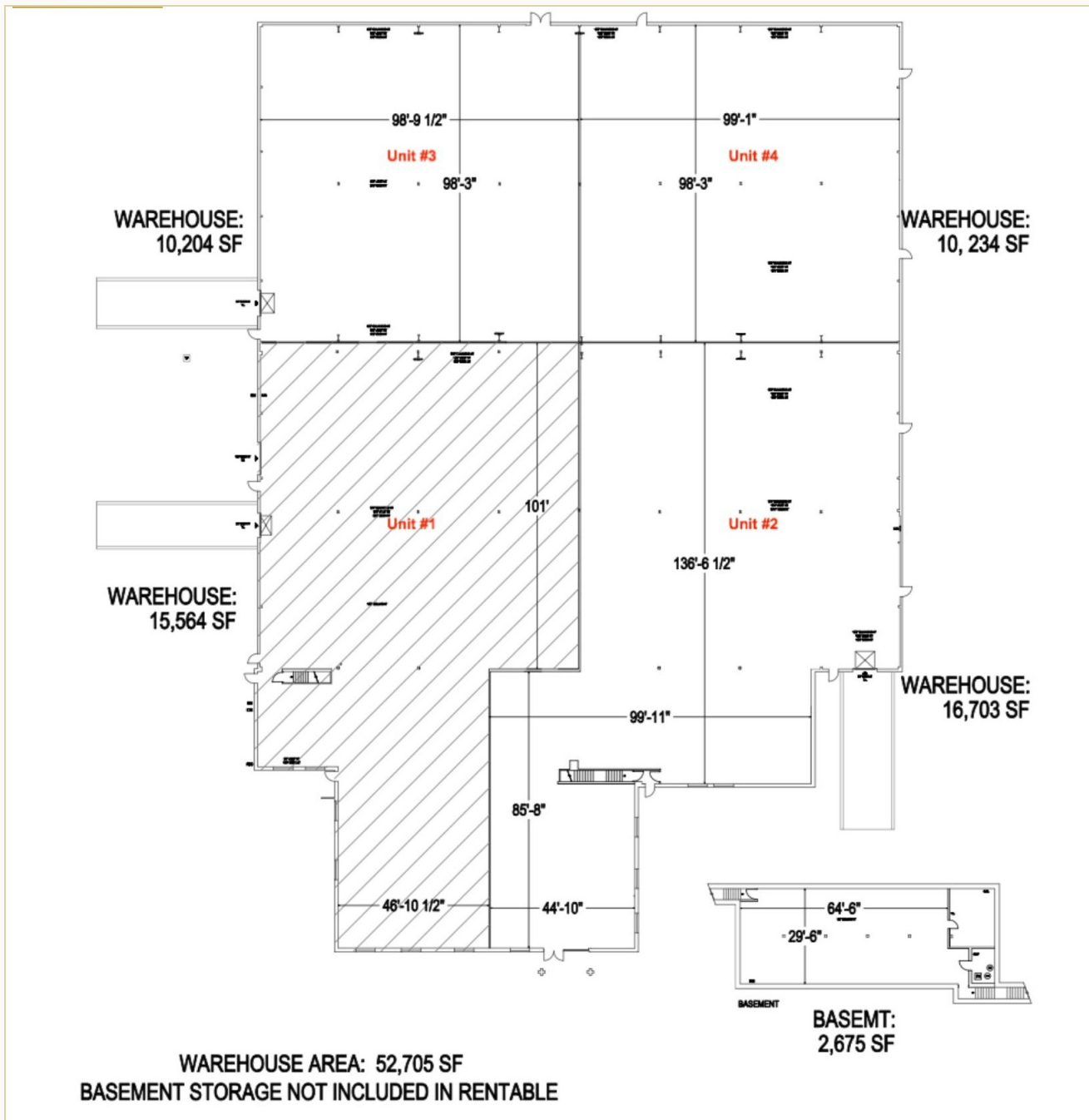
FLOOR PLAN — CURRENT





Floor Plan — Potential 4-Unit Subdivision

Electrical and HVAC systems are already organized to support subdivision into four independent units, should a tenant want that flexibility down the road.





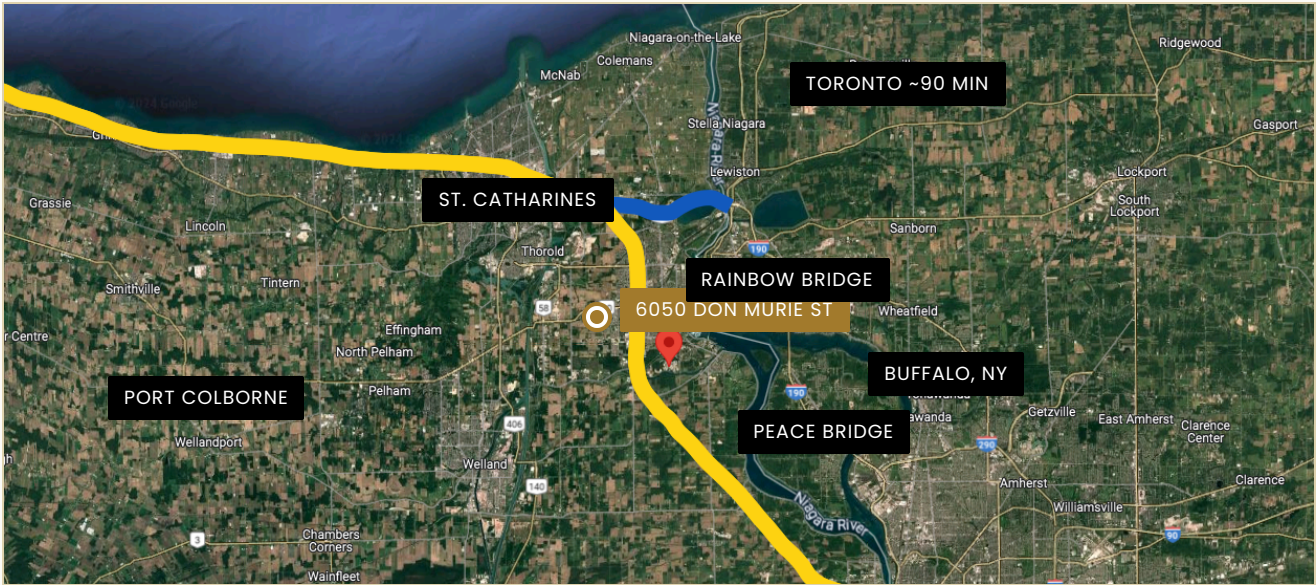
LOCATION & CONNECTIVITY

Closer To The Border Than The GTA Ever Gets You

6050 Don Murie Street sits inside Niagara Falls' Stanley Avenue Business Park — about 5 minutes from the QEW and roughly 17 minutes from the Peace Bridge into New York State. For cross-border shippers, that's efficient access to I-190 and the U.S. Northeast without ever touching Toronto traffic.

Niagara vs. The GTA		
	6050 DON MURIE ST	TYPICAL GTA INDUSTRIAL
Lease Rate	A fraction of GTA asking net rent	Premium, still climbing
Condition	Fully renovated 2025 — turnkey	Often dated, capital needed
Highway Access	5 min to QEW	401 / 427 congestion
US Border Access	~17 min to Peace Bridge	1.5+ hrs to Niagara/Fort Erie
Incentive Programs	Active municipal & provincial support	Limited

DRIVE TIMES (APPROX.)	
QEW On-Ramp	~5 min
Rainbow Bridge (US)	~5 min
Peace Bridge, Fort Erie	~17 min
Buffalo, NY	~25–30 min
St. Catharines	~15 min
Hamilton	~45 min
Toronto (GTA)	~90 min





Built For Doing, Not Just Storing

The General Industrial (GI) designation permits a broad range of uses by right, grouped below for quick reference. Full zoning text is available on request.

Manufacturing & Processing

- Manufacturing, compounding, processing, packaging, bottling & assembling
- Brick, pottery, tile, terra cotta, concrete & concrete products plant
- Food and meat products plant (excl. abattoir) · ice manufacturing
- Rubber factory · soap manufacture · silver plating & cutlery plant
- Licensed cannabis production & designated medical growth facilities

Distribution, Trucking & Storage

- Warehouse · wholesale establishment · trucking or shipping terminal
- Cold storage plant & frozen food locker service
- Grain and feed mill and storage · coal, fuel, gasoline & oil storage yard
- Equipment yard · lumber and planing mill & yard · builder's supply yard

Trade, Repair & Services

- Machine shop · welding shop · carpenter shop
- Repair & servicing of goods, machinery & equipment
- Public garage — auto body & mechanical · car wash
- Commercial printing & associated services

Other Permitted Uses

- Animal hospital / clinic · kennel · humane society
- Laboratory · winery
- Car / truck rental establishment
- Accessory office use to any permitted use

Niagara Is Being Built Around You



FUTURE DEVELOPMENT • STANLEY AVENUE BUSINESS PARK

Paradise at Niagara Falls

A 482-acre master-planned community from GR Investment Group, including 213 acres of protected green space, minutes from the QEW and steps from Niagara Falls' tourist core.



INFRASTRUCTURE • SOUTH NIAGARA

South Niagara Hospital

A 1.3-million-square-foot hospital under construction with EllisDon Infrastructure Healthcare, targeted to open in 2028 — a long-term anchor for jobs and services in the area.

- 01 10-Year Industrial Tax Deferment** — Niagara Falls council approved a municipal & regional tax deferment worth approx. \$224,865/year (\$2.25M over 10 years) to support a new industrial facility and roughly 100 jobs.
- 02 New Sodom Road Industrial Park** — The City of Niagara Falls purchased the former Russell Aviation site to develop a new industrial park.
- 03 \$65M Provincial Manufacturing Boost** — Ontario's Regional Development Program, including the Advanced Manufacturing & Innovation Competitiveness stream and a 10% Ontario Made Manufacturing Investment Tax Credit, is actively supporting Niagara-area manufacturers.



LEGACY REALTY

6050 DON MURIE STREET · NIAGARA FALLS, ON

Let's Talk Lease Terms.

Derek Doyle

BROKER | CO-FOUNDER

905.745.8444



REALTY NETWORK: 100 INC., BROKERAGE

The material contained in this Information Package is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Derek Doyle or Daniel Doyle (Realty Network: 100 Inc.) or Owner. The only party authorized to represent the Property Owner ("Owner") in connection with the lease of the Property are Legacy Realty representatives; no other person is authorized to make representations on the Owner's behalf. Neither Derek Doyle, Daniel Doyle, Legacy Realty, Realty Network: 100 Inc., Brokerage, nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing herein shall be relied upon as a promise or representation as to future performance of the Property. Recipients are advised to conduct their own comprehensive review and analysis. This Information Package is a solicitation of interest only and is not an offer to lease. The Owner reserves the right, at its sole discretion, to reject any or all expressions of interest and to terminate negotiations at any time, with or without notice. No legal commitment or obligation shall arise unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to the Owner. © 2026 Legacy Realty. All rights reserved.