



LEGACY REALTY

INDUSTRIAL • FOR LEASE

STANLEY AVENUE BUSINESS PARK

For Lease

6040 Progress Street

NIAGARA FALLS, ONTARIO

80,000

SQ. FT. TOTAL

±4

ACRE SITE

22'6"

CLEAR HEIGHT

7+1

LOADING DOORS

GI

ZONING

MOVE-IN READY • PHASE I ESA ON FILE

FOR MORE INFORMATION CALL 905.745.8444



6040 PROGRESS ST. • NIAGARA FALLS, ON

Space Is Scarce. This Isn't Spoken For.

6040 Progress Street puts 79,886 square feet of move-in-ready industrial space in Niagara Falls' established Stanley Avenue Business Park — a rare large-block listing in a market where comparable buildings don't stay available for long.

Built for immediate occupancy, the facility gives a growing operation the chance to lease well-specified space at Niagara pricing, not GTA pricing — while staying one on-ramp from the QEW and minutes from two international border crossings into the U.S.

The building is constructed with insulated metal cladding and offers seven dock-level loading doors, one grade-level door, clear heights up to 22'6", and 400-amp / 600-volt three-phase power. The sprinkler system has been recently inspected and fire certified.

A clean Phase I Environmental Site Assessment is on file — one less item on a tenant's due-diligence list.



6040 PROGRESS STREET — SITE AERIAL

AT A GLANCE

Total Building	79,886 SF
Warehouse	70,579 SF
Office	4,639 SF
Mezzanine	4,668 SF
Site Area	±4 Acres
Zoning	General Industrial
Status	Move-In Ready
Occupancy	Immediate



PARCEL OUTLINE — KISTER RD & PROGRESS ST



SPECIFICATIONS

Built To Move Freight

Every spec on this page is oriented toward one thing: getting trucks in, product moving, and occupants operating from day one.

CLEAR HEIGHT

Up to 22'6"

LOADING

7 Dock + 1 Grade Door

POWER

400A / 600V, 3-Phase

CONSTRUCTION

Insulated Metal Cladding

FIRE & LIFE SAFETY

Sprinklered & Fire Certified

ENVIRONMENTAL

Clean Phase I ESA on File

SITE AREA

±4 Acres

AVAILABILITY

Immediate Occupancy



LOADING CONFIGURATION — 7 DOCK-LEVEL DOORS / 1 GRADE-LEVEL DOOR





PHOTOGRAPHY

Exterior

PHOTOGRAPHY — EXTERIOR



FRONT ELEVATION



OFFICE ENTRANCE



RECEIVING — DOORS 5-7



LOADING — DOORS 1-4



GRADE-LEVEL DOOR



FRONT ELEVATION — ALTERNATE VIEW



PHOTOGRAPHY

Warehouse & Mezzanine



OPEN WAREHOUSE FLOOR



WAREHOUSE — COLUMN GRID



MEZZANINE LEVEL



UTILITY / DOCK SUPPORT AREA

PHOTOGRAPHY — WAREHOUSE



PHOTOGRAPHY

Office & Amenities



SECOND-FLOOR OFFICE



PRIVATE OFFICES



RECEPTION / WORKSTATIONS



WAREHOUSE FROM MEZZANINE

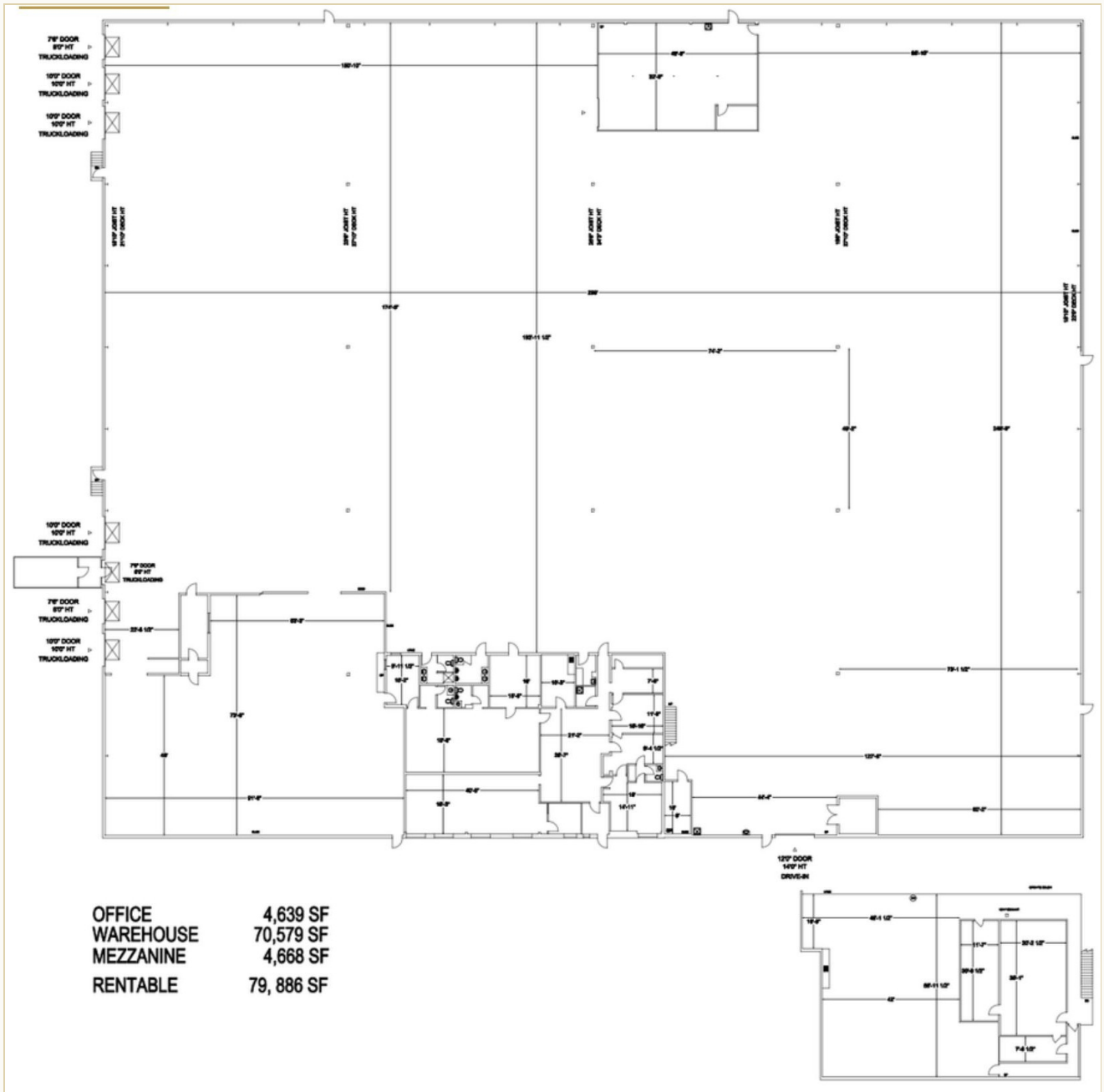




BUILDING LAYOUT

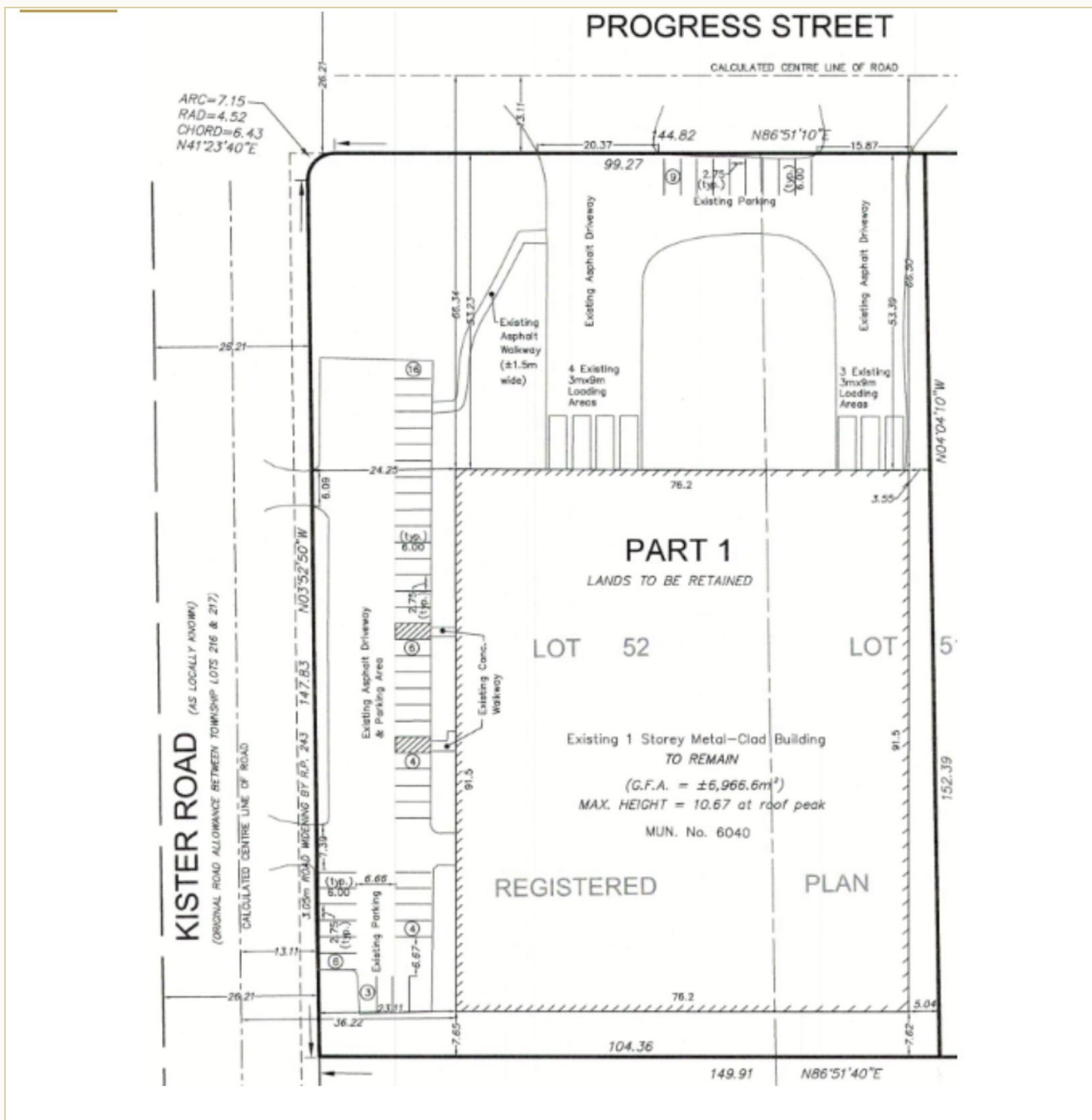
Floor Plan

FLOOR PLAN





Survey





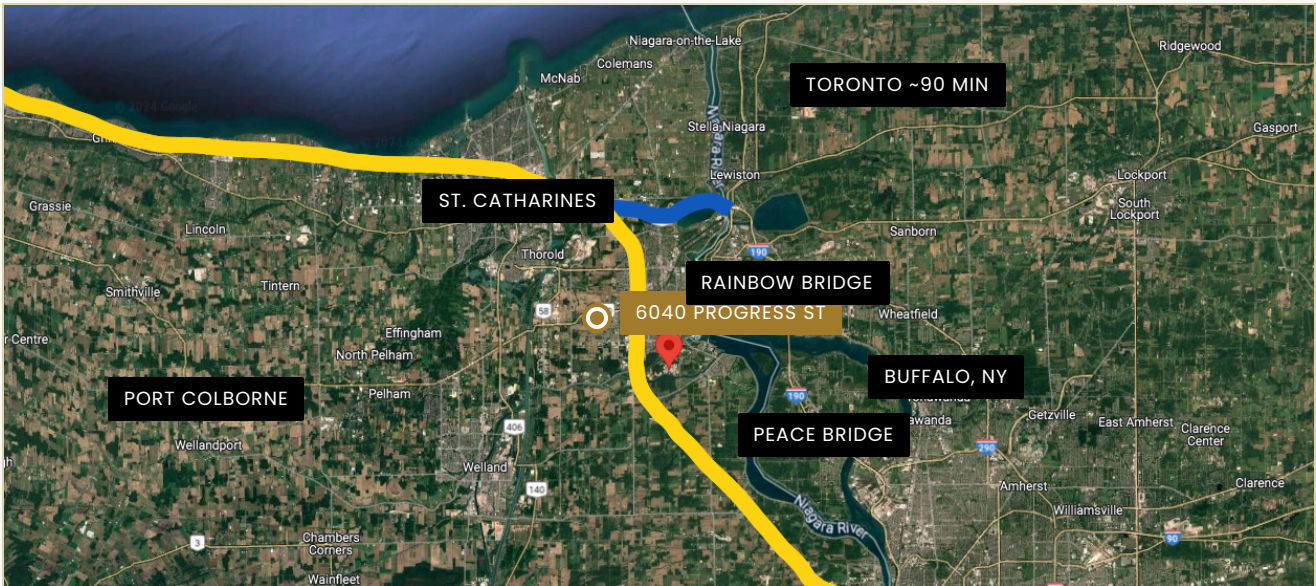
LOCATION & CONNECTIVITY

Closer To The Border Than The GTA Ever Gets You

6040 Progress Street sits inside Niagara Falls' Stanley Avenue Business Park — one movement from the QEW and minutes from two international crossings into New York State, the Rainbow Bridge and the Peace Bridge in Fort Erie. For cross-border shippers, that's direct access to I-190 and the U.S. Northeast without ever touching Toronto traffic.

Niagara vs. The GTA		
	6040 PROGRESS ST	TYPICAL GTA INDUSTRIAL
Lease Rate	A fraction of GTA asking net rent	Premium, still climbing
Availability	Ready — move in now	Long pre-lease queues
Highway Access	Direct QEW on-ramp	401 / 427 congestion
US Border Access	Minutes to 2 crossings	1.5+ hrs to Niagara/Fort Erie
Incentive Programs	Active municipal & provincial support	Limited

DRIVE TIMES (APPROX.)	
QEW On-Ramp	Minutes
Rainbow Bridge (US)	~5 min
Peace Bridge, Fort Erie	~25 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 · 0.5 KM WEST

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 · 3 KM SOUTHWEST

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

6040 PROGRESS STREET • NIAGARA FALLS, ON

Let's Talk Lease Terms.

Derek Doyle

BROKER | CO-FOUNDER

905.745.8444



REALTY NETWORK: 100 INC., BROKERAGE

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