

FOR SALE

THE COTTON MILL COMPLEX

125-129 HAGAR STREET

WELLAND, ONTARIO

**312,000 SF INDUSTRIAL MULTI-TENANT
INVESTMENT OPPORTUNITY**



KEY HIGHLIGHTS

STABLE STREAM OF INCOME WITH VALUE-ADD POTENTIAL

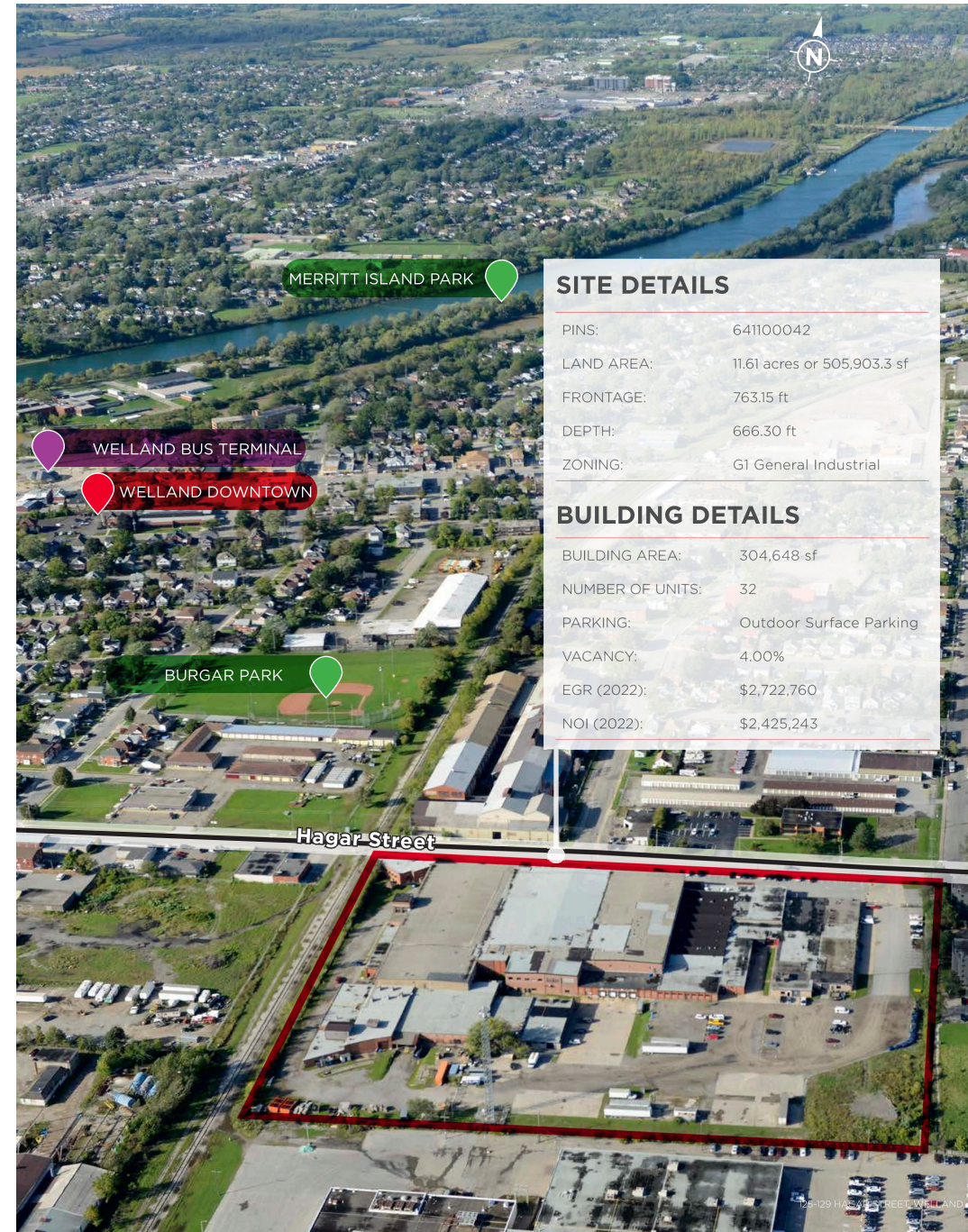
- Fully occupied, multi-unit building with triple net lease agreements in place for diverse tenant mix ranging from private local entities to national enterprises; assortment of distribution, warehousing, flex and office/retail uses
- Excess demand for space in the complex, providing landlord with flexibility to be selective over new tenancies
- Average in place net rental rate of \$7.99 per square foot trails market rent of \$10.00-\$12.00 per square foot
- Weighted Average Lease Term of 2.14 years
- Opportunity to reposition 2nd floor mezzanine space and standalone building at 125 Hagar Street to increase rental revenue

UNIQUE COMBINATION OF CHARACTER AND SCALE

- Well-maintained by current private ownership and modernized with minimal deferred capex
- Original brick and steel beam building constructed in 1913, offering unique and marketable spaces for a variety of users throughout the complex
- 312,000 square foot complex with 200,268 square feet of industrial/distribution/commercial space on ground floor and 96,380 square feet of distribution/warehousing space on 2nd floor at 129 Hagar Street
- 8,000 square feet of office space in detached brick and beam office building at 125 Hagar Street

STRONG MARKET DYNAMICS IN WELLAND AND NIAGARA REGION

- Limited existing supply of industrial product available for lease
- Availability rate in Niagara Region under 2%
- City controlled land in Welland only available to end users - will not sell to developers or speculators
- Only two other existing parcels of greenfield totaling 5.6 acres
- Only one planned speculative industrial project (35,300 sf), scheduled to commence August 2022
- Welland's labor force of 25,000 strong is well known for its depth and experience in the Advanced Manufacturing sector and is bolstered by the Niagara region labor force which exceeds 230,000
- Some key occupiers include Valbruna, Canada's only specialty steels products manufacturer, GE, Bosch Rexroth, Convergys and Atlantic Biodiesel
- New home construction starts in Welland have experienced successive record years since 2018, with continued growth forecasted into the short and medium term



SITE DETAILS

| | |
|------------|-----------------------------|
| PINS: | 641100042 |
| LAND AREA: | 11.61 acres or 505,903.3 sf |
| FRONTAGE: | 763.15 ft |
| DEPTH: | 666.30 ft |
| ZONING: | G1 General Industrial |

BUILDING DETAILS

| | |
|------------------|-------------------------|
| BUILDING AREA: | 304,648 sf |
| NUMBER OF UNITS: | 32 |
| PARKING: | Outdoor Surface Parking |
| VACANCY: | 4.00% |
| EGR (2022): | \$2,722,760 |
| NOI (2022): | \$2,425,243 |



OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 125-129 Hagar Street, Welland, Ontario. The Property is offered for sale unpriced. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

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