

# anatolia

## ANATOLIA BUSINESS PARK

50,000 SF to 642,500 SF | FOR LEASE



*This image is a visualization and is not an exact representation of the final design. All details are subject to change.*

**Q3 2027 OCCUPANCY**  
**FLEXIBLE DESIGN-BUILD INDUSTRIAL SPACE**

**FOR MORE  
INFORMATION,  
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# GROW YOUR BUSINESS IN THE HEART OF NIAGARA

**PHASE 1: 50,000 SF - 290,837 SF | AVAILABLE Q3 2027**

**PHASE 2: 50,000 SF - 227,836 SF | INQUIRE FOR MORE DETAILS**

**PHASE 3: 50,000 SF - 123,720 SF | INQUIRE FOR MORE DETAILS**

## ANATOLIA BUSINESS PARK

725 SOUTH SERVICE ROAD, GRIMSBY

Introducing **Anatolia Business Park**, located directly off the Queen Elizabeth Way in Grimsby, Ontario. The site will host 3 individual industrial buildings, totaling 642,500 SF of space. The buildings will feature 40' clear heights, 151 truck level doors, 6 drive-in doors, 3000A/600V power, ESFR sprinklers, and built-to-suit office areas. Professionally owned and managed by Anatolia Capital.

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# DEVELOPMENT PLAN

 **CLEAR HEIGHT**  
**40'**

 **BAY SIZE**  
**52' x 50'**

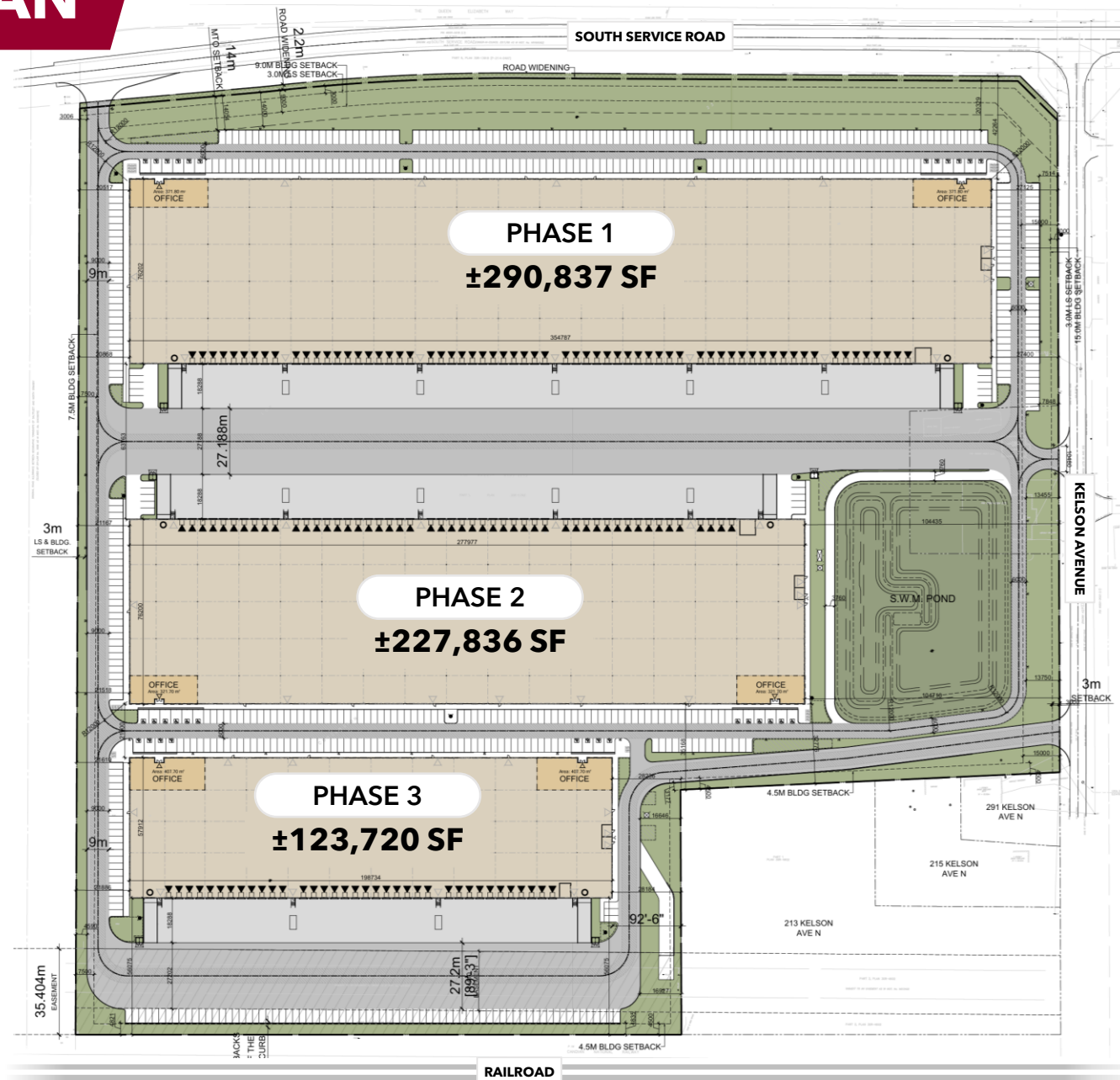
 **SPRINKLERS**  
**ESFR**

 **LIGHTING**  
**LED Motion Sensor**

 **POWER**  
**3000A/600V**

 **OFFICE AREA**  
**Built-to-Suit**

 **SHIPPING**  
**151 Truck Level**  
**6 Drive-In**



**TOTAL ±642,500 SF**



# CROSS-BORDER MULTIMODAL CONNECTIVITY



## DRIVE TIMES

### BORDER CROSSINGS

Queenston-Lewiston Bridge 32 MINS

Rainbow Bridge 37 MINS

Peace Bridge 44 MINS

### MULTIMODAL HUBS

Hamilton Port 22 MINS

Hamilton Airport 33 MINS

Niagara Falls Airport 46 MINS

Pearson Airport 46 MINS

### MAJOR AREAS

St. Catharines, ON 22 MINS

Hamilton, ON 30 MINS

Mississauga, ON 38 MINS

Fort Erie, ON 43 MINS

Buffalo, NY 54 MINS

Toronto, ON 1 HR

# DEMOGRAPHICS

## WITHIN 10 KM

POPULATION  
**73,076**

MEDIAN AGE  
**47**

LABOUR FORCE  
**38,050**

MEDIAN  
HOUSEHOLD INCOME  
**\$105,000**

## 10 KM to 20 KM

POPULATION  
**339,648**

MEDIAN AGE  
**42**

LABOUR FORCE  
**280,475**

MEDIAN  
HOUSEHOLD INCOME  
**\$84,000**

## 20 KM to 30 KM

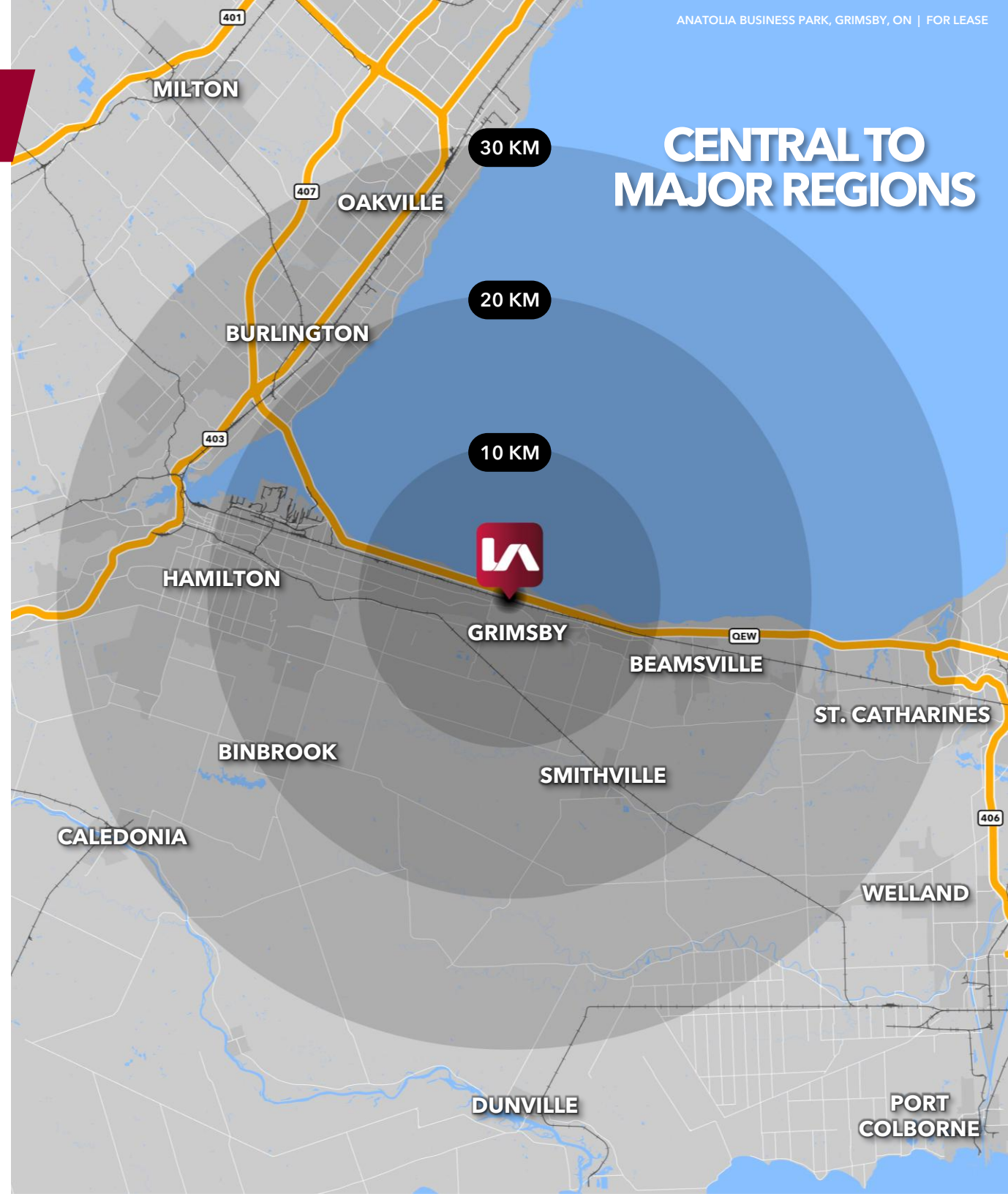
POPULATION  
**557,337**

MEDIAN AGE  
**43**

LABOUR FORCE  
**292,920**

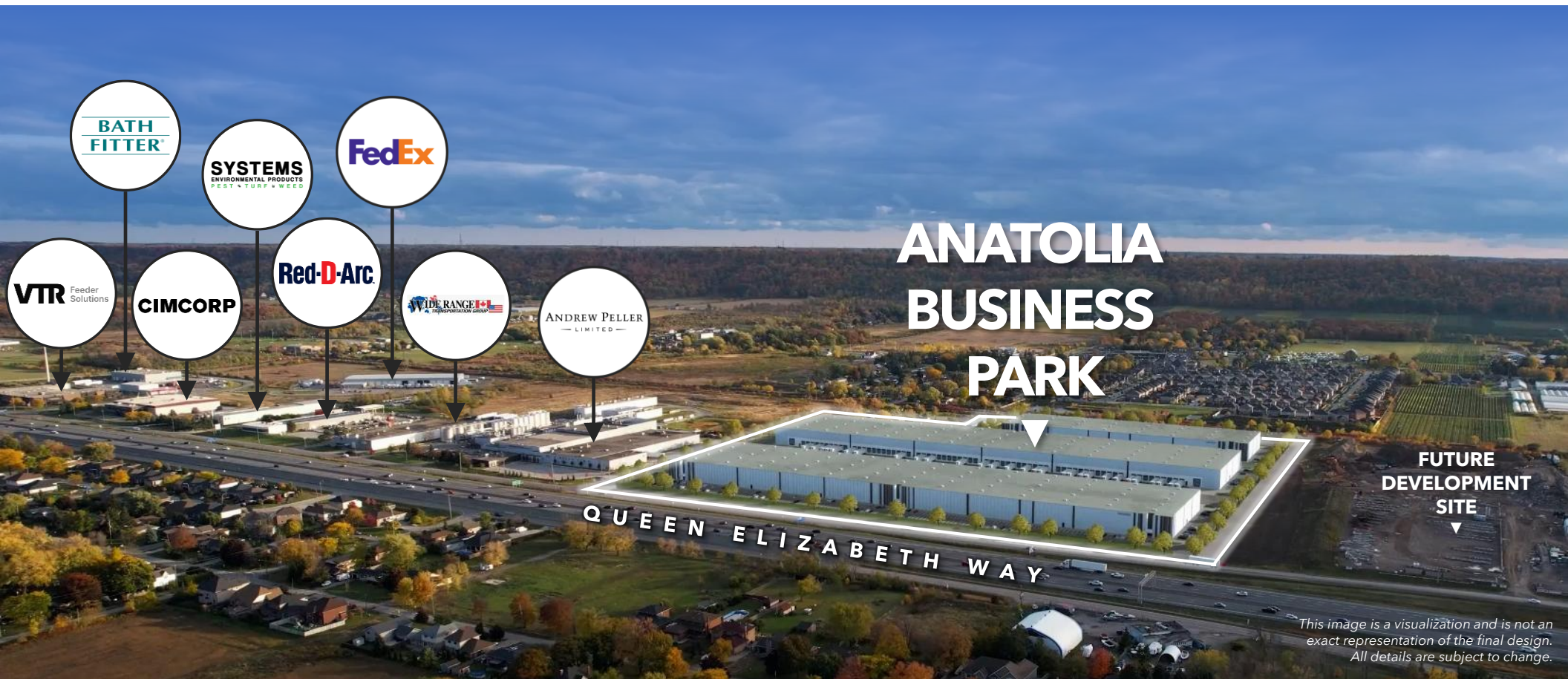
MEDIAN  
HOUSEHOLD INCOME  
**\$117,000**

## CENTRAL TO MAJOR REGIONS





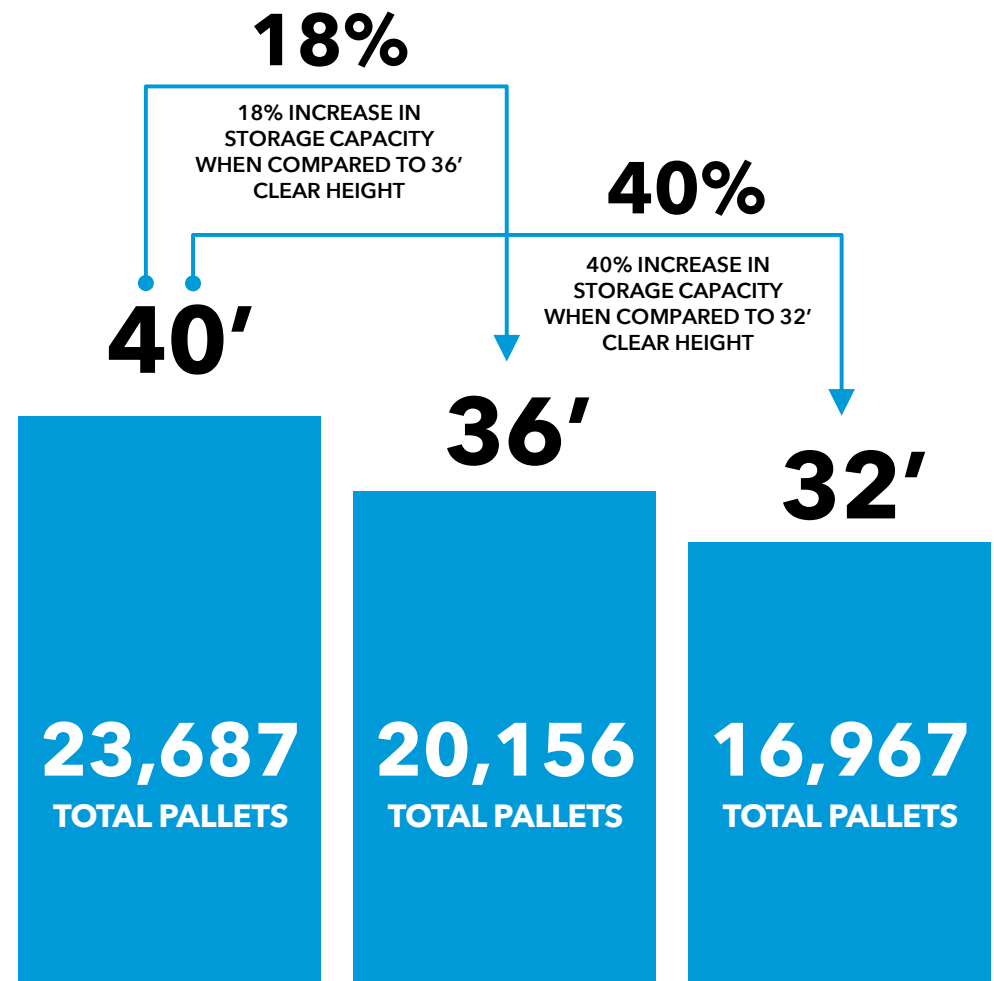
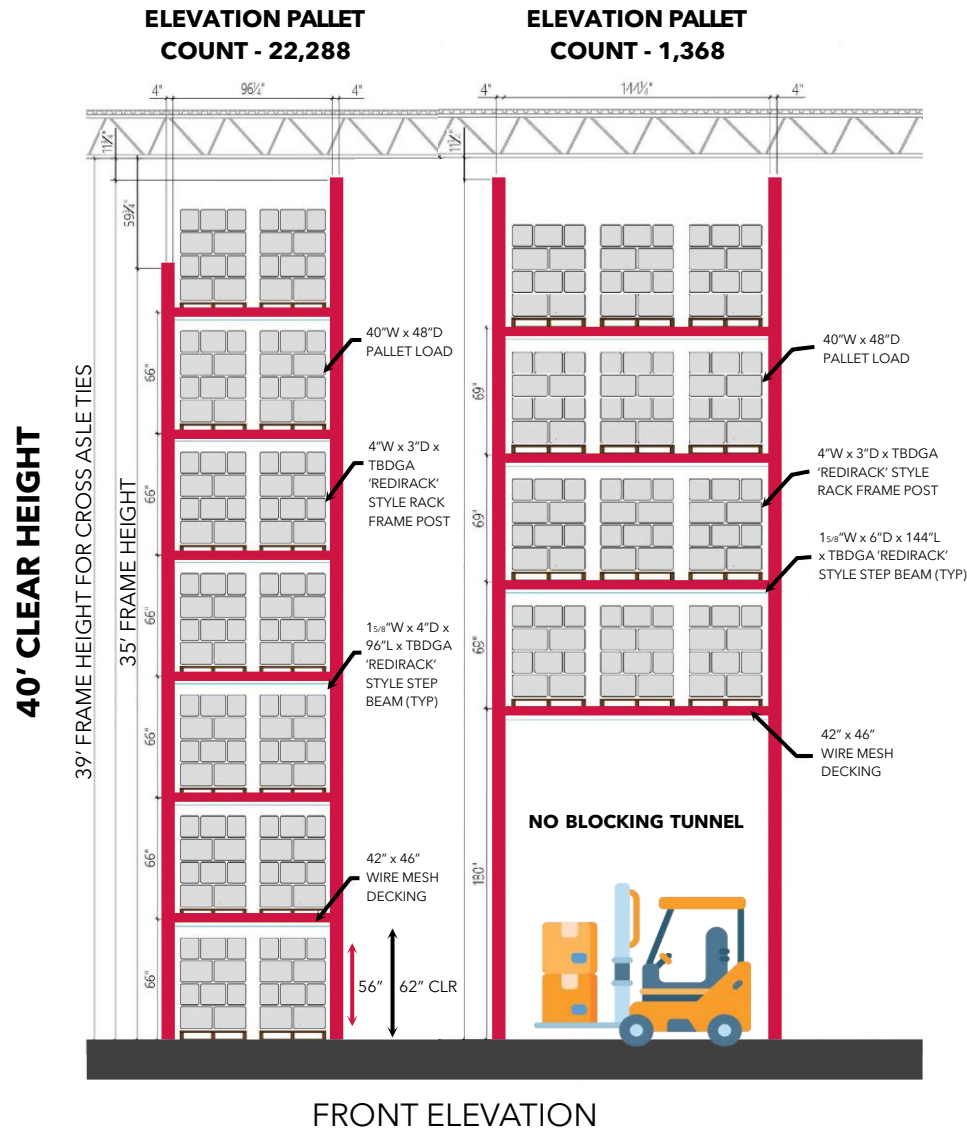
# CORPORATE NEIGHBOURS



**JOHN DEERE**



# ADVANTAGES OF 40' CLEAR HEIGHT



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**Anatolia Capital Corp.** is a renewable energy and real estate management company that specializes in the management of commercial properties in North America. With its recent success in the market, Anatolia Capital Corp. continues to experience exceptional growth with new acquisitions in commercial properties and land for future development. Current holdings include over 12 million square feet of A Class industrial properties which are leased out. Anatolia also owns over 2,500 acres of land for future industrial and residential development.

**Lee & Associates** offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with offices throughout the United States and Canada. Lee & Associates Toronto delivers world class service to an array of regional, national and international clients—from small businesses and local investors to major corporate users and institutional investors. Our professionals combine the latest technology, resources and market intelligence with their experience, expertise and commitment to superior service to optimize results.





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