

anatolia

ANATOLIA BUSINESS PARK

50,000 SF to 640,000 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 2028 OCCUPANCY
FLEXIBLE DESIGN-BUILD INDUSTRIAL SPACE

**FOR MORE
INFORMATION,
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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 - 119,398 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 640,000 SF of space. The buildings will feature 40' clear heights, 149 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



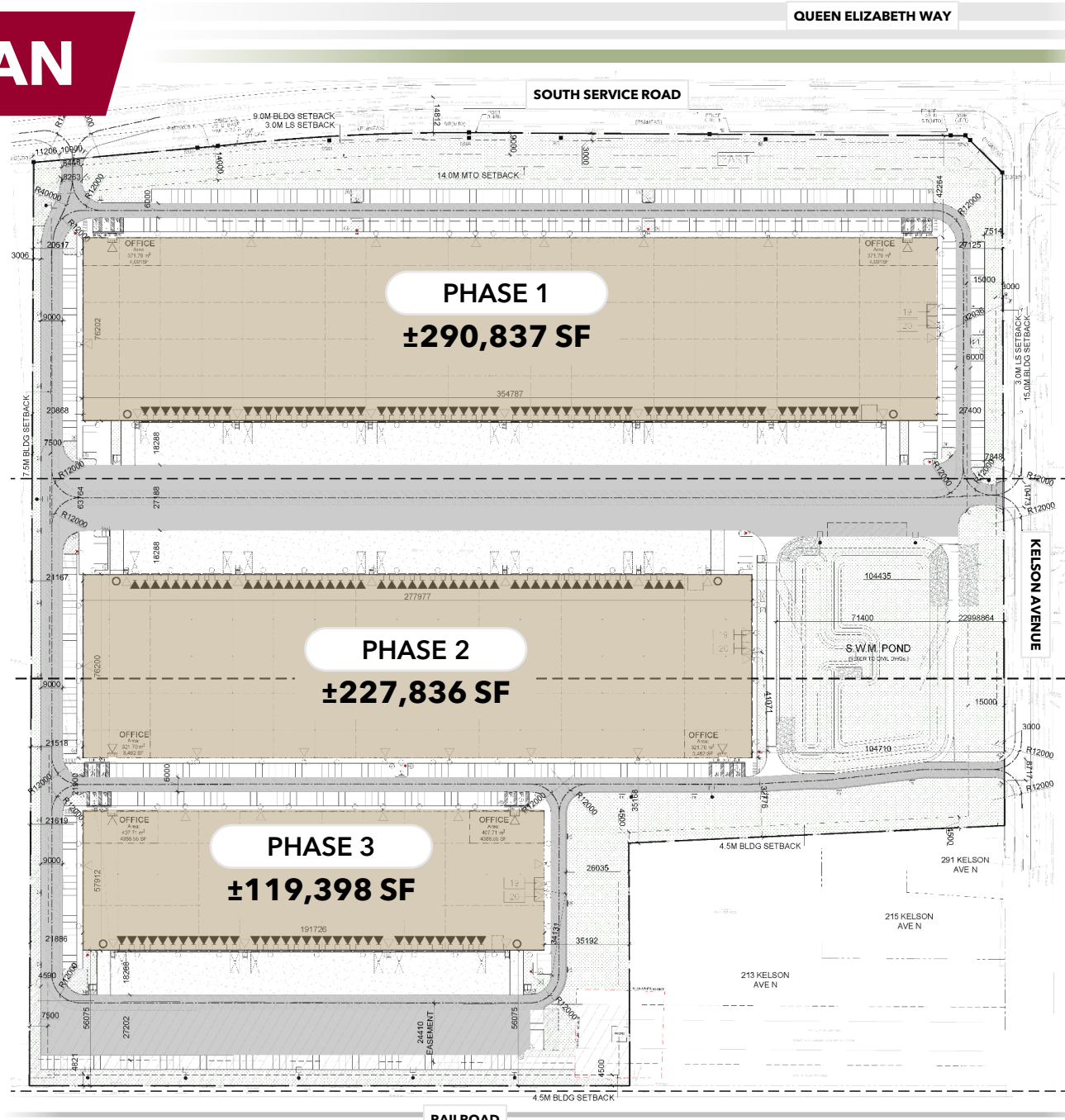
POWER
3000A/600V



OFFICE AREA
Built-to-Suit



SHIPPING
149 Truck Level
6 Drive-In



TOTAL $\pm 640,000$ 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

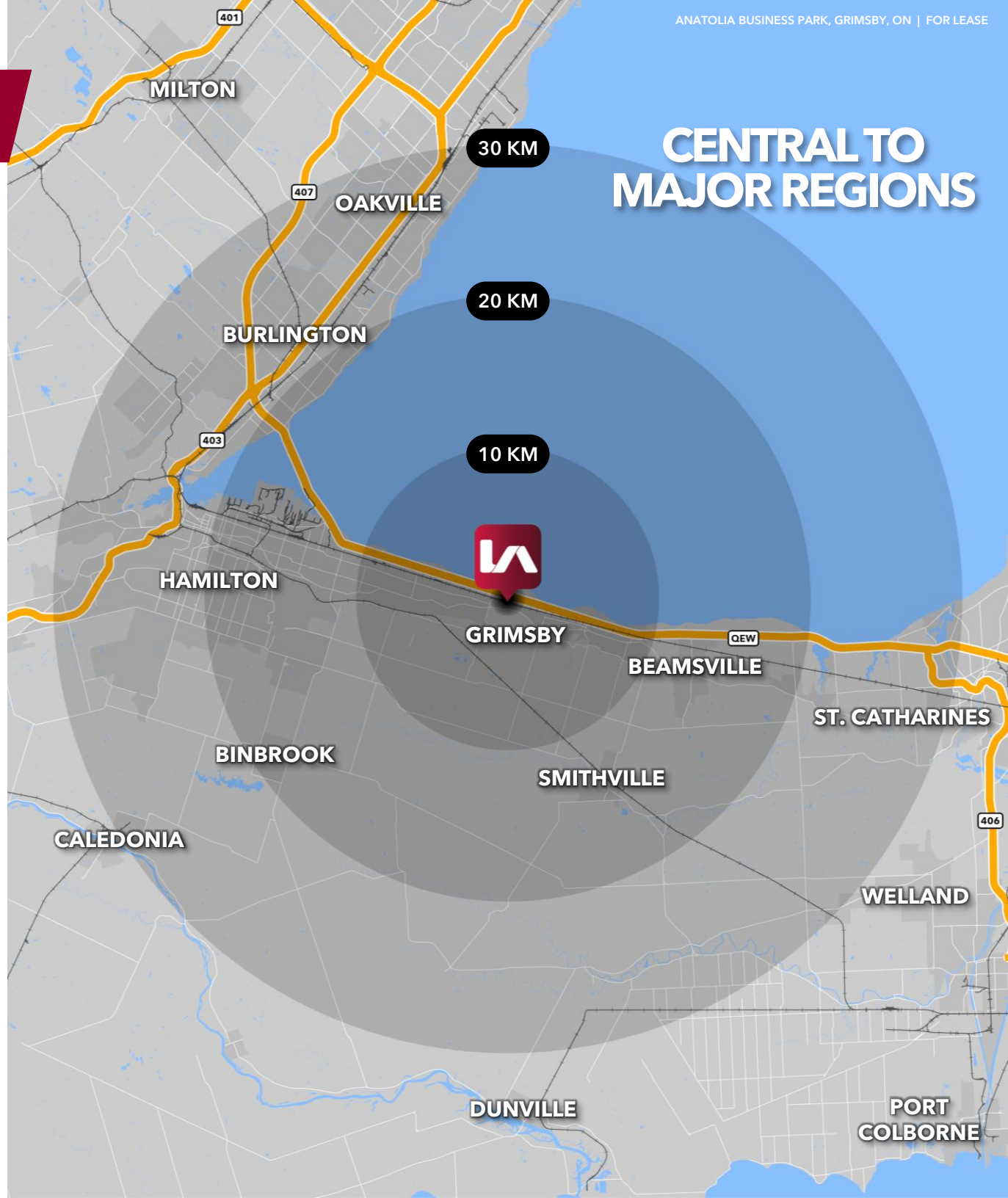
20 KM to 30 KM

POPULATION
557,337

MEDIAN AGE
43

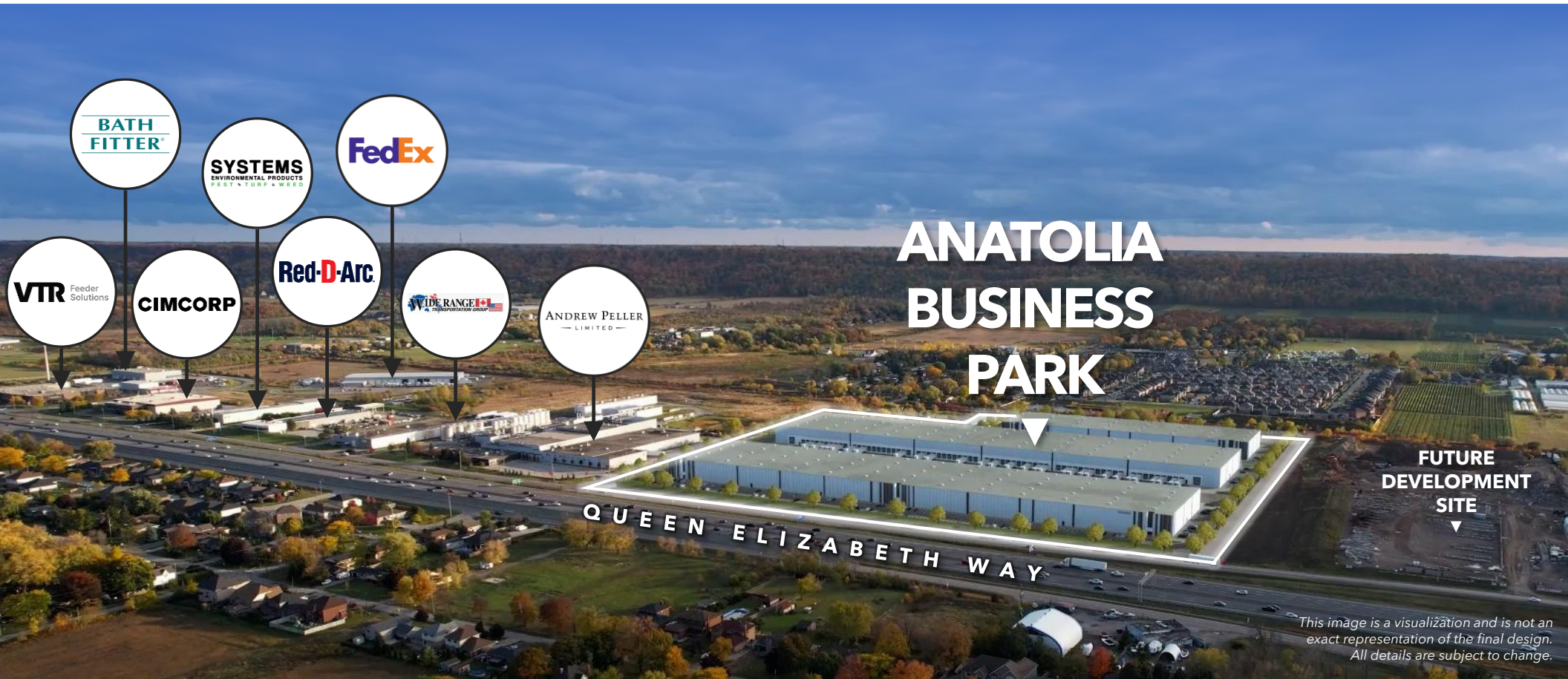
LABOUR FORCE
292,920

MEDIAN HOUSEHOLD INCOME
\$117,000

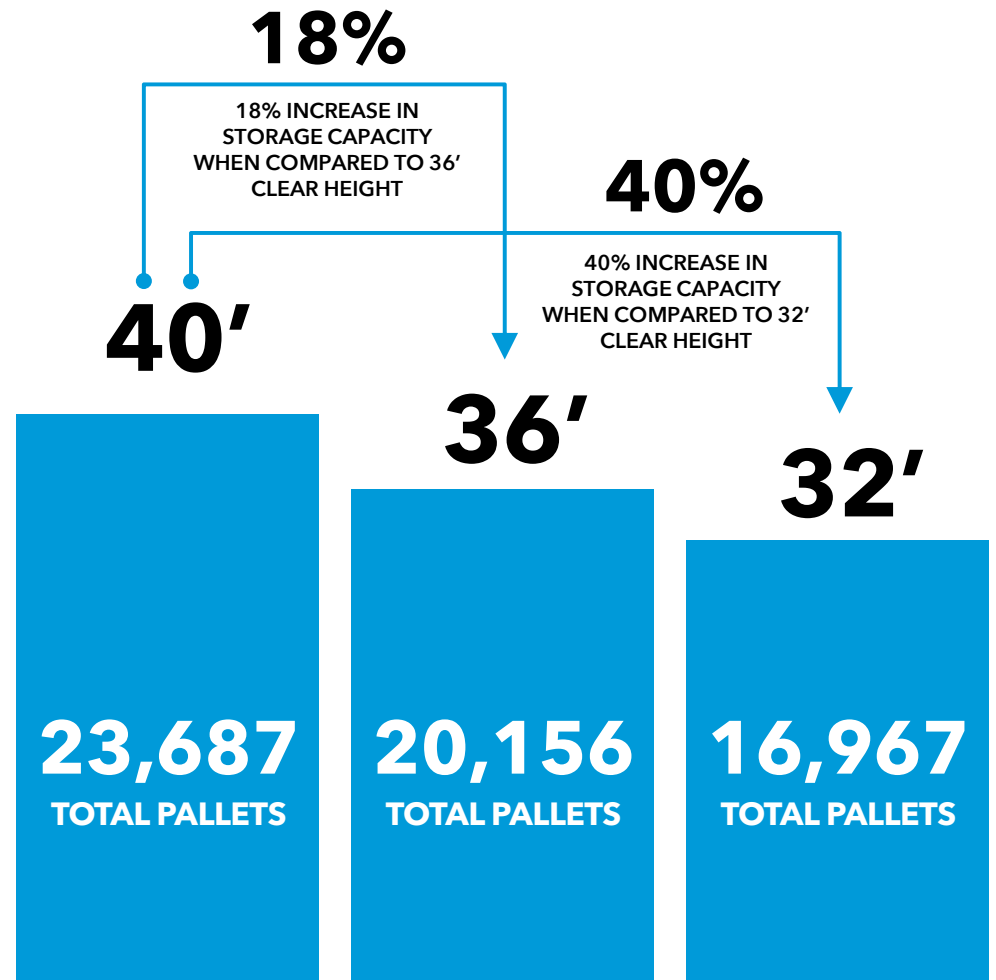
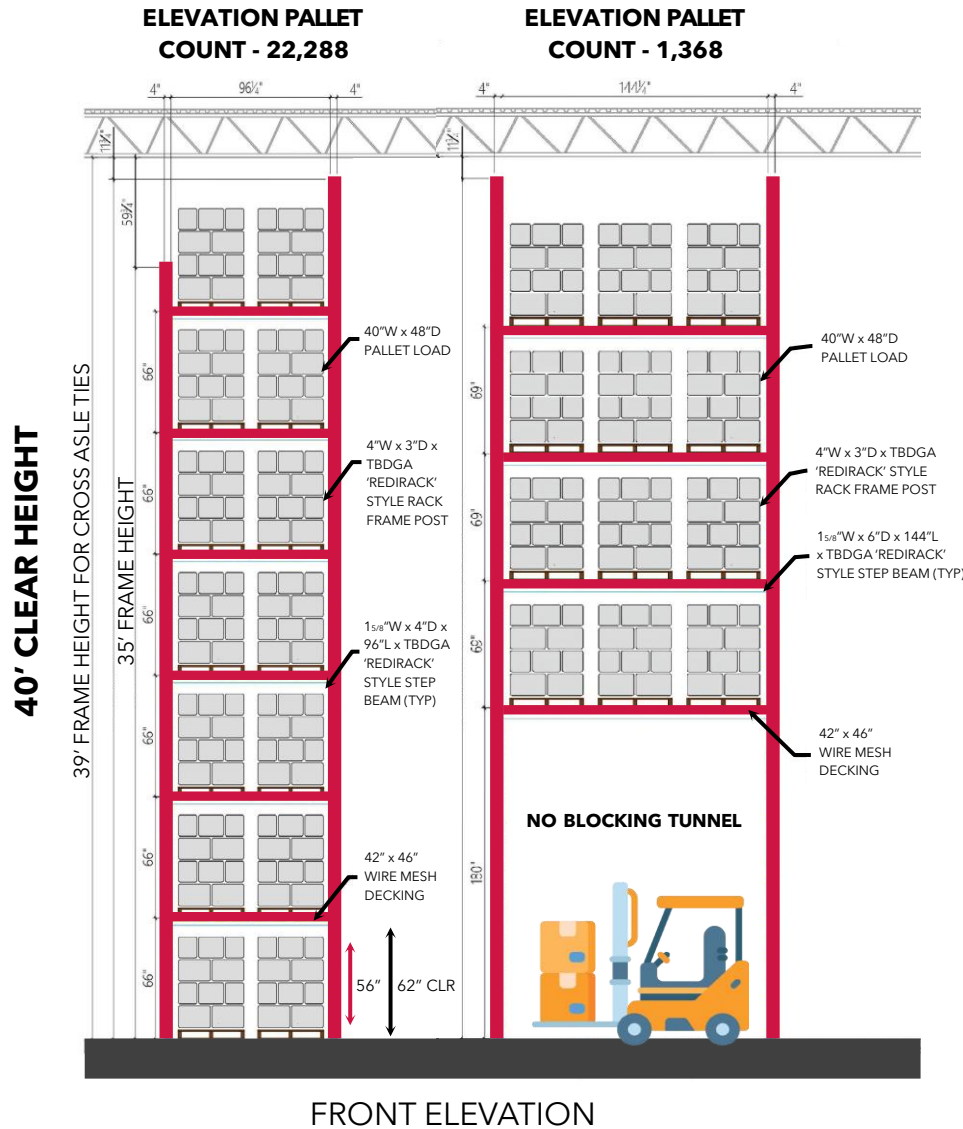


CENTRAL TO MAJOR REGIONS

CORPORATE NEIGHBOURS



ADVANTAGES OF 40' CLEAR HEIGHT

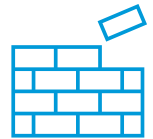


NIAGARA FOREIGN TRADE ZONE



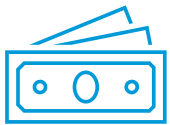
CUSTOM BONDED WAREHOUSE PROGRAM

This program allows businesses to store imported goods without paying duties and taxes until the goods enter the Canadian market.



DUTIES RELIEF PROGRAM

This program allows businesses to import goods without paying duties if the goods are eventually exported or used in exported products.



EXPORT DISTRIBUTION CENTRE PROGRAM

Program This program eliminates GST/HST on imported or domestic goods that are stored, processed, and later exported.



DRAWBACK PROGRAM

This program allows businesses to recover customs duties paid on imported goods that are later exported or destroyed.



EXPORTERS OF PROCESSING SERVICES PROGRAM

This program eliminates GST/HST on imported goods that are processed in Canada and then exported.



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[Niagara Foreign Trade Zone](#)



TOWN OF
GRIMSBY

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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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