

# **\$27,789,000 - 110 Udine Avenue, Welland (cooks Mills)**

MLS® #X12462901

**\$27,789,000**

0 Bedroom, 0.00 Bathroom, 93 sqft

Industrial on 92.52 Acres

765 - Cooks Mills, Welland (cooks Mills),  
Ontario

One of the last sizeable heavy industrial vacant land parcels available in the Niagara Region for sale. This 92+ acre site along the Welland Canal in the City of Welland presents an outstanding investment opportunity, particularly for manufacturers and businesses seeking to benefit from its strategic location for transportation and logistics. Located just minutes from Highway 406, this site boasts direct access to both the canal and an adjacent rail line. The property is also located in the Niagara Gateway Economic Zone and Centre Community Improvement Plan Area. New development projects may be eligible for tax reductions or grants. The General Industrial (G1) zoning permits a wide range of significant Light and Heavy Industrial uses, including Manufacturing/Warehousing & Logistics, Waste

Transfer/Processing/Recycling facility, Generating plant, Technology industries and Outside storage. The site has the availability of two road access points. Udine Ave. on the northside and Netherby Rd. on the southside. The south side of the property is across from the Asahi Kasei lithium-ion battery separator plant, a significant joint venture investment supported by the Federal and Provincial Governments, to bring economic growth to Niagara Region. Municipal services are available along Rusholme Road, 280 metres from the lot line. Future possibility for the site to connect with the proposed Hydro One



Welland Thorold 230-kilovolt double-circuit transmission line, providing 400 megawatts of new capacity to the area. Approximately 1 +/- acres is regulated by Niagara Peninsula Conservation Authority as wetland. A Phase I Environmental Assessment was completed in June 2022. (id:6289)

## Essential Information

|                |              |
|----------------|--------------|
| Listing #      | X12462901    |
| Price          | \$27,789,000 |
| Bathrooms      | 0.00         |
| Square Footage | 93           |
| Acres          | 92.52        |
| Type           | Industrial   |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 110 Udine Avenue      |
| Subdivision | 765 - Cooks Mills     |
| City        | Welland (cooks Mills) |
| Province    | Ontario               |
| Postal Code | L3B5N7                |

## Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Highway            |
| Features  | Irregular lot size |

## Interior

|         |       |
|---------|-------|
| Heating | Other |
| Cooling | None  |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | COLDWELL BANKER INTEGRITY REAL ESTATE INC. |
|----------------|--------------------------------------------|



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Listing information last updated on November 3rd, 2025 at 9:46pm EST