



For Sale

3120 Marina Boulevard | Lincoln | ON

±7,500 SF Cold Storage PLUS ±4,500 SF ADDITIONAL BUILDING

A cold storage facility with approved expansion plus prime QEW exposure and access. Located in Niagara's agri-business corridor.

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**Broker **Broker of Record*



LIST PRICE:

\$6,795,000

Colliers International Niagara Ltd., Brokerage

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QEW

QEW

±4,800 SF
Additional Building

±7,500 SF
Main Building (Cold
Storage & Office)

DESIGNED FOR OPERATORS. POSITIONED FOR GROWTH.



Cold Storage
Expansion to 30,000
SF Already Approved



Cold Storage
Facilities with Office



TWO Truck loading
bays & TWO Grade
level loading doors



Prime QEW Exposure
with immediate
Highway access

Property Specifications

Colliers

3120 Marina Boulevard, Lincoln, ON



POTENTIAL USES:

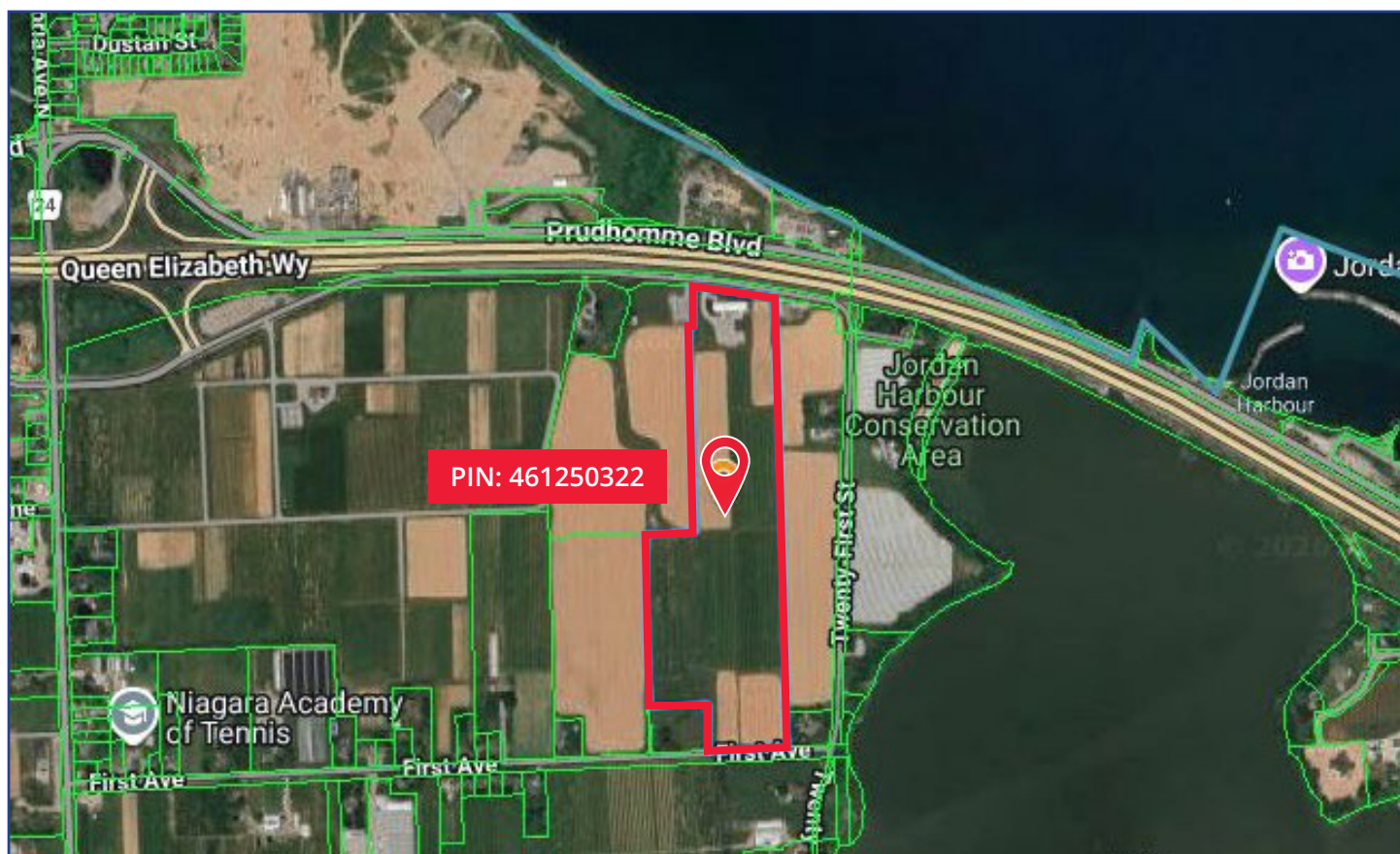
- Produce distribution hub
- Floral distribution hub
- Produce/ Peach Pie Bakery/ Floral Retail
- Winery/ Restaurant
- Brewery/ Cidery/ Restaurant
- Greenhouse Produce Production Specializing in Leafy Greens

Available Area	MAIN BUILDING: ±7,500 SF Cold Storage: ±2,500 SF TWO Walk-In Coolers: Each over 1,200 SF Additional Office: 500 SF ADDITIONAL BUILDING: ±4,500 SF
Clear Height	21 ft.
Doors	TWO Truck loading bays (<i>Main Bldg.</i>) TWO Grade level loading doors (<i>Main Bldg.</i>)
Zoning	A - Agricultural
List Price	\$6,795,000
Comments	• Modern purpose-built cold storage asset (2018 & 2021 construction) with immediate operational capability • High-exposure QEW location supporting distribution branding and logistics efficiency • 0.4 km to QEW & Victoria Avenue interchange • Three temperature zones (34-40°F and 45-50°F ranges) • R42-rated delivering superior thermal efficiency for cold storage and cost control • Executive office space with timber frame finishes • Fully landscaped site with automated irrigation • Approved ±30,000 SF cold storage expansion • Broad agricultural & agri-commercial permitted uses • Boutique market synergy opportunity (adjacent Building 2) • Property has 3-Phase Hydro along its secondary road frontage • Natural Gas is available to Marina Boulevard

Property Overview

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3120 Marina Boulevard, Lincoln, ON





Highlights

*3120 Marina Blvd.,
Lincoln, Ontario*

Zoning permits a broad range of agricultural and agri-commercial uses, supporting everything from specialty crop production and produce distribution to controlled atmosphere (CA) storage, winery operations, and floral distribution.

The ability to integrate cold storage with on-site production, processing, and direct-to-consumer retail (via the adjacent "Market on the Boulevard") creates a unique, vertically integrated platform for agri-business operators.

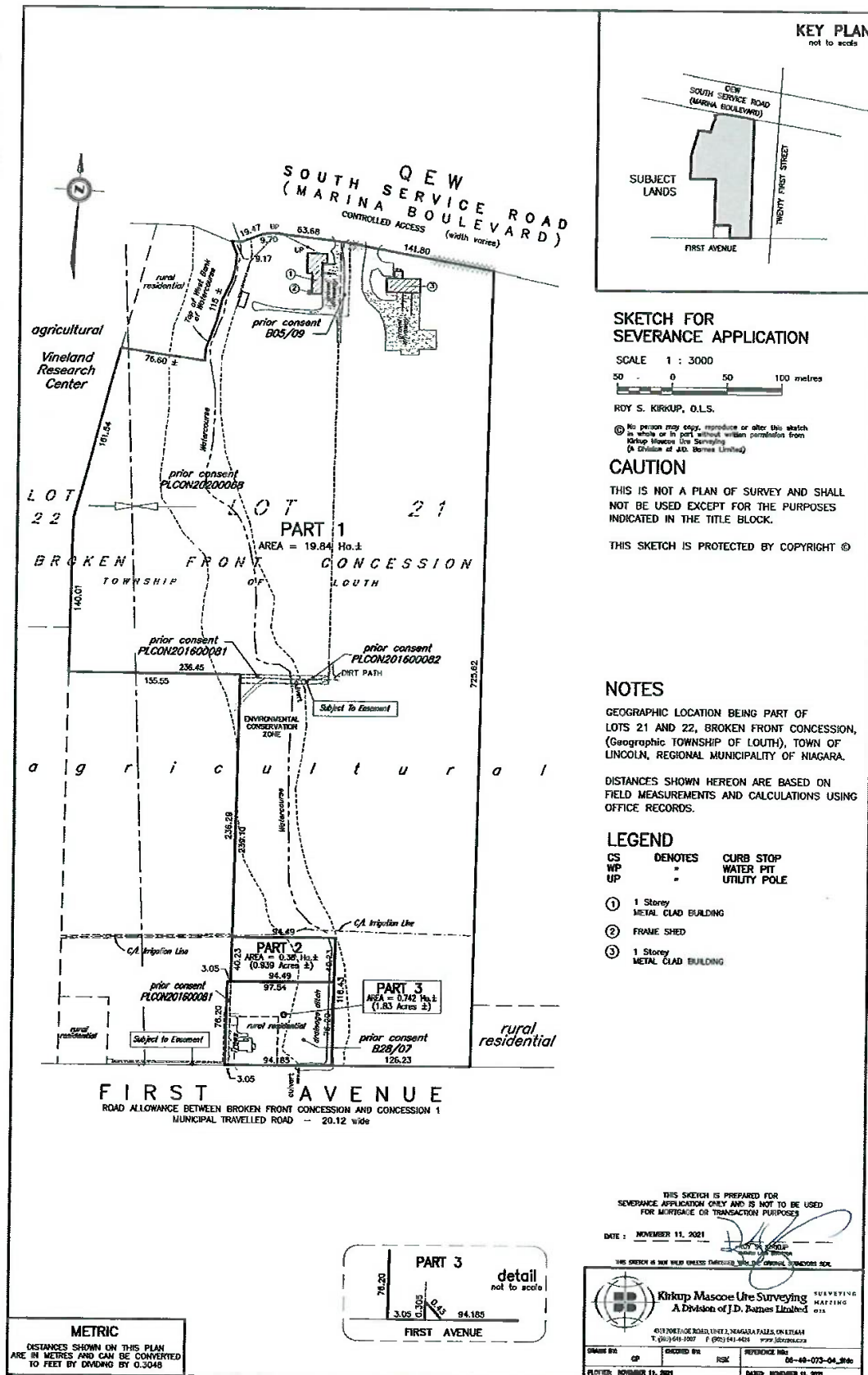
With approvals already in place for a +30,000 SF expansion (approximately 2% site coverage), the property offers a rare opportunity to scale operations or enhance value over time without the uncertainty of future entitlements.



Property Survey Plan

3120 Marina Boulevard, Lincoln, ON

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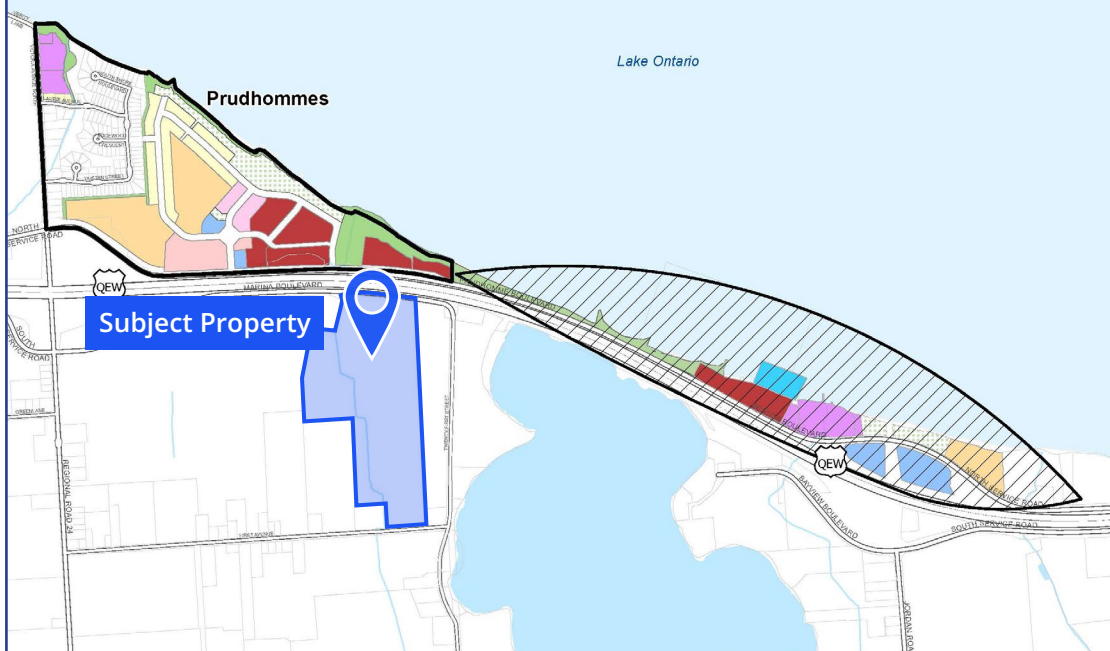


Property Official Plan & Zoning

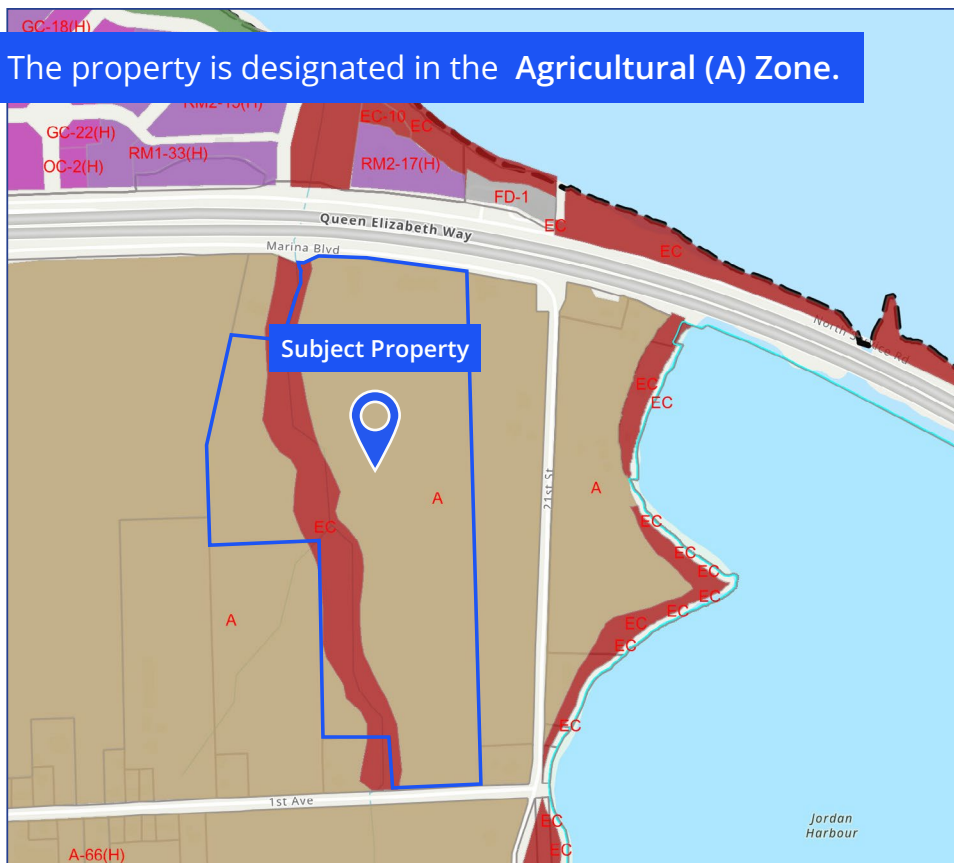
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The property is located within the Agricultural Area, across from the Urban Area - Prudhommes's Secondary Plan.



The property is designated in the Agricultural (A) Zone.



PERMITTED USES:

RESIDENTIAL USES

- Home-based business*
- Secondary residential units*
- Single detached dwelling

AGRICULTURAL USES

- Agricultural use
- On-farm diversified use*
- Agricultural-related use*
- Agri-tourism use*
- Agricultural research accessory to an agricultural use
- Cannabis production facility
- Conservation use, save and except any buildings
- Farm labour housing*
- Greenhouse

* The use is only permitted as accessory to another permitted use.

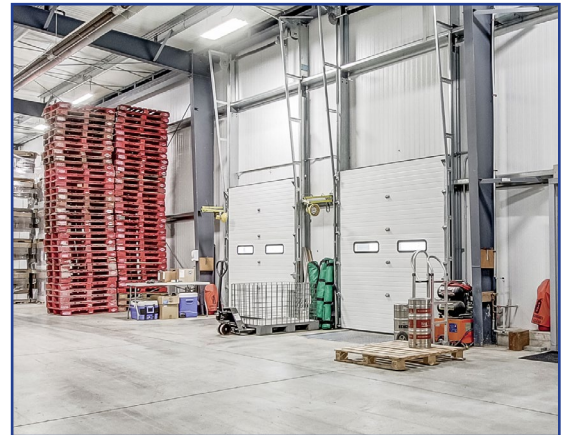
See Full Permitted Uses:

[Town of Lincoln - Comprehensive Zoning By-Law](#)

Property Photos

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3120 Marina Boulevard, Lincoln, ON



VIEW ONLINE 

collierscanada.com/niagara

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

About Colliers

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