

Colliers



#1&4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON
**Two Prestige Industrial Units
Available For Lease**

LEASE RATE **\$12.00/SF NET \$3.80/SF NET + HST + Utilities**

Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | Fax: +1 905 354 8798
collierscanada.com/niagara

ANDREW ROSELLI*
+1 905 327 7579
andrew.roselli@colliers.com

RALPH ROSELLI* SIOR
+1 905 329 4175
ralph.roselli@colliers.com
**Sales Representative*

Unit 1 Details



#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON

Location	Frontage along Portage Road
Unit Sizes	Unit 1: ±7,200 SF
PIN	643230403
Lease Rate	\$12.00/SF NET + TMI + HST + Utilities
TMI (2023)	\$3.80/SF TMI
Zoning	LI - Light Industrial
Door	ONE drive-in door
Ceiling Height	12 ft.
Comments	<ul style="list-style-type: none">Fully build-out offices available in Niagara Falls, ONGreat for high-end retail user with warehouse needs



Fronting On Busy Portage Rd.
w/ High Daily traffic Count



Easy access to major
Highways - QEW & 420

Unit 4 Details



#4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON

Location	Frontage along Portage Road
Unit Sizes	Unit 4: ±3,080 SF
PIN	643230403
Lease Rate	\$12.00/SF NET + TMI + HST + Utilities
TMI (2023)	\$3.80/SF TMI
Zoning	LI - Light Industrial
Door	ONE drive-in door
Comments	<ul style="list-style-type: none">• Industrial warehouse with showroom available for lease in Niagara Falls, ON• Desirable end cap unit fronting on busy Portage Rd. with high daily traffic counts• Front of unit built out as office/showroom space with back warehousing• Clean and move in ready unit



Fronting On Busy Portage Rd.
w/ High Daily traffic Count



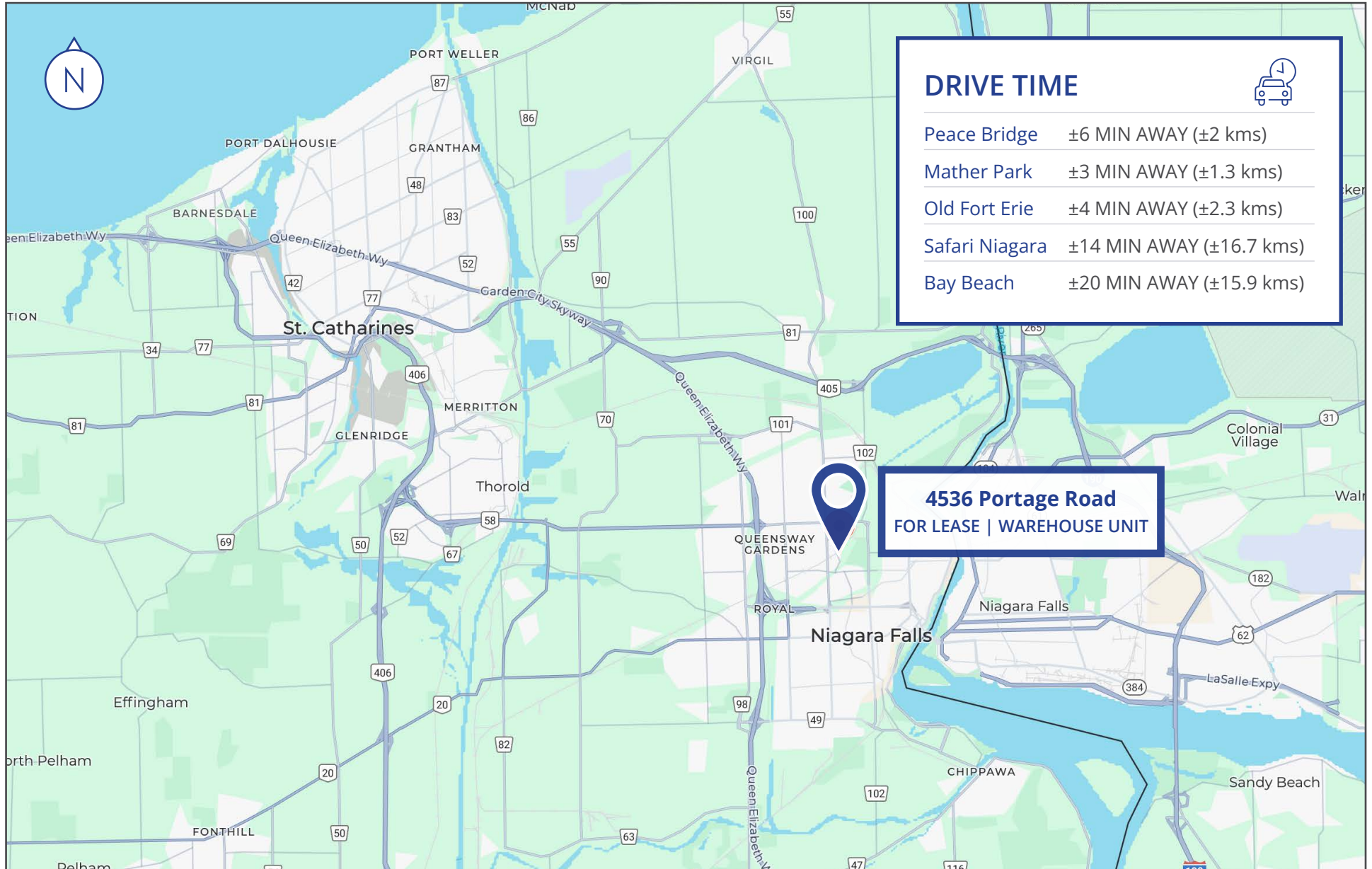
Easy access to major
Highways - QEW & 420



Location Overview

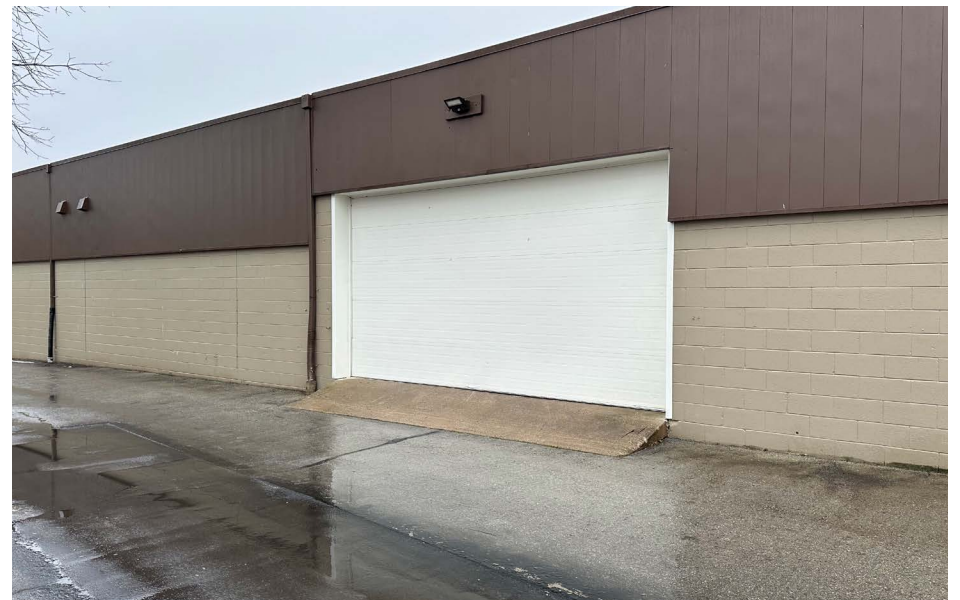


4536 PORTAGE RD. | NIAGARA FALLS | ON



Unit 1 Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



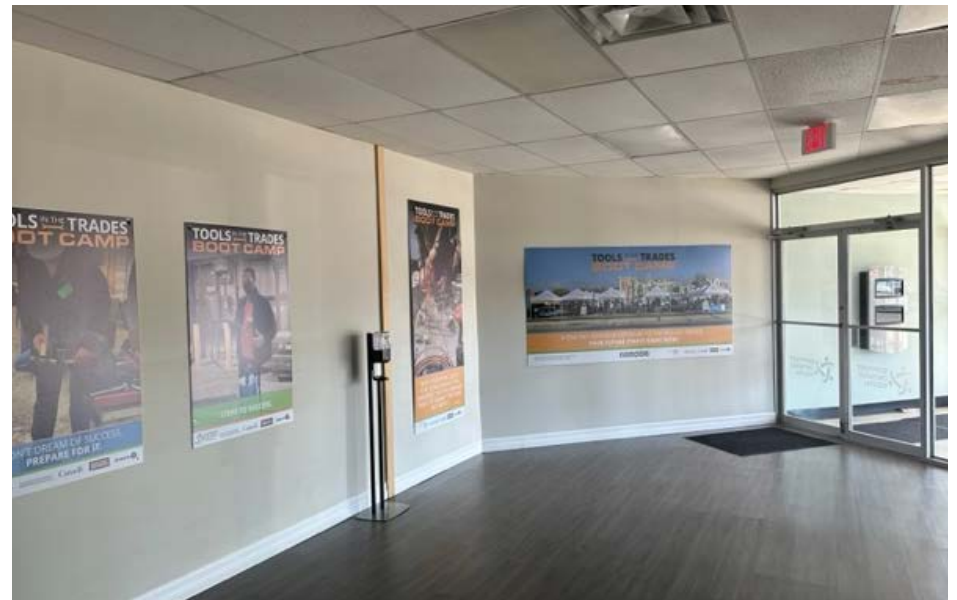
Unit 1 Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



Unit 1 Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



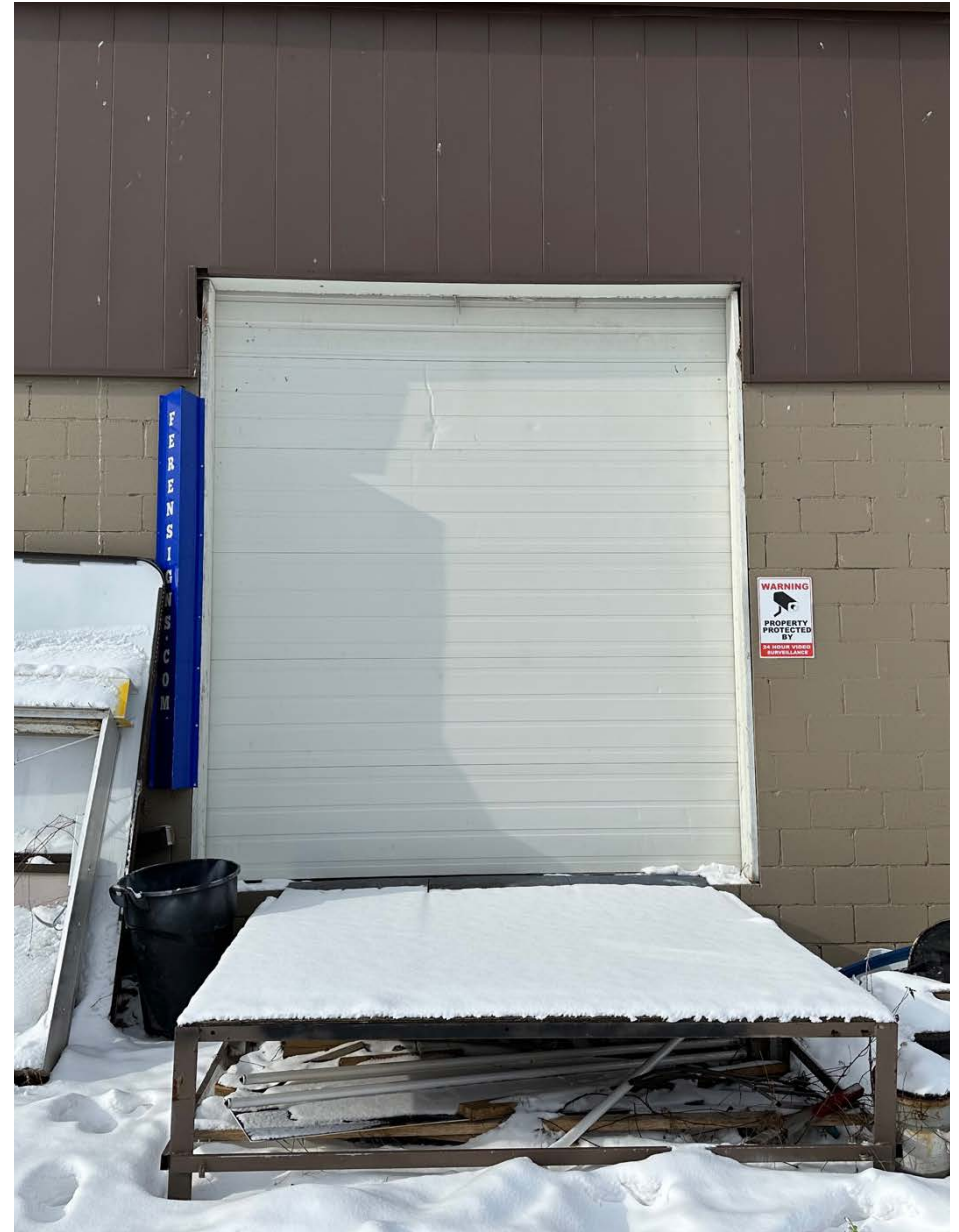
Unit 4 Photos

#4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



Unit 4 Photos

#4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



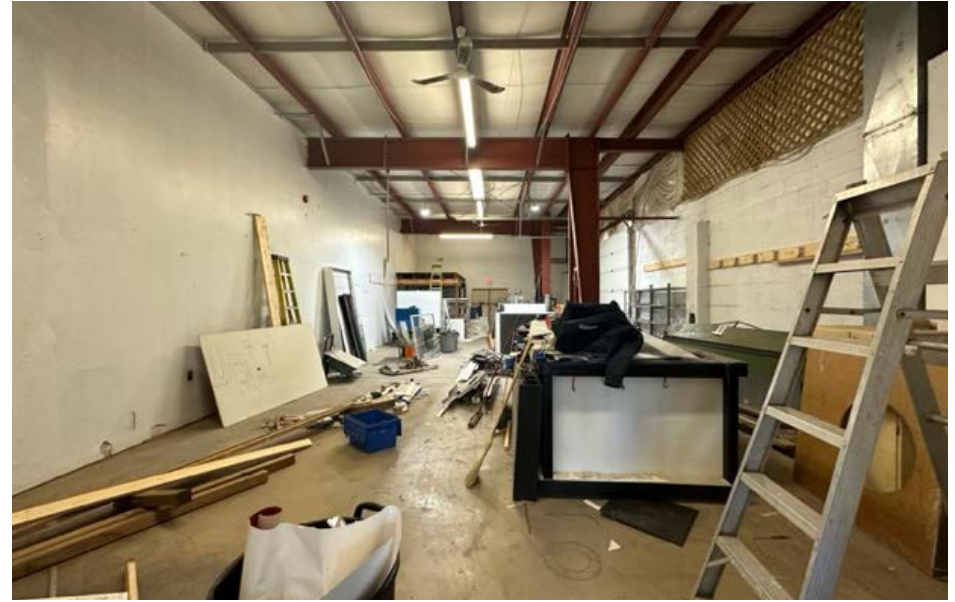
Unit 4 Photos

#4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



Unit 4 Photos

#4 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



Zoning LI - Light Industrial



4536 PORTAGE RD. | NIAGARA FALLS | ON



Permitted Uses

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water-carried waste
- Car rental establishment, truck rental establishment
- Car wash
- Carpenter shop
- Cold storage plant
- Commercial bakery
- Commercial printing and associated services establishment
- Contractor's or tradesman's shop, Contractor's or construction equipment rental shop
- Consulting engineering office
- Grain and feed mill and storage
- Ice manufacturing plant
- Laboratory - experimenting, commercial or testing
- Laundry plant
- Machine shop
- Monument, stone, clay or glass manufacturing plant
- New Car Agency
- Nursery for trees, shrubs, plants
- Public garage, auto body
- Public garage, mechanical
- Shop for the repair and servicing of goods, machinery and equipment
- Silver plating and cutlery plant
- Trucking or shipping terminal
- Used car lot
- Warehouse
- Wholesale establishment
- Winery
- Adult entertainment parlour
- Body-rub parlour
- An office which is an accessory use to one of the foregoing permitted uses

Area Neighbours

4536 PORTAGE RD. | NIAGARA FALLS | ON



Tim Hortons



Thorold Stone Rd



Thorold Stone Rd



Drummond Rd

Portage Rd



Stanley Ave



4536 Portage Road
FOR LEASE | INDUSTRIAL WAREHOUSE

\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023

VIEW ONLINE 

collierscanada.com/niagara

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Learn more at corporate.colliers.com,
Twitter @Colliers or LinkedIn.

CONTACT:

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

RALPH ROSELLI*, SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2023. All rights reserved. Colliers International Niagara Ltd., Brokerage