



**FOR LEASE**

**#6 | 5743 Thorold Stone Rd.**  
Niagara Falls, Ontario

Well-Maintained Mixed-Use Industrial Mall

**Colliers**

**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

Lease Price:

**\$10.00** /SF NET+  
**\$3.50** /SF TMI +  
Utilities + HST

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*\*Sales Representative*

# Listing Specifications

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON

**Location** North of Throld Stone Rd. & West of Stanley Ave.

**Lot Size** ±1.14 Acres

**Available Unit** Unit 6: ±3,000 SF

**Zoning** **GI** - General Industrial

**Lease Price** \$10.00/SF NET + TMI + Utilities + HST

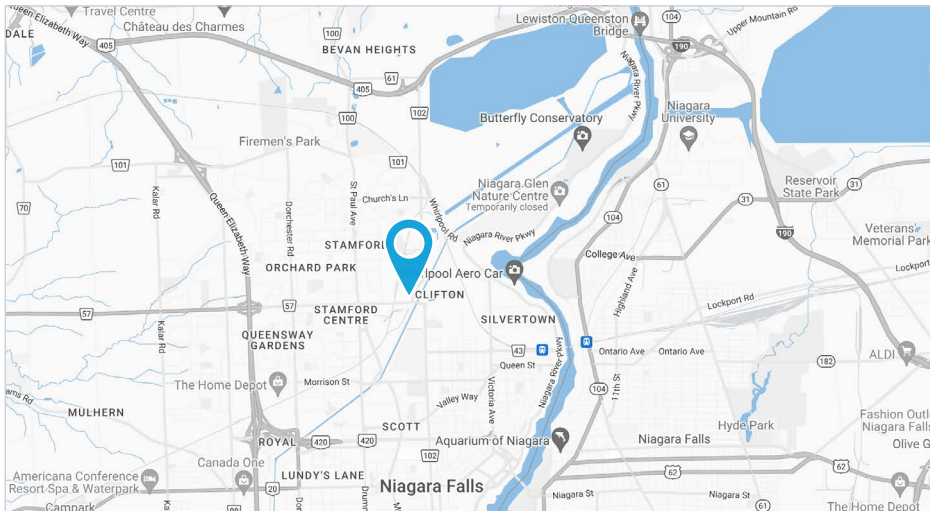
**TMI** \$3.50/SF

**Ceiling Height** 14 to 16 ft.

**Door** One drive-in garage door at rear (per unit)

**Comments**

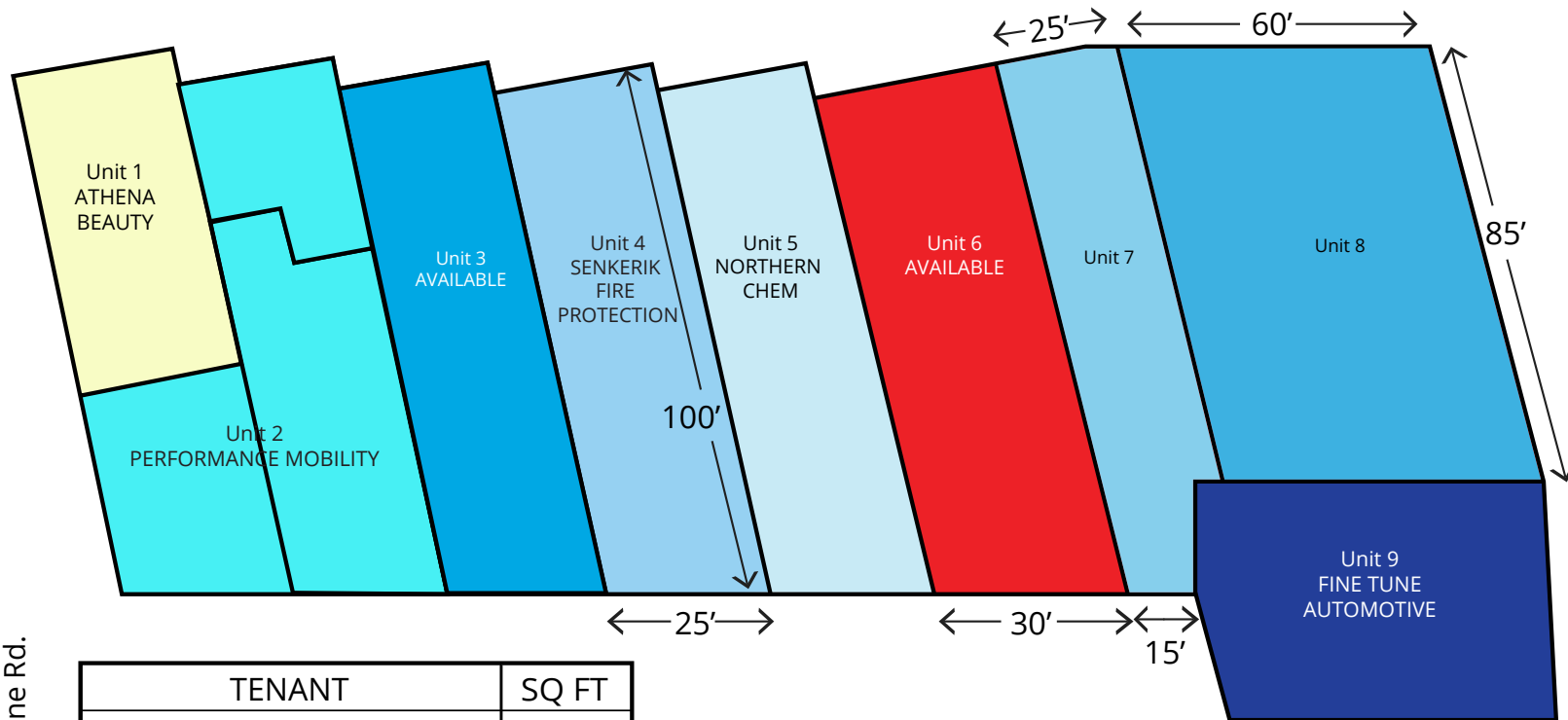
- Well-maintained mixed-use Industrial Mall
- Ample on-site parking
- High-traffic location on busy Thorold Stone Rd.



# Floor Plan



5743 Thorold Stone Rd., Niagara Falls, ON



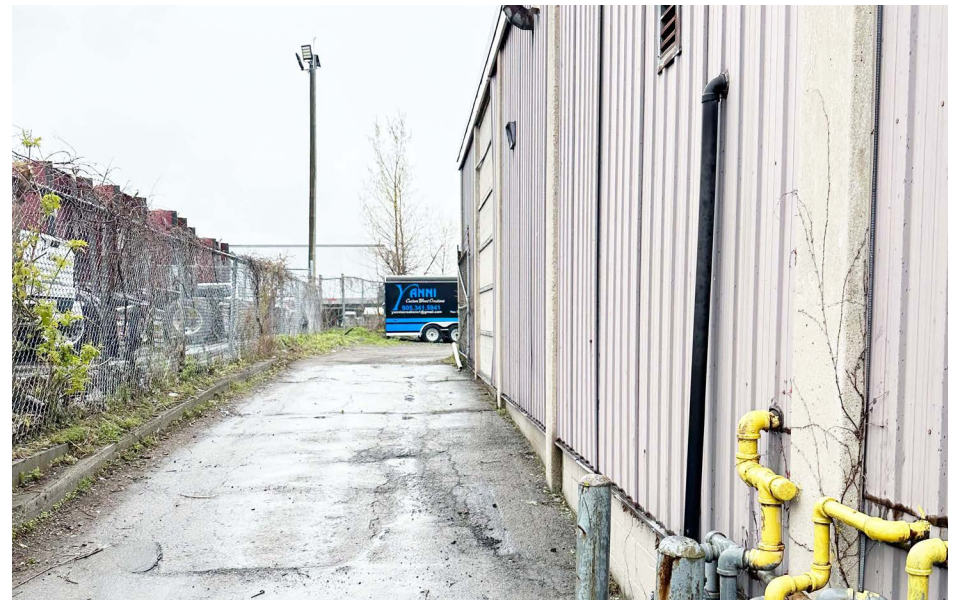
5743 Thorold Stone Rd.

TENANT	SQ FT
Unit 1: ATHENA BEAUTY	1,440 sf
Unit 2: PERFORMANCE MOBILITY	2,800 sf
Unit 3: AVAILABLE	2,500 sf
Unit 4: SENKERIK FIRE PROTECTION	2,500 sf
Unit 5: NORTHERN CHEM	2,800 sf
Unit 6: AVAILABLE	3,000 sf
Unit 7: TBD	2,164 sf
Unit 8: TBD	4,100 sf
Unit 9: FINE TUNE AUTOMOTIVE	2,252 sf
TOTAL SQFT	23,656

N.T.S.

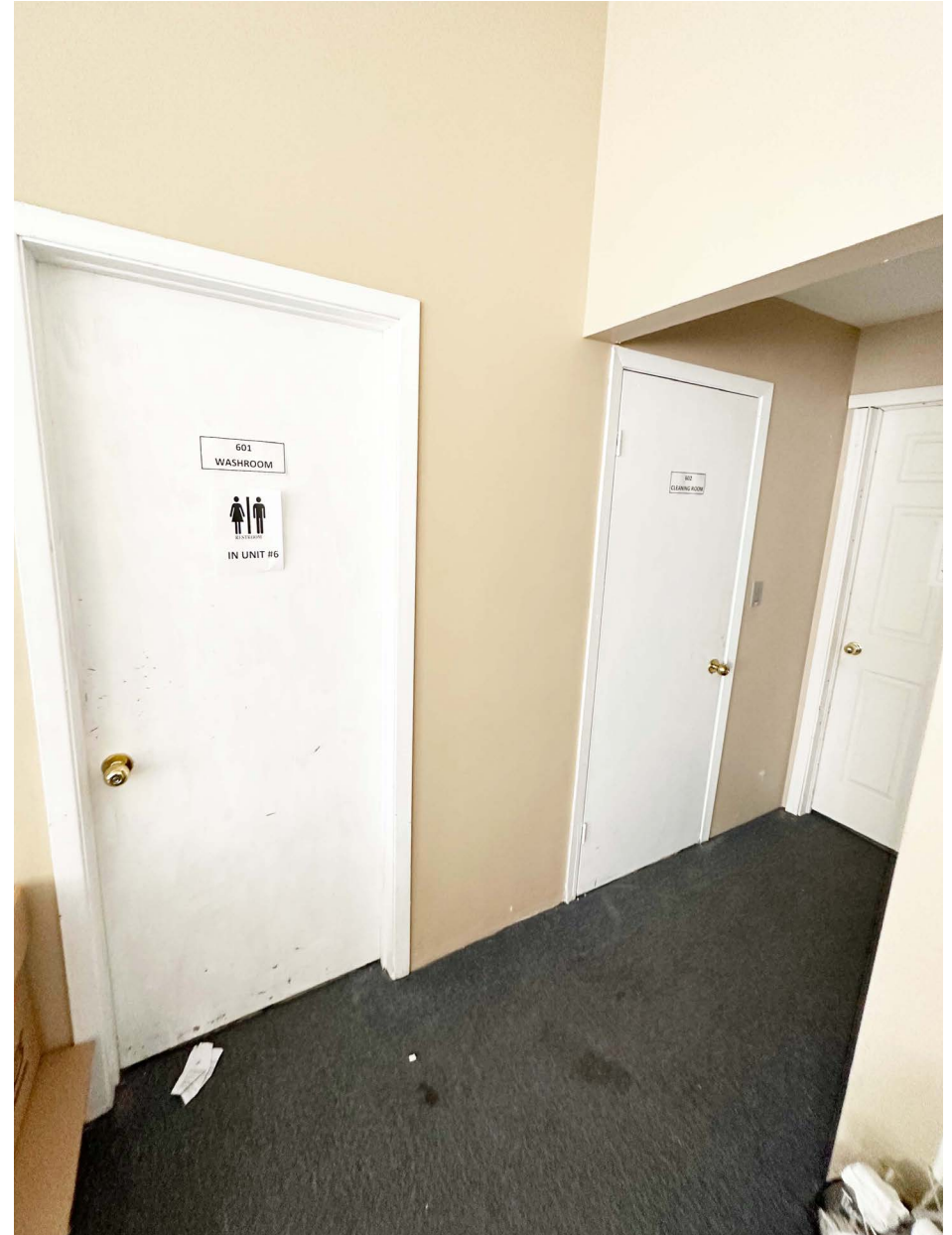
# Exterior Photos

5743 Thorold Stone Rd., Niagara Falls, ON



# Interior Photos

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



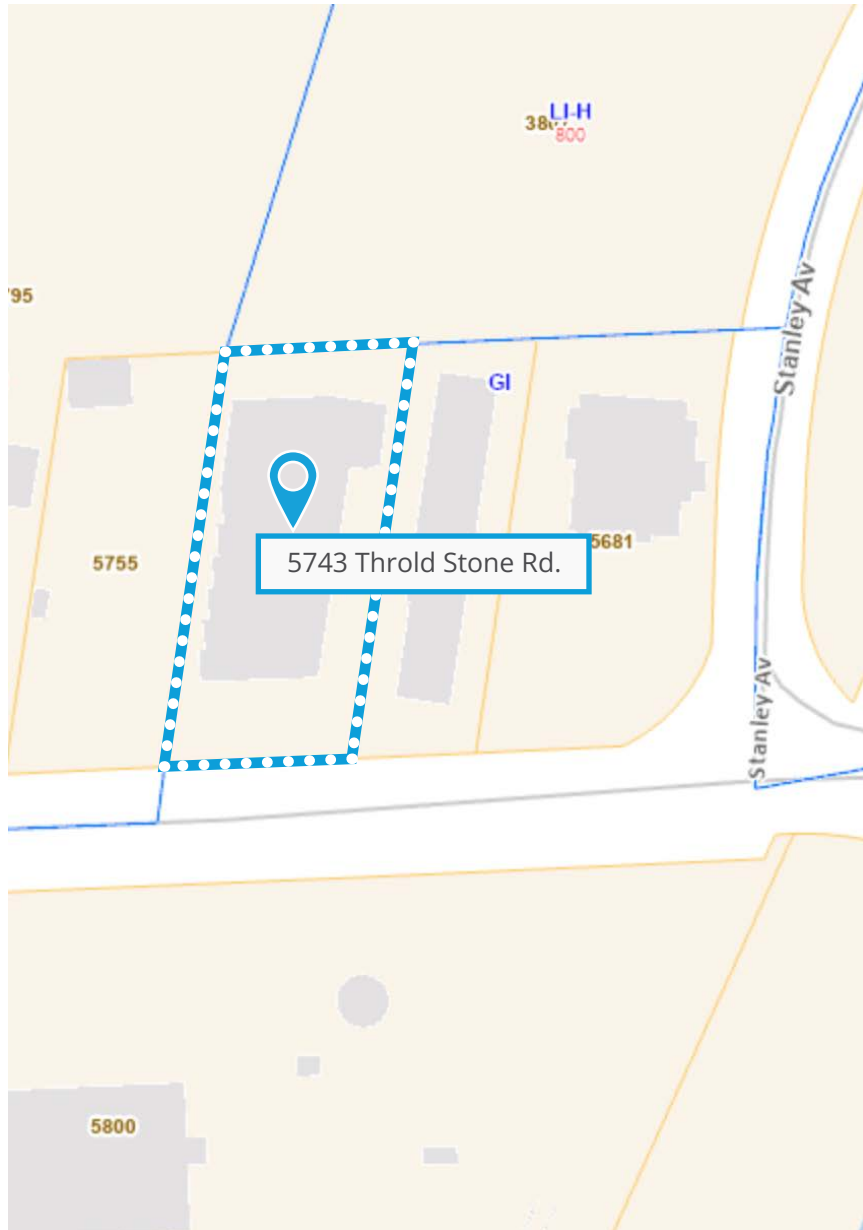
# Interior Photos

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



# Zoning **GI - General Industrial**

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## Permitted Uses

No person shall within any GI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- Animal hospital
- Artificial abrasive plant
- Artificial fertilizer processing plant
- Brick, pottery, tile, terra cotta, concrete and concrete products plant
- Builder's supply yard
- Carpenter shop
- Car rental establishment, truck rental establishment
- Car Wash
- Cleaning, curing, storing or tanning of fresh or green hides and leather finishing
- Coal, fuel, gasoline and oil storage yard
- Cold storage plant
- Commercial printing and associated services establishment
- Contractor's or tradesman's shop or yard, Contractor's or construction equipment rental shop or yard 2002-061
- Equipment yard
- Establishment for building material sales
- Food and meat products plant but not including an abattoir
- Frozen food locker service
- Grain and feed mill and storage
- Humane society including a pound for small animals
- Ice manufacturing plant
- Kennel for the boarding and breeding of dogs and cats
- Laboratory
- Laundry plant
- Lumber and planing mill and yard
- Machine shop
- Monument, stone, clay and glass manufacturing plant
- Poultry processing plant
- Public garage, auto body
- Public garage, mechanical
- Rubber factory
- Shop for the repair and servicing of goods, machinery and equipment
- Silver plating and cutlery plant
- Soap manufacture
- Stone cutting plant
- Trucking or shipping terminal
- Animal clinic
- Warehouse
- Welding shop
- Wholesale establishment
- Winery
- Adult entertainment parlour
- Body-rub parlour
- An office which is an accessory use

# Area Neighbours



#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



**5743 Thorold Stone Rd**  
FOR LEASE | INDUSTRIAL MALL

Tecvalco

Ornamental Concrete Ind

Counterpart Brewing

Titan Sportsplex Niagara

Whirlpool River Park

Niagara River



Oleo Energies Inc

Niagara Battery & Tire

Gale Centre Arena

Blair's Finish Carpentry

Palmer Park

Niagara Energy Products



Go Fitness Niagara

Premier Tech Home & Garden Inc



2D

8



\$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](https://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](https://corporate.colliers.com),  
Twitter @Colliers or LinkedIn.

### CONTACT:

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