

3512 NUGENT ROAD
PORT COLBORNE, ON

±17,965 SF Well-Maintained Light Industrial
Warehouse w/ Office **AVAILABLE FOR SALE**



LIST PRICE: **\$3,990,000**

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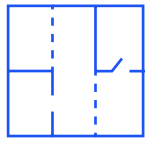
Excellent Location



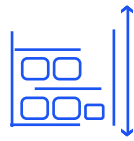
Well-Maintained
Light Industrial



±17,965 SF
on ±3.066 Ac



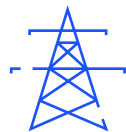
Warehouse w/
Office Space



11 to 26 ft.
Ceiling Height



TWO 10' x 10' Doors
ONE 15' x 14' Door



3-Phase 600V/ 200A
Power Service



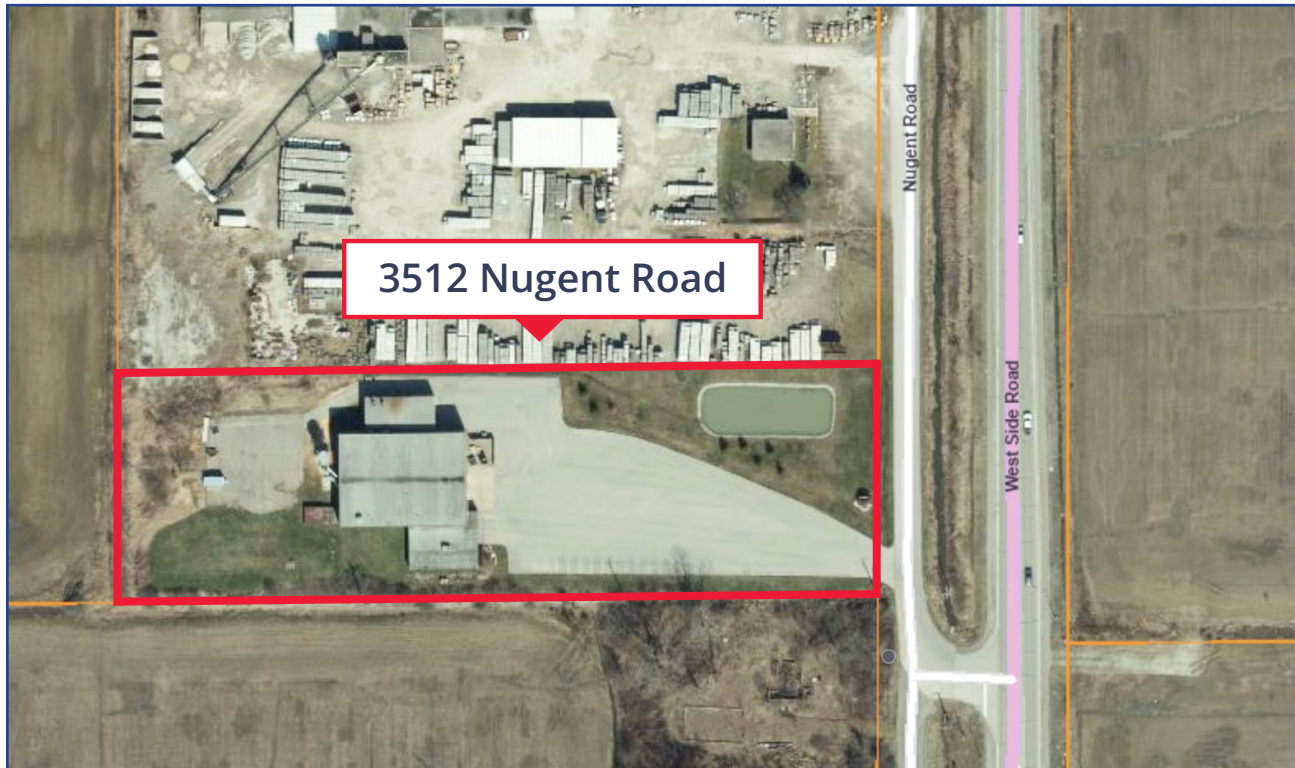
Easy Access to
Highway 406 & QEW



Light Industrial
(LI) Zone



Property Specifications



Well-Maintained Light Industrial Facility w/ Office Space

PIN/ ARN	640230161/ 271104003917001	Zoning	LI - Light Industrial
Lot Dimension	Frontage: ±200 ft. Depth: ±664 ft.	List Price	\$3,990,000
Lot Size	±3.066 AC	Taxes (2025)	\$29,687
Building Area	±17,965 SF	Power Service	3-Phase, 600V/ 200A

BUILDING DETAILS: ±17,965 SF

Warehouse: ±8,690 SF

- 26ft. clear ceiling height

Warehouse w/ Mezzanine: ±4,250 SF

- 13ft. clear height under mezzanine
- 11ft. clear height from mezzanine
- Steel beams construction

Truck Loading Wing: ±1,800 SF

- TWO transport area
- TWO 10ft. x 10ft. overhead doors
- Front facing loading area w/ ONE 15ft. x 14ft. door

Office: ±2,400 SF

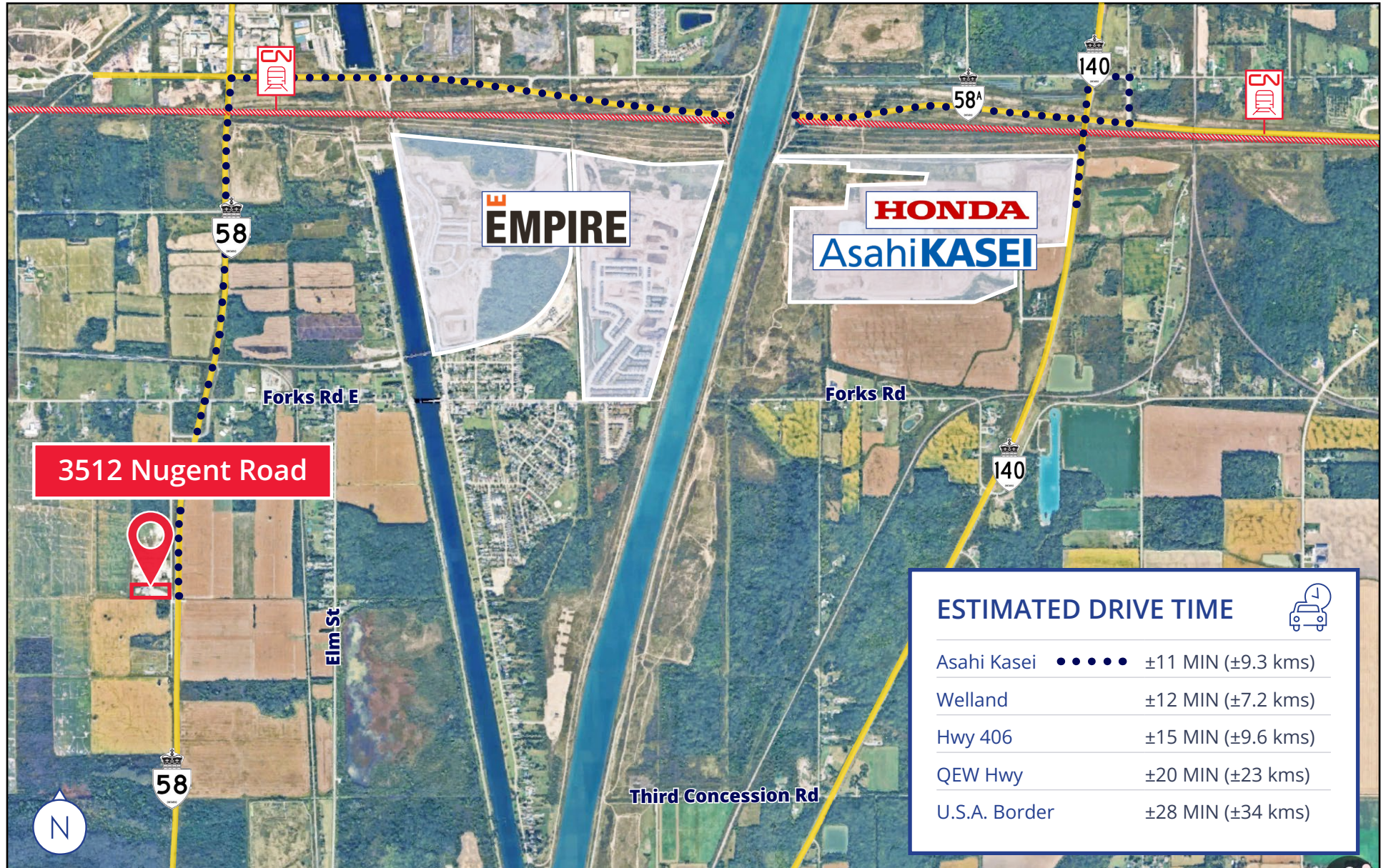
- Office complex w/ general office space
- Rest room & shower area
- Forced air & central air

COMMENTS:

- Radiant heating, fluorescent & metal halide lighting
- Updated roof in 2007, office area 2008
- Easy access to Highway 406 & QEW
- Close to U.S.A. Border (Peace Bridge)
- Ready for your operation.

Area Overview

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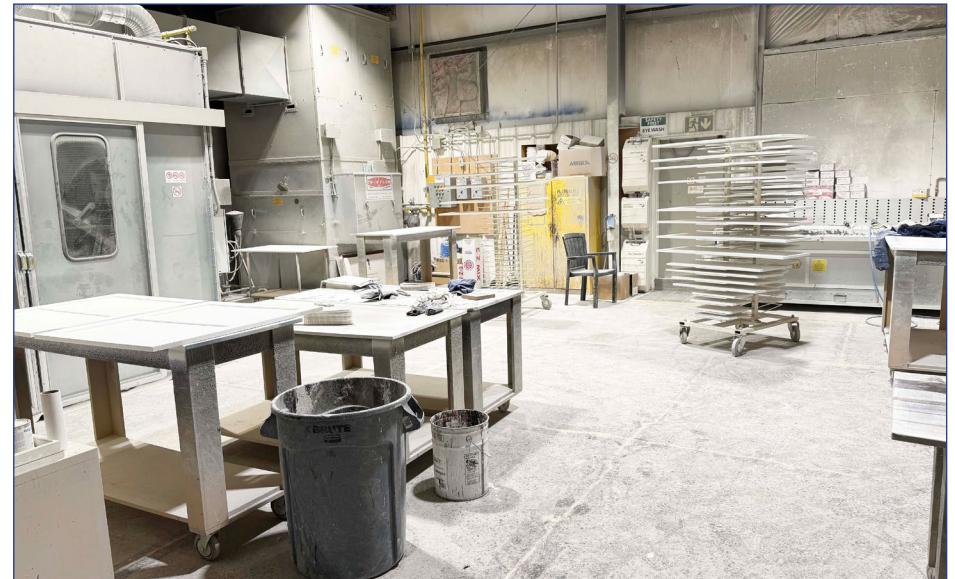
Property Photos

Colliers



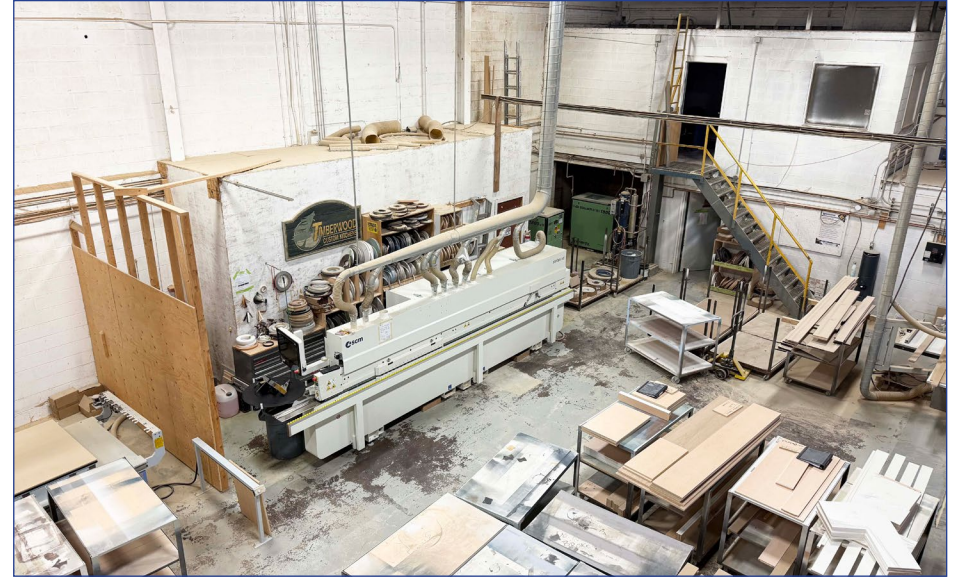
Property Photos

Colliers



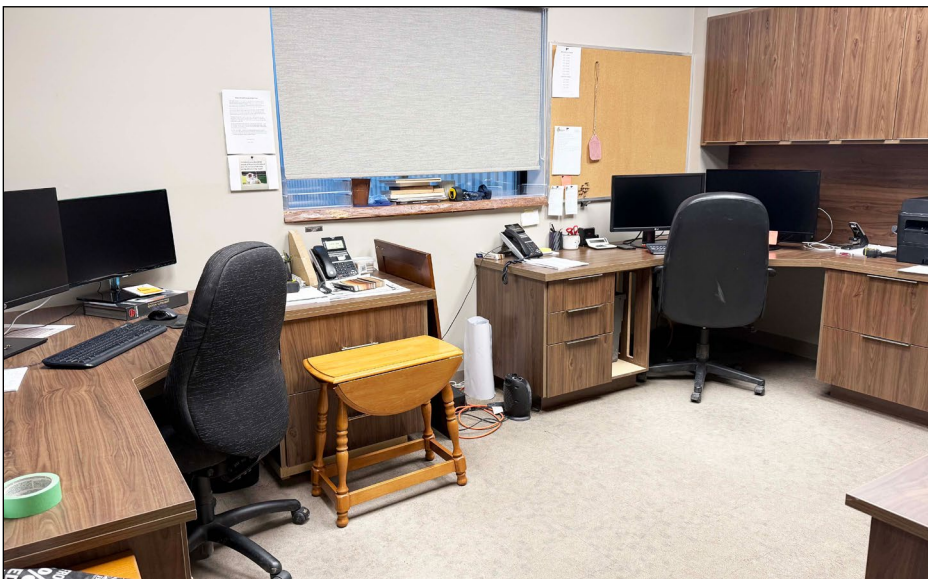
Property Photos

Colliers



Property Photos

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LI - Light Industrial Zone

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Permitted Uses - Principal

- Adult Oriented Entertainment Establishment;
- Cannabis Production Facility;
- Car wash;
- Contractor's Yard;
- Crematorium;
- Education Facility;
- Industry, Light;
- Motor Vehicle Repair Garage;
- Public Use;
- Research Facility;
- Transportation Depot; and
- Uses, structures and buildings accessory thereto and does not include obnoxious, dangerous or offensive trades

Permitted Uses - Accessory

- Food Vehicle;
- Office;
- Retail Store;
- Restaurant, Fast-Food;
- Restaurant, Full-Service; and
- Restaurant, Take-Out

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

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 February 2026

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Learn more at corporate.colliers.com

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