



126 South St. N., Port Robinson, ON

Industrial Investment Property For Sale

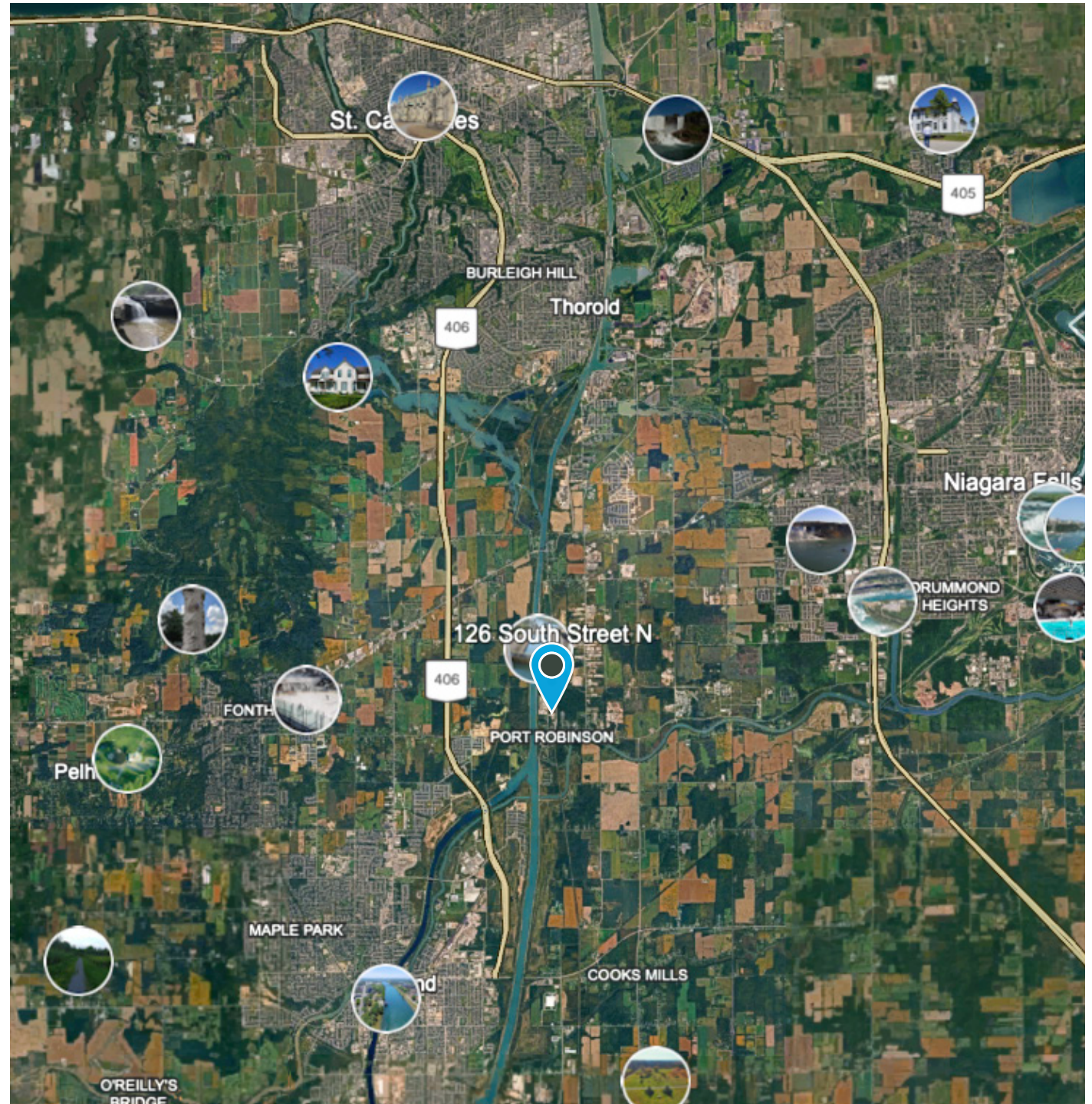
- ±14,000 SF Industrial Building
- Investment Opportunity or Future Owner-occupier

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Location Highlights

- Centrally positioned in Port Robinson within the Niagara Region, providing convenient access to Welland, Thorold, Niagara Falls and St. Catharines.
- Strong connectivity to Highway 406, providing direct access north to the QEW and the broader Golden Horseshoe transportation network.
- Located within an established industrial area with manufacturing, fabrication, equipment, transportation and other industrial operations nearby.
- Convenient access to Highway 58, Highway 406 and the QEW, supporting efficient movement throughout Niagara and into the GTA.
- Strategic central Niagara location suitable for businesses serving both local and regional markets.



The Opportunity



- Fully leased for the next 3 years, providing immediate rental income and investment stability.
- Property includes both an approximately 14,000 SF industrial building and a separate $\pm 1,700$ SF detached house, both currently leased.
- Excellent opportunity for an investor seeking an income-producing industrial property with multiple leased improvements.
- Existing leases provide a holding period for a purchaser considering future owner occupancy of the industrial building.
- Ideal opportunity for a business to secure a substantial industrial property now, benefit from rental income during the existing lease term, and plan for potential future occupancy.

Expansive 6.78 Acre site provides an attractive land-to-building ratio and potential long-term flexibility, subject to zoning and applicable approvals.

126 South St. N.



Overview

Civic Address	126 South St. N, Port Robinson, ON, L0S 1K0
PIN	640600116
Price	\$2,650,000
Taxes	\$15,500.00
Land Area	±6.78 Acres
Industrial Building Size	±14,000 SF
Shipping Doors	3 Grade Level Shipping Doors
Detached House	±1,700 SF

- ±14,000 SF industrial building
- ±1,700 SF detached house
- Both buildings currently leased for the next 3 years
- 6.78-acre site
- Future owner-occupancy potential
- Established Port Robinson industrial location
- Convenient access to Niagara's major transportation routes

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Aerial Photos

126 South St. N., Port Robinson, ON

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Zoning - M4, FD

Rural Industrial

Building supply outlet
 Catering establishment
 Commercial recreation facility
 Contractor's facility
 Custom workshop
 Dry cleaning plant
 Equipment sales and rental establishment*
 Farm implement dealer
 Fuel storage depot
 Heavy manufacturing establishment
 Heavy service shop
 Industrial mall
 Industrial use
 Intermodal shipping yard
 Laboratory
 Licensed cannabis/marijuana production facility*
 Light equipment/machinery rental establishment
 Light manufacturing establishment
 Light service shop
 Motor vehicle recycling
 Motor vehicle repair shop/garage
 Printing establishment
 Propane dispensing station
 Public service facilities
 Pulp and paper mill
 Recycling facility
 Research and development
 Scrap yard
 Self-storage establishment
 Shipping containers*
 Storage trailers*
 Transportation depot
 Veterinary clinic
 Warehouse
 Wholesale establishment

Future Development

Agricultural use, including existing buildings and structures
 Existing single-detached dwelling
 Existing use
 Home occupation

FD zoning does not itself permit new residential, commercial or industrial development simply because the lands are designated for future development. The zone is intended to maintain existing/agricultural uses until the property is rezoned for its ultimate development. A City planning report specifically describes the intent as having the lands rezoned to facilitate their ultimate use

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Please refer to the Thorold Zoning By-Law for complete comprehensive information



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