



FOR LEASE

LEASE PRICE: **\$7.50/SF NET + \$5.50/SF TMI + HST + Utilities**

#7 | 4536 PORTAGE RD. | NIAGARA FALLS | ON
±9,181 SF Light Industrial Warehouse in High Traffic Area

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**Sales Representative*

Unit 7 Details

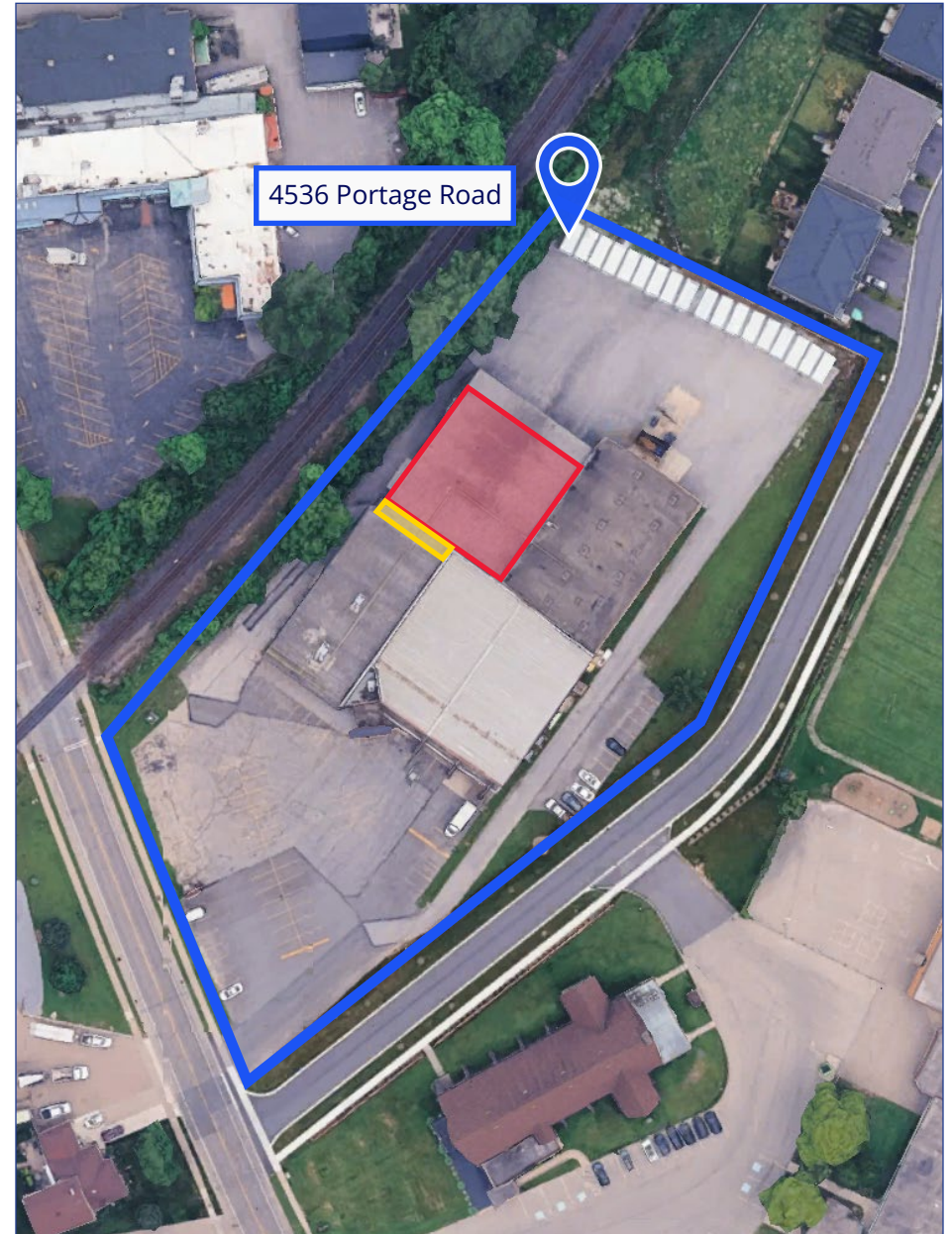
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Unit Size	TOTAL: ±9,181 SF Main Warehouse Area: 90' x 90' ± 8,100 SF Upper Area Above Ramp: 47' x 23' ±1,081 SF
Lease Rate	\$7.50/SF NET + TMI + HST + Utilities
TMI (2025)	\$5.50/SF TMI
Zoning	LI - Light Industrial
Doors	ONE 10'H x 24'W drive-in door TWO Sunken loading docks w/ 12'H x 24'W doors
Ceiling Height	13' clear height to 16' under deck
Power	3-Phase, 400A/600V
Comments	<ul style="list-style-type: none">• Light Industrial space in Niagara Falls North end• Fronting on busy Portage Road w/ highly daily traffic count• Updated LED lighting & power service• New epoxy floors to be provided• New paved parking lot with plenty of on site parking• Easy access to major Highways - QEW & 420

 Main Warehouse Area: 90' x 90' | ±8,100 SF

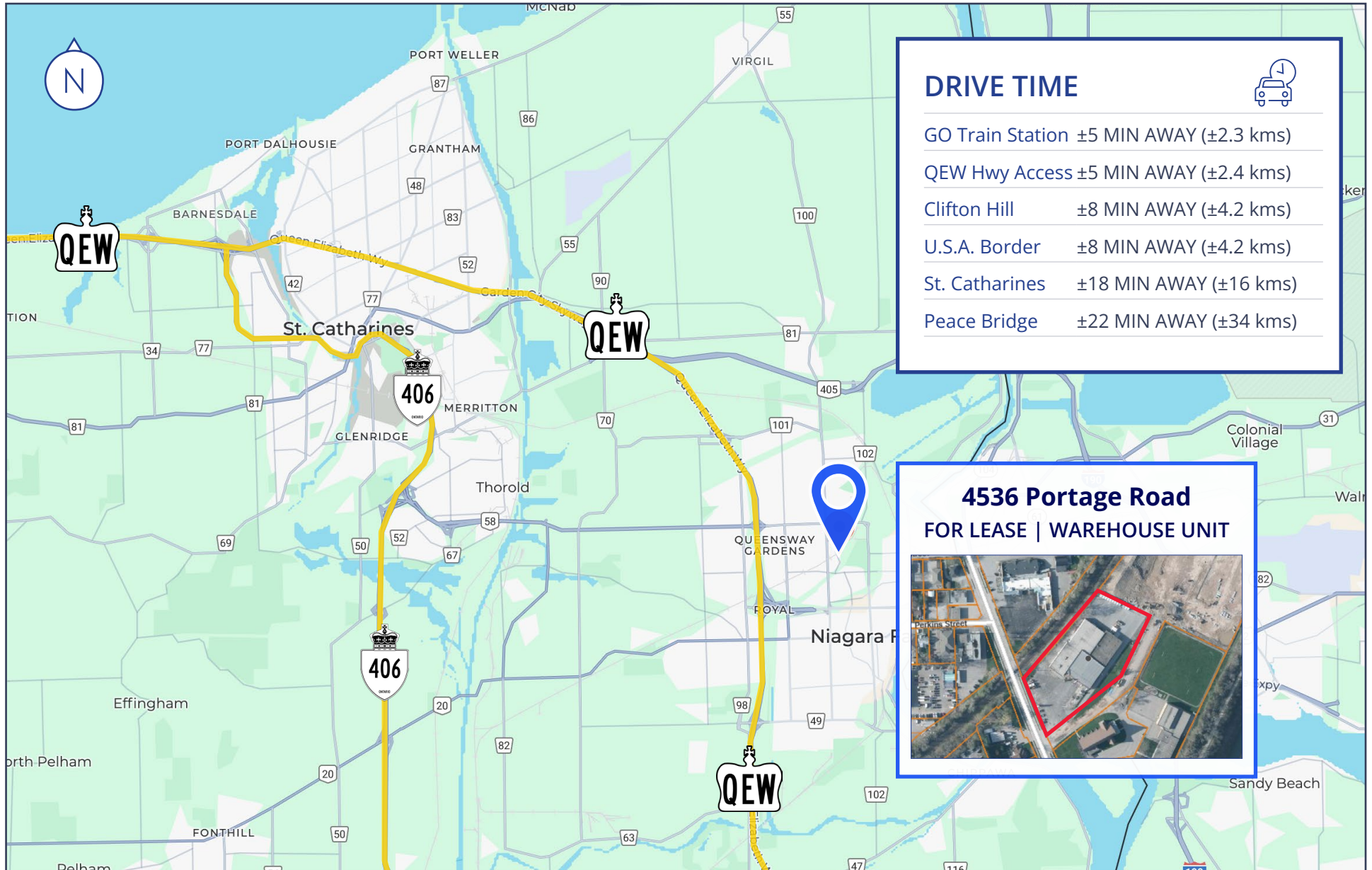
 Upper Area Above Ramp: 47' x 23' | ±1,081 SF



Location Overview

4536 PORTAGE RD. | NIAGARA FALLS | ON

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Exterior Photos

#7 | 4536 PORTAGE RD. | NIAGARA FALLS | ON



Exterior Photos

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Interior Photos

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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
- 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
- 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

Area Neighbours

4536 PORTAGE RD. | NIAGARA FALLS | ON



4536 Portage Road
FOR LEASE | INDUSTRIAL WAREHOUSE

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

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

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