

OCCUPANCY FALL 2025

Colliers



FOR LEASE | NEW PRESTIGE INDUSTRIAL  
PHASE 2 NOW AVAILABLE

±55,000 SF State-of-the-Art  
New Build Industrial

*PHASE 1 COMPLETE & FULLY LEASED*



**7901 Blackburn Parkway  
Niagara Falls | Ontario**

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](http://collierscanada.com/niagara)

Lease Price:

**\$15.00**/SF NET +  
**\$4.50**/SF TMI +  
HST + Utilities



Within 20 Mins of Four  
U.S.A. Border Crossings



Easy Access to QEW  
Highway at McLeod Rd.

CONTACT:

**RALPH ROSELLI\***  
SIOR

+1 905 329 4175  
[ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

# Listing Specifications

7901 Blackburn Parkway, Niagara Falls, ON

Available Unit Size **TOTAL: ±55,000 SF**

Unit 2: ±20,000 SF

Unit 3: ±35,000 SF

Current Build Phase **Phase 2**

Clear Height **30 ft.**

Doors

- ONE 10'x12' Grade Level Loading Door
- FOUR 10'x8' Truck Level Loading Docks

Features

- R35 insulated walls & roof
- Ventilation
- Radiant floor heating
- Fully sprinklered
- Potential for addl. docks to be create

Lot Size **±7.00 Acres**

Lot Dimensions **Frontage: ±519.93 ft. | Depth: ±539.54 ft.**

Lease Price **\$15.00/SF + TMI + HST + Utilities**

TMI **\$4.50/SF (2024)**

Zoning **PI - Prestige Industrial**

Official Plan **Industrial**

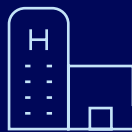
Occupancy **Available Fall 2025**



Within 20 Mins  
of Four U.S.A.  
Border Crossings



Easy Access to  
QEW Highway at  
McLeod Road



±3 kms to The New  
South Niagara  
Hospital Site



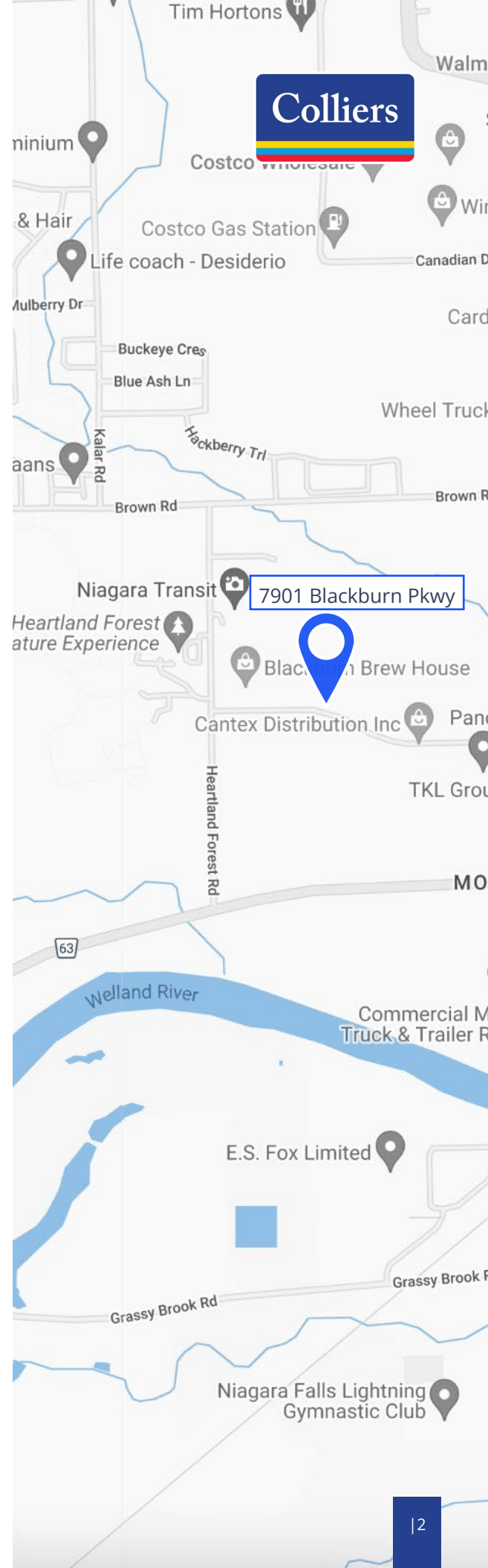
Phase 1  
Complete and  
Fully Leased



Located in  
An Industrial  
Business Park



Close to Shopping &  
Restaurants

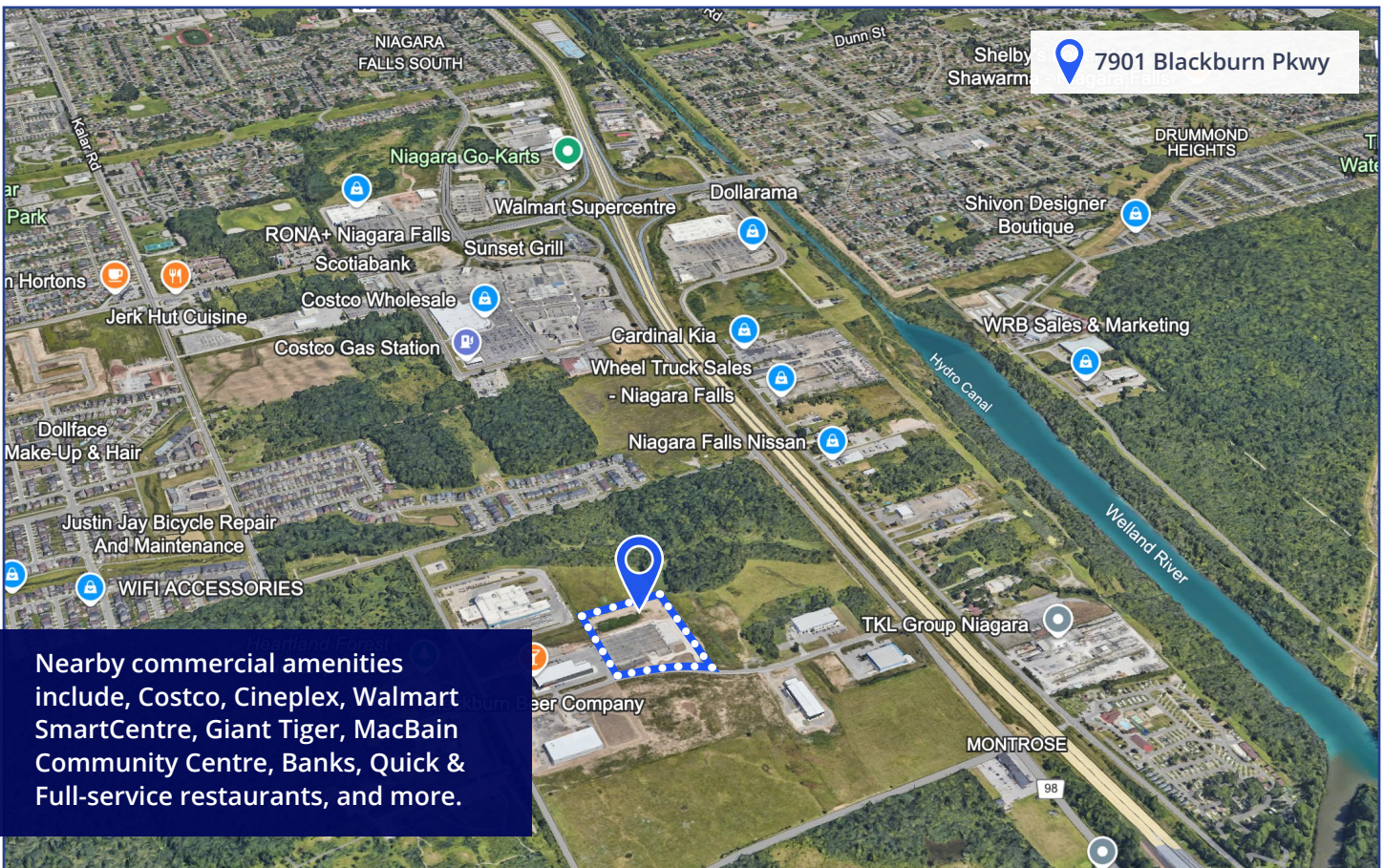
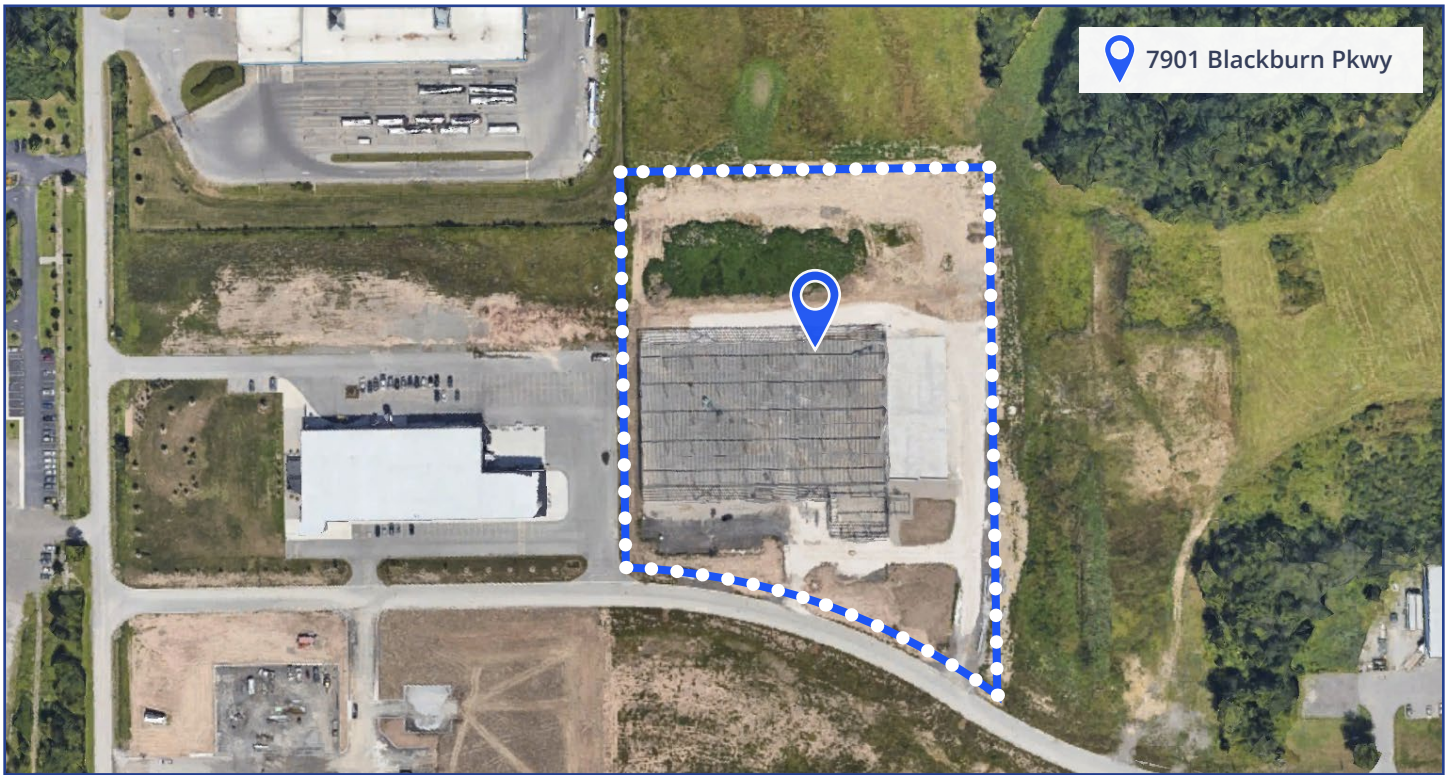




# Location Overview

Colliers

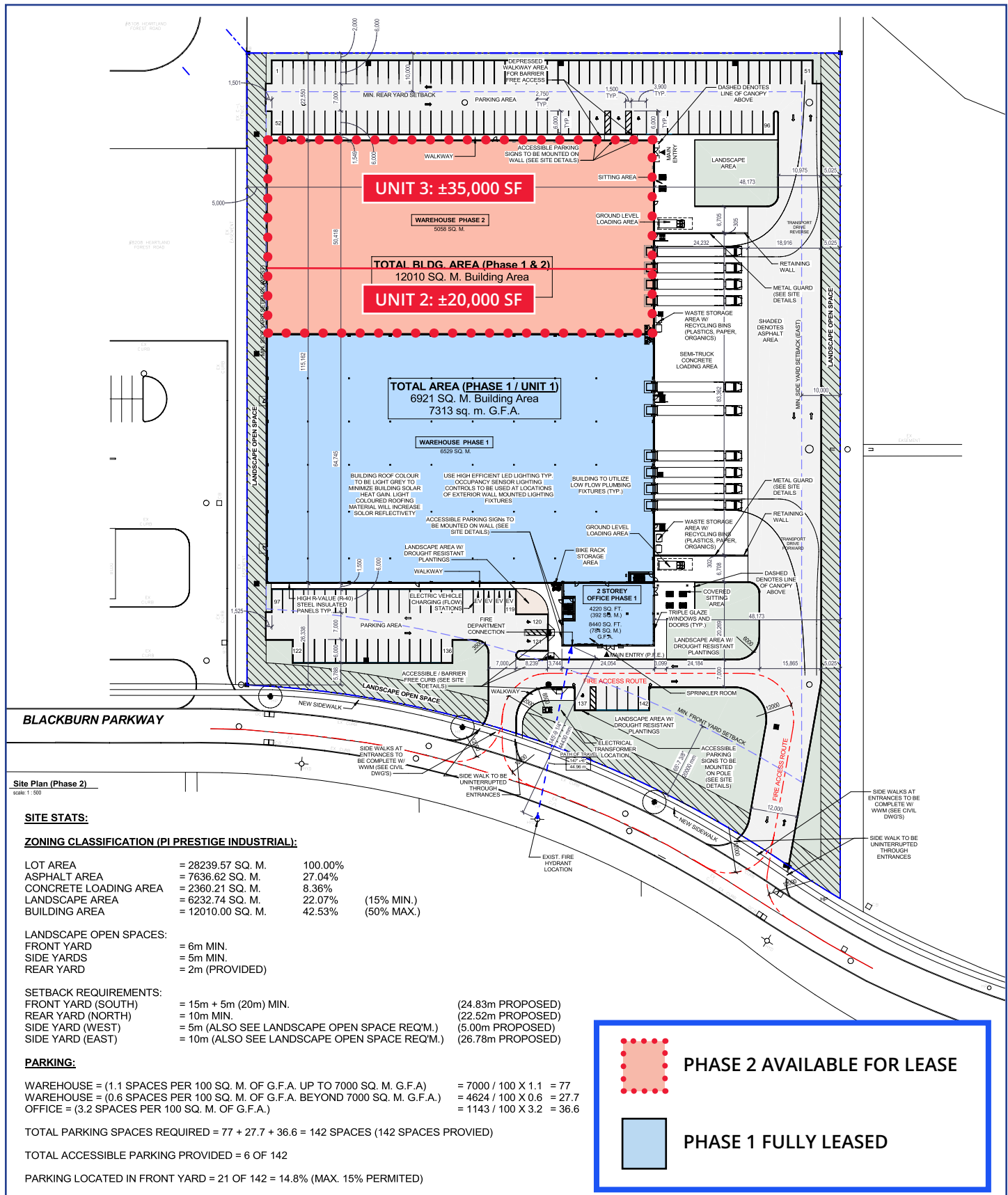
7901 Blackburn Parkway, Niagara Falls, ON





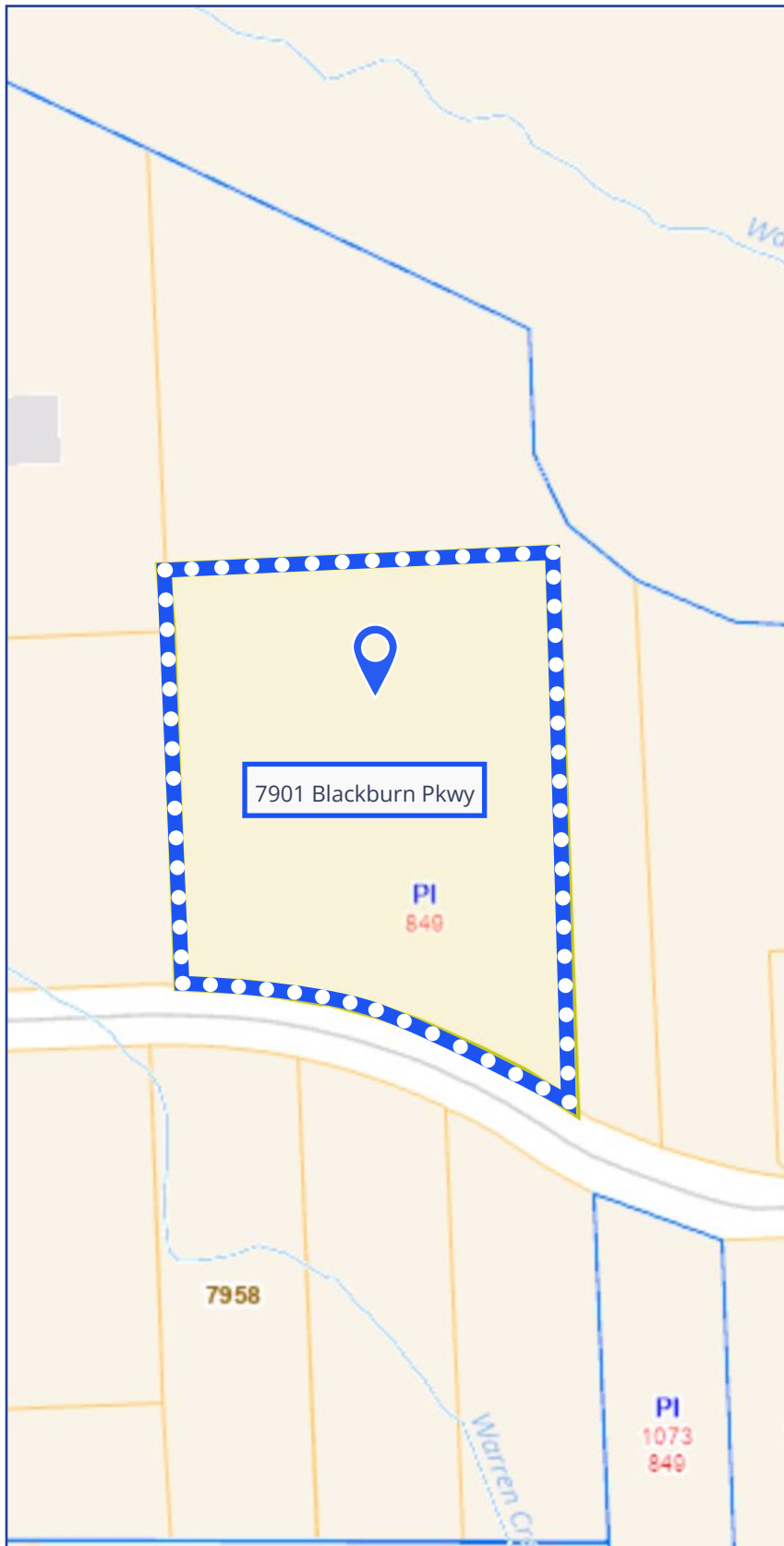
# Site Plan Phase 2

7901 Blackburn Parkway, Niagara Falls, ON



# Zoning **PI - Prestige Industrial**

7901 Blackburn Parkway, Niagara Falls, ON



## PERMITTED USES

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- Car & truck rental establishment
- Car wash
- Cold storage plant
- Commercial printing services
- Consulting engineering office
- Ice manufacturing plant
- Laboratory - commercial
- New car agency
- Nursery for trees, shrubs, plants
- Public garage, mechanical
- Used car lot
- Warehouse
- Wholesale establishment
- Winery
- An office which is an accessory use to one of the foregoing permitted uses.



# Exterior Photos

7901 Blackburn Parkway, Niagara Falls, ON

Colliers

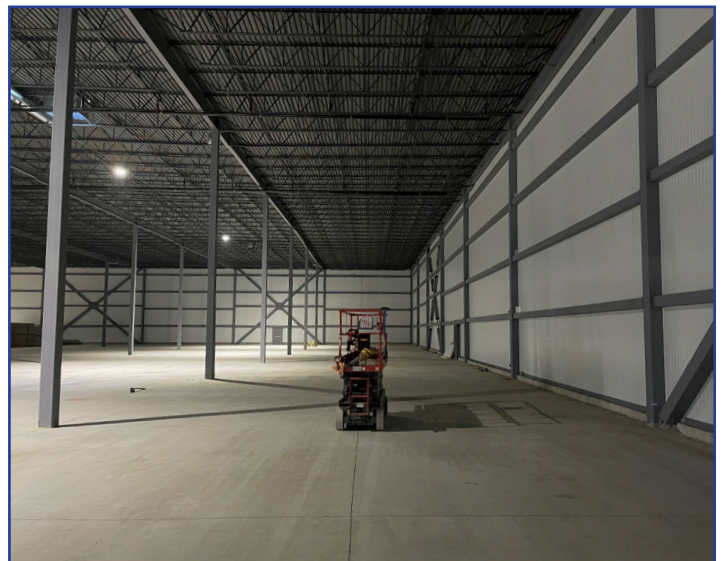
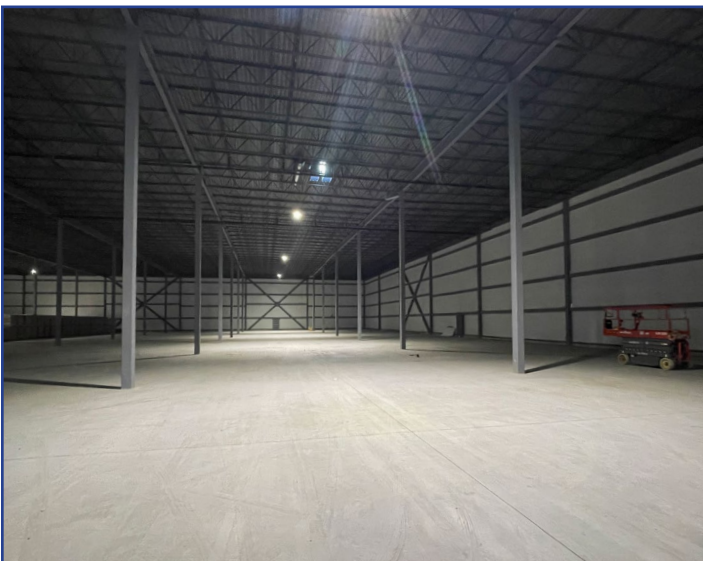
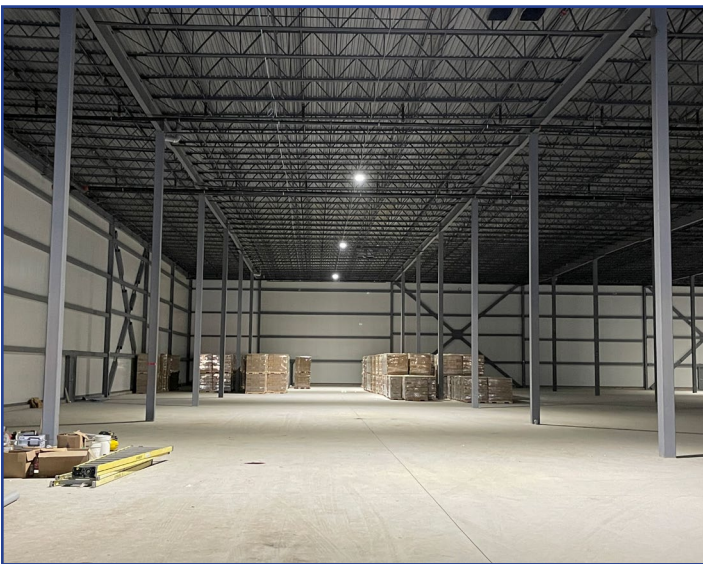
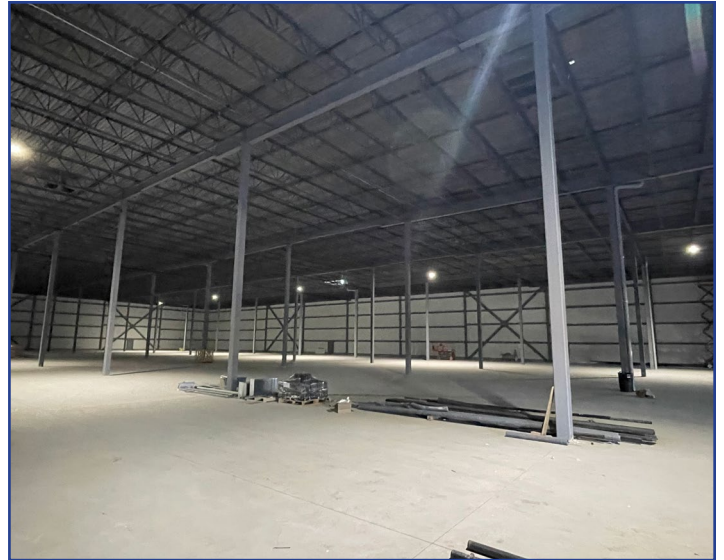
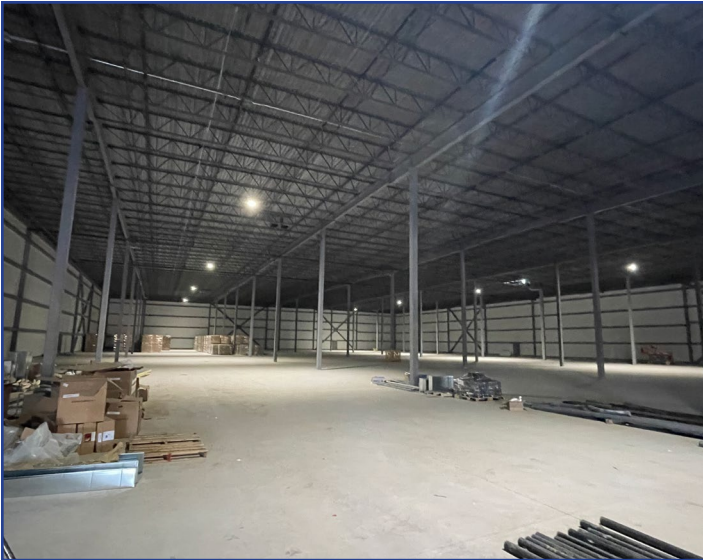




# Interior Photos

7901 Blackburn Parkway, Niagara Falls, ON

Colliers





# Area Neighbours

7901 Blackburn Parkway, Niagara Falls, ON

Colliers





VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

**\$4.4B+**

Annual revenue

**2B**

Square feet managed

**22,000**

professionals

**\$96B**

Assets under management

**68**

Countries we operate in

**46,000**

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

## 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 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 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:

**RALPH ROSELLI\* SIOR**

+1 905 329 4175

[ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

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 © 2024. All rights reserved. Colliers International Niagara Ltd., Brokerage

**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](https://www.collierscanada.com/niagara)

**Colliers**