

FOR LEASE | #3 | 1789 ALLANPORT RD. | THOROLD | ON
Office Space Located in the Centre of the Niagara Region



UNIT 3
LEASE PRICE: **\$1,550/MONTH GROSS LEASE + HST + Utilities**

Colliers

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**Sales Representative*

Property Overview

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1789 Allanport Rd. | Thorold

Unit #3
1,250 SF Office

1789 Allanport Rd.
1-Acre Yard
Available for
Additional Price

Weigh Scale

±1,250 SF INDUSTRIAL OFFICE AVAILABLE. ONE-ACRE GRAVEL YARD CAN BE AVAILABLE FOR ADDITIONAL PRICE.

UNIT #3 | 1789 ALLANPORT ROAD | THOROLD | ONTARIO

Listing Details

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#3 | 1789 ALLANPORT ROAD | THOROLD | ON

- Location: SW Corner of Allanport Rd & Turner Rd.; E/S of Allanport Rd.
- Unit Size: Office Area: \pm 1,250 SF Fully built out with four private offices, kitchen, & washroom
- List Price: \$1,550 per Month Gross Lease + HST + Utilities
- Zoning: M4 | Rural Industrial
- Details:
- Easy access 24/7, with lighted parking area, well water, septic & hydro
 - Access from Allanport Road with private access off Turner Road
 - Weigh scale available on private road access
 - Close & easy access to Highways 406 & 20
 - Just 21 minutes to the USA Truck Border in Queenston
 - Located in the centre of the Niagara Region



21 Minutes to
U.S.A. Border



Office Industrial w/
Addl. Land Available



Easy Access to
Hwy 20 & Hwy 406



Enclosed Gravel Yard
Can Be Available



Exterior Photos

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#3 | 1789 ALLANPORT ROAD | THOROLD | ON



Interior Photos

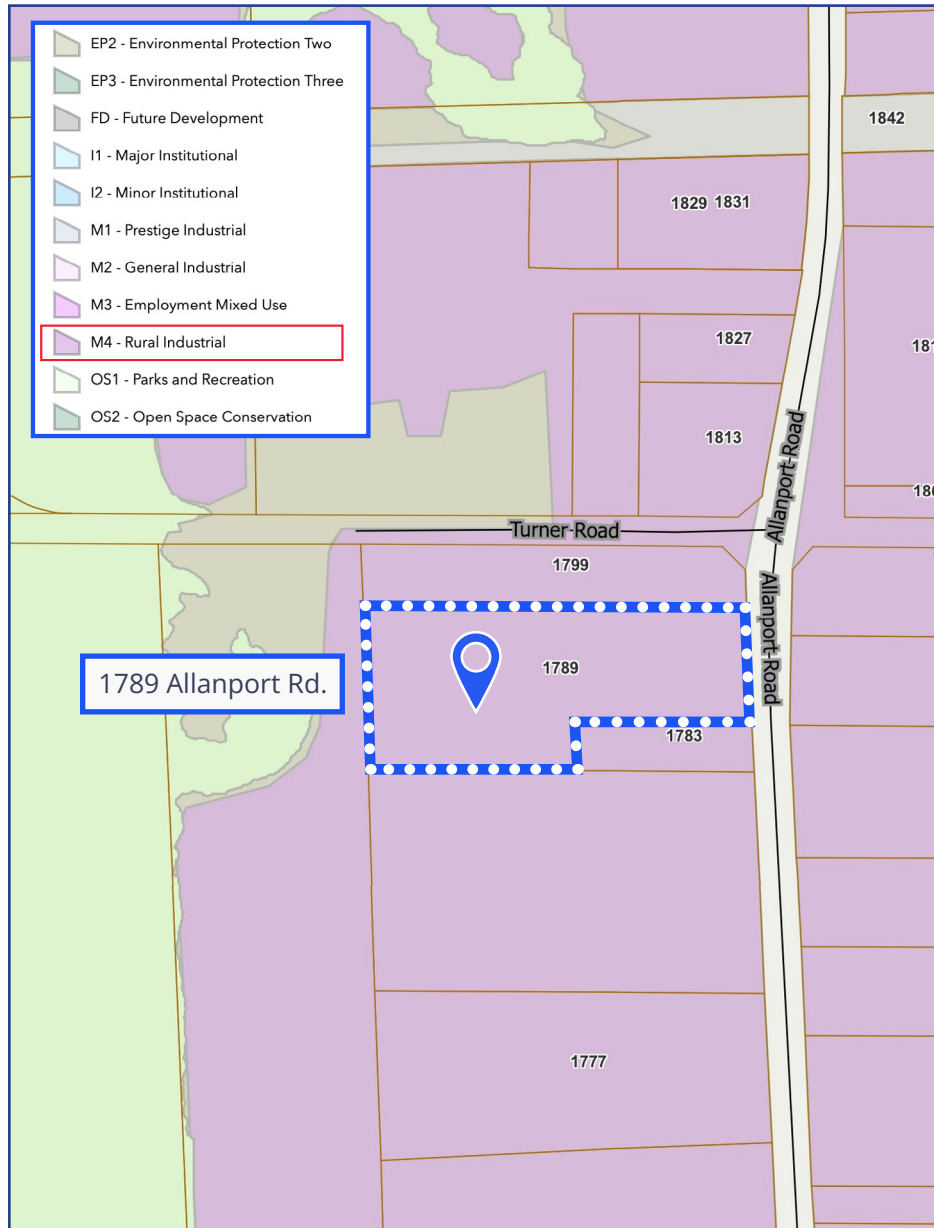
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#3 | 1789 ALLANPORT ROAD | THOROLD | ON



Zoning M4 - Rural Industrial

#3 | 1789 ALLANPORT ROAD | THOROLD | ON



PERMITTED USES

- 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 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 container
- Storage trailer
- Transportation depot
- Veterinary clinic
- Warehouse
- Wholesale establishment

SPECIFIED ACCESSORY USES

- Office
- Open/outside storage
- Retail uses accessory to industrial uses
- Showroom

Area Neighbours



#3 | 1789 ALLANPORT ROAD | THOROLD | ON



UNIT #3-1789 Allanport Road
FOR LEASE | INDUSTRIAL OFFICE

Weigh Scale

1-Acre Gravel Yard for IOS
AVAILABLE FOR ADDL. PRICE

Weigh Scale | 1 to 5 Acres Gravel Yard for IOS
AVAILABLE FOR ADDITIONAL PRICE



\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

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 February 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment 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 annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 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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