

# FOR LEASE

#5 - 1789 Allanport Rd. | ±5,789 SF

ENTRANCE

LEASE RATE **\$9,000**/MONTH GROSS LEASE + HST + Utilities

#5 | 1789 ALLANPORT ROAD | THOROLD | ONTARIO

**±5,789 SF Industrial Warehouse w/ 3 Sea Containers for  
Additional Storage Can Be Combined w/ Unit 2 for ±8,289 SF**

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# Listing Specifications

#5 | 1789 ALLANPORT ROAD | THOROLD | ON

Location	SW Corner of Allanport Rd & Turner Rd.; E/S of Allanport Rd.
Unit 5 Area	<b>TOTAL AREA: ±5,789 SF</b> Shop Area: ±4,295 SF Office: ±105 SF Mezzanine: ±165 SF Sea Containers: ±408 SF each (3 units) <i>Can be combined with unit 2 for ±8,289 SF</i>
Listing Price	\$9,000/Month Gross Lease + HST + Utilities
Zoning	M4   Rural Industrial
Doors	<ul style="list-style-type: none"><li>• THREE 14' x 14' Grade Level Doors</li><li>• ONE Man Door</li></ul>
Clear Height	23 ft.
Comments	<ul style="list-style-type: none"><li>• Industrial warehouse with office</li><li>• THREE sea containers with hydro and connected to main building for additional storage</li><li>• New LED lighting</li><li>• Suspended gas furnace</li><li>• Separate oil furnace for heated concrete floor</li><li>• 2-pce bathroom &amp; kitchenette</li><li>• Airlines, service pit for transport repair</li><li>• Weigh scale nearby</li></ul>



25 Minutes to  
U.S.A. Border



Easy Access to  
Hwy 20 & Hwy 406



Industrial Warehouse  
w/ Office



Additional land can be available if needed:  
**±1 Acre Yard** with lighted parking lot, water, sewer & hydro with enclosed, graveled yard, easy access, large truck turn around radius and small trailer with easy access 24 hrs./day 7 days/week.







# Exterior Photos

1789 ALLANPORT ROAD | THOROLD | ON





# Interior Photos

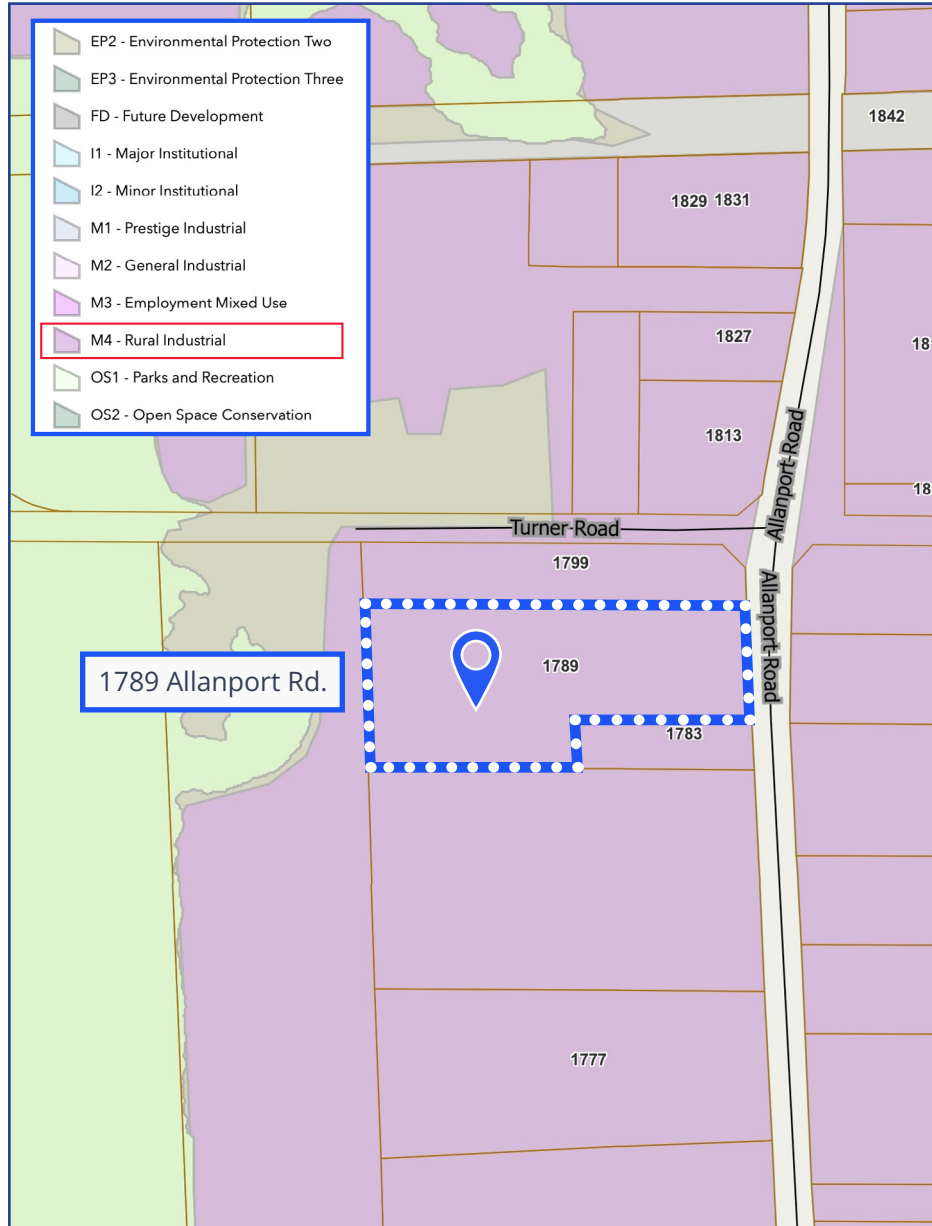
1789 ALLANPORT ROAD | THOROLD | ON



# Zoning M4 - Rural Industrial



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

1789 ALLANPORT ROAD | THOROLD | ON



**BLACK CREEK METAL INC.**  
CUSTOM FABRICATION & SITE SERVICES

**SOUTH CENTRAL INDUSTRIAL**

Allanport Rd.

**IRE**  
Niagara Rigging and Erecting Company Ltd.

**MAR MAX**



**#5-1789 Allanport Road**  
FOR LEASE | WAREHOUSE W/ OFFICE

**GB**  
GAUBOC

Weigh Scale

**BOSCO ROOFING**

Allanport Rd.

**SILVER MOUNTAIN TRAILERS**



**steelPRC**

Hurricane Rd.



\$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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## CONTACT:

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