

FOR LEASE

VACANT

LIGHT INDUSTRIAL LAND

Colliers

LEASE PRICE:

\$1,600 Per Month + HST + Utilities

WS PETERSBURG CIRCLE
PORT COLBORNE, ON

±0.75 Acres Located
in the Loyalist
Industrial Park

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**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

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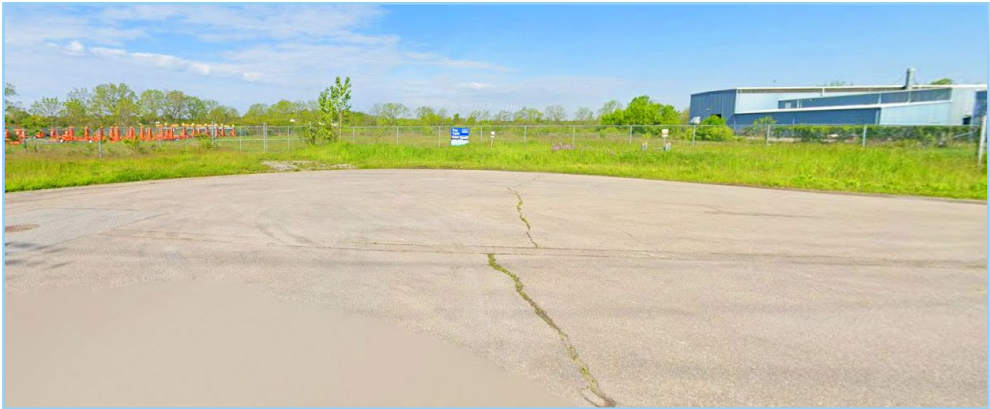
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Property Details



Lot Size	±0.75 Acres
Lease Price	\$1,600/Month + HST + Utilities
Zoning	LI - Light Industrial
PIN	641380684
Comments	<ul style="list-style-type: none">• Vacant light industrial land for lease.• Just off of Highway 58 in Port Colborne.• Located in the Loyalist Industrial park.• Fenced with top soil removed and a base of concrete rubble covering the lot.• Light Industrial zoning permits many uses.• High voltage power, natural gas, and high speed internet available at the road.



Location Overview



The Loyalist Industrial Park




The Loyalist Industrial Park is located at the west end of the City. The neighbourhood boundaries include Forks Road West to the north, Omer Avenue and the Welland Canal to the east, Stonebridge Drive to the south, and West Sideroad to the west. West Side road which runs north-south of the property is the major connecting route. The area surrounding the park is predominantly industrial however there are a few residential properties scattered throughout. The Niagara Peninsula Conservation Area also has land north of the park.

KEY ADVANTAGES OF THE PARK

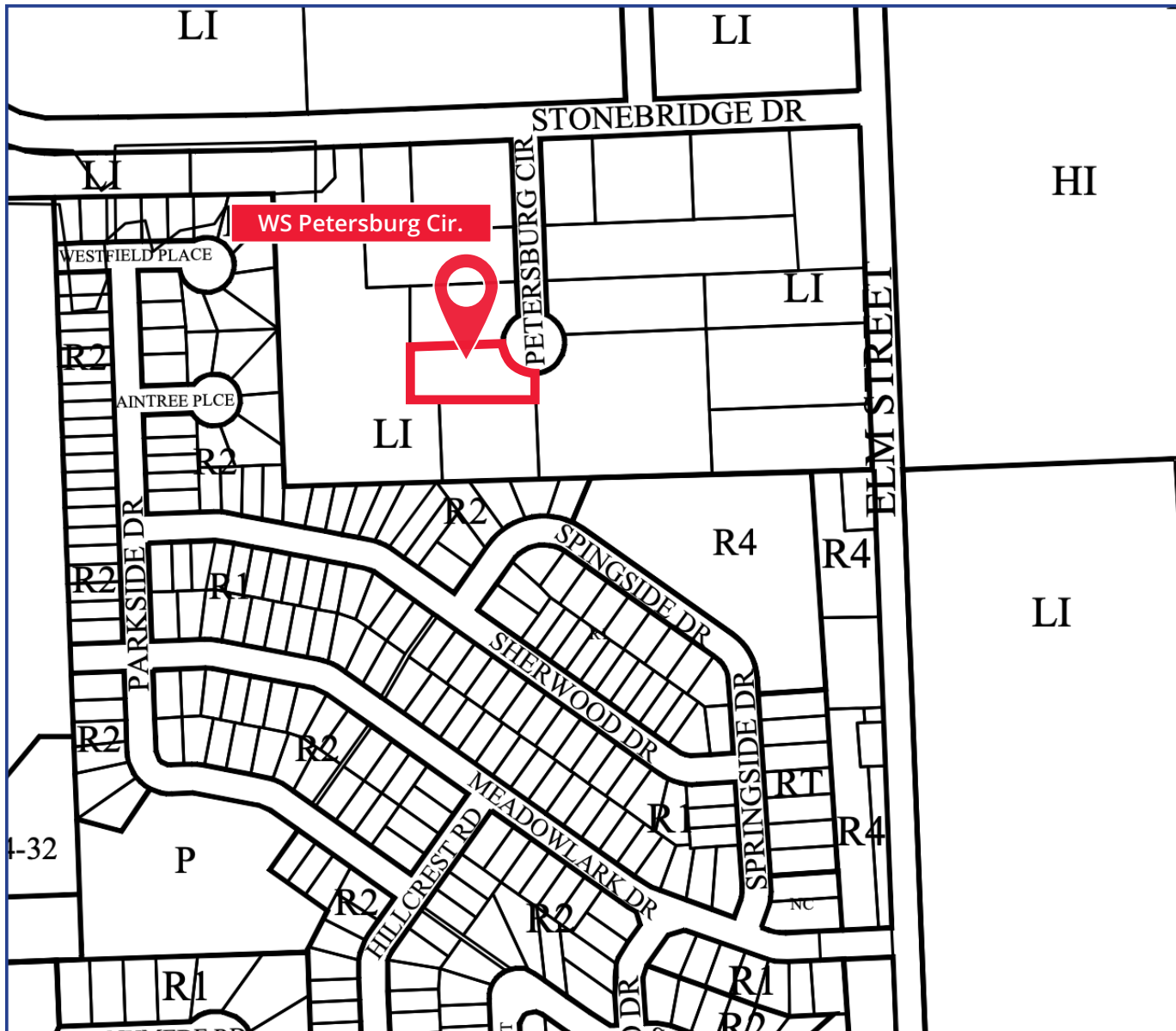
Port Colborne is home to first-rate transportation connections, the Loyalist Industrial Park is in a prime location with access to all available options. The city owned and operated rail line runs adjacent to the property and the Welland Canal sits to the east. This allows for industry access to facilities along the canal who handle oversized cargo. This robust transportation network allows local manufacturers to transport products across North America.

The park is home to both small and large facilities and is considered a heavy industrial zone. The park is populated by companies in the bio-food industry, the heavy fabricate industry and the recycling industry. The bio-food industry takes advantage of the parks access to clean water, low cost transportation and local agriculture. With undeveloped land to the north, there is potential for the Loyalist Industrial Park to develop outwards in the future.

Area Neighbours



LI - Light Industrial

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PERMITTED USES

- Motor Vehicle Repair Garage
- Adult Oriented Entertainment Establishment
- Car Wash
- Contractor's Yard
- Crematorium
- Educational Facility
- Industry, Light
- Medical Marihuana Production Facility
- Public Use
- Research Facility
- Transportation Depot

ACCESSORY USES

- Food Vehicle
- Office
- Retail Store
- Restaurant, Fast-Food
- Restaurant, Full-Service
- Restaurant, Take-Out

\$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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