

FOR SALE

VACANT INDUSTRIAL LAND

LIST PRICE:

\$298,000

**WS PETERSBURG CIRCLE
PORT COLBORNE, ON**

**±0.75 Acres Light
Industrial Land in
the Loyalist
Industrial Park**

Ralph Roselli* SIOR

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**Sales Representative*

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WS Petersburg Cir.

Petersburg Cir

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Property Details



PIN 641380685

Lot Size ±0.746 Acres

List Price \$298,000

Zoning LI - Light Industrial

- Comments
- Vacant light industrial land for sale.
 - Just off of Highway 58 in Port Colborne.
 - Located in the Loyalist Industrial park.
 - Top soil removed with 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.



WS Petersburg Cir.

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.

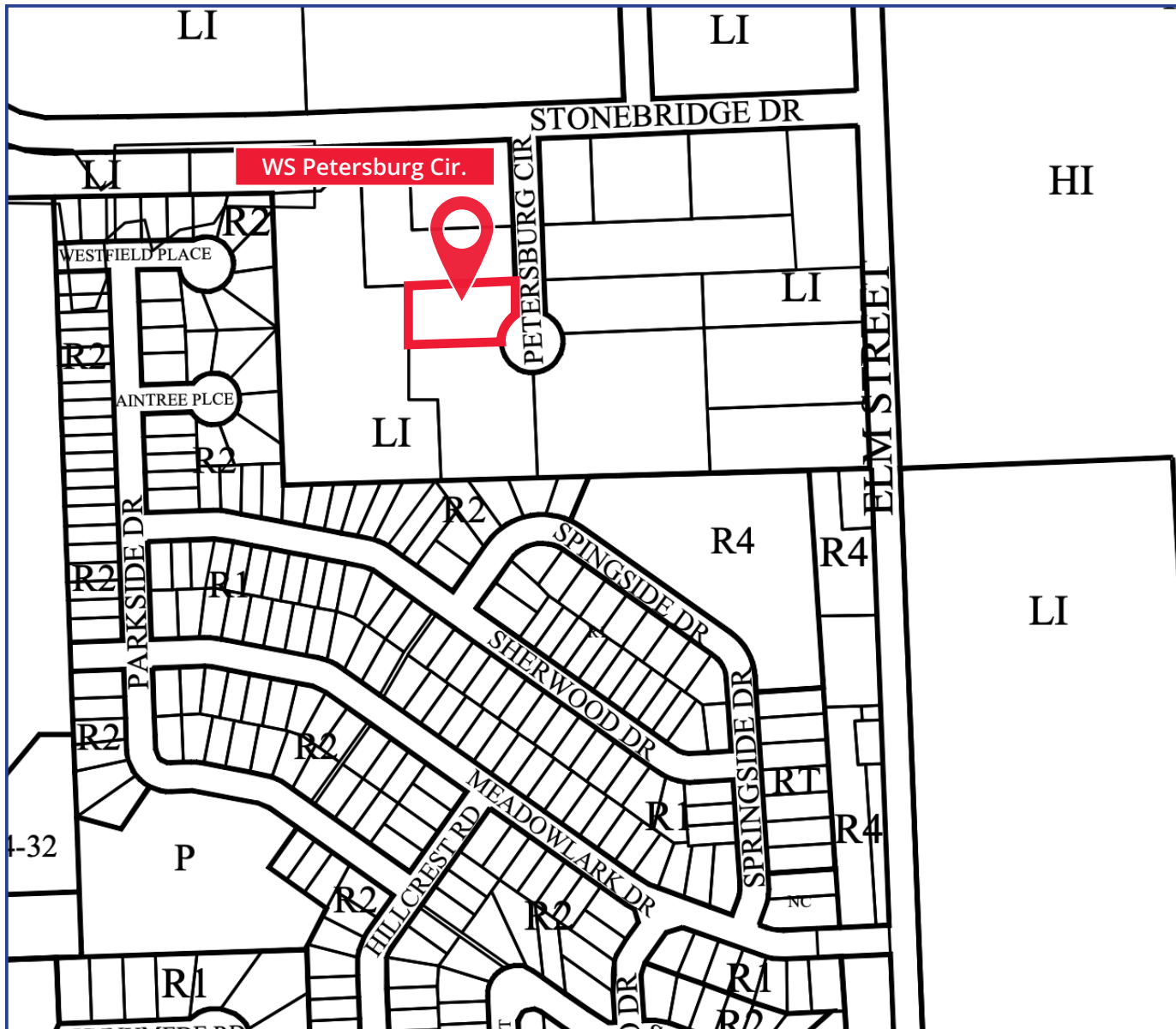
The park is home to both small and large facilities and is considered a heavy industrial zone. The park is populated by companies in the bio-food industry, the heavy fabricate industry and the recycling industry. The bio-food industry takes advantage of the parks access to clean water, low cost transportation 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

Colliers



LI - Light Industrial



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

\$4.8B+

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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