



# WAREHOUSE/OFFICE FOR LEASE

LEASE RATE: **\$11.00/SF NET + \$5.50/SF NET + HST + Utilities**

**#6 | 5743 THOROLD STONE RD. | NIAGARA FALLS | ON**  
**Well-Maintained Mixed-Use Industrial Mall For Lease**

CONTACT:

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# Listing Specifications

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON

Location North of Throld Stone Rd. & West of Stanley Ave.

Lot Size ±1.14 Acres

Available Unit Unit 6: ±3,000 SF

Zoning **GI** - General Industrial

Lease Price \$11.00/SF NET + TMI + Utilities + HST

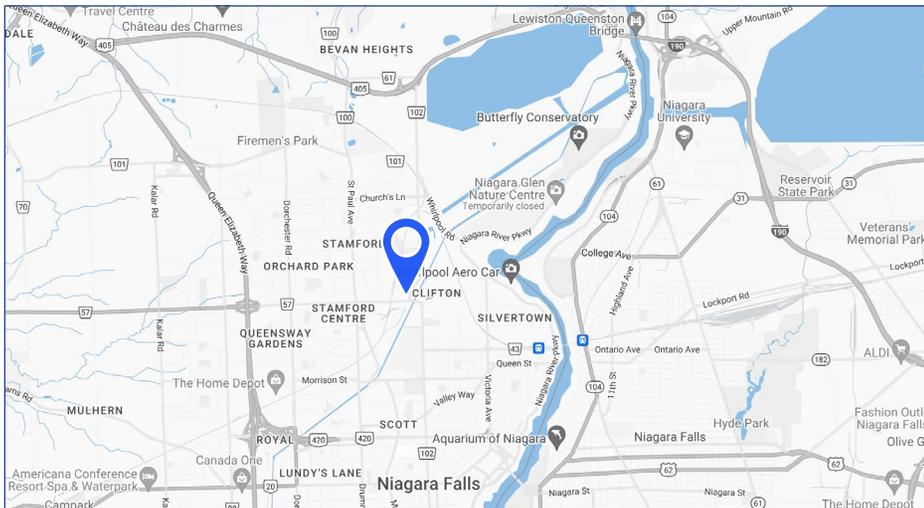
TMI \$5.50/SF

Ceiling Height 14 to 16 ft.

Door One drive-in garage door at rear (per unit)

Comments

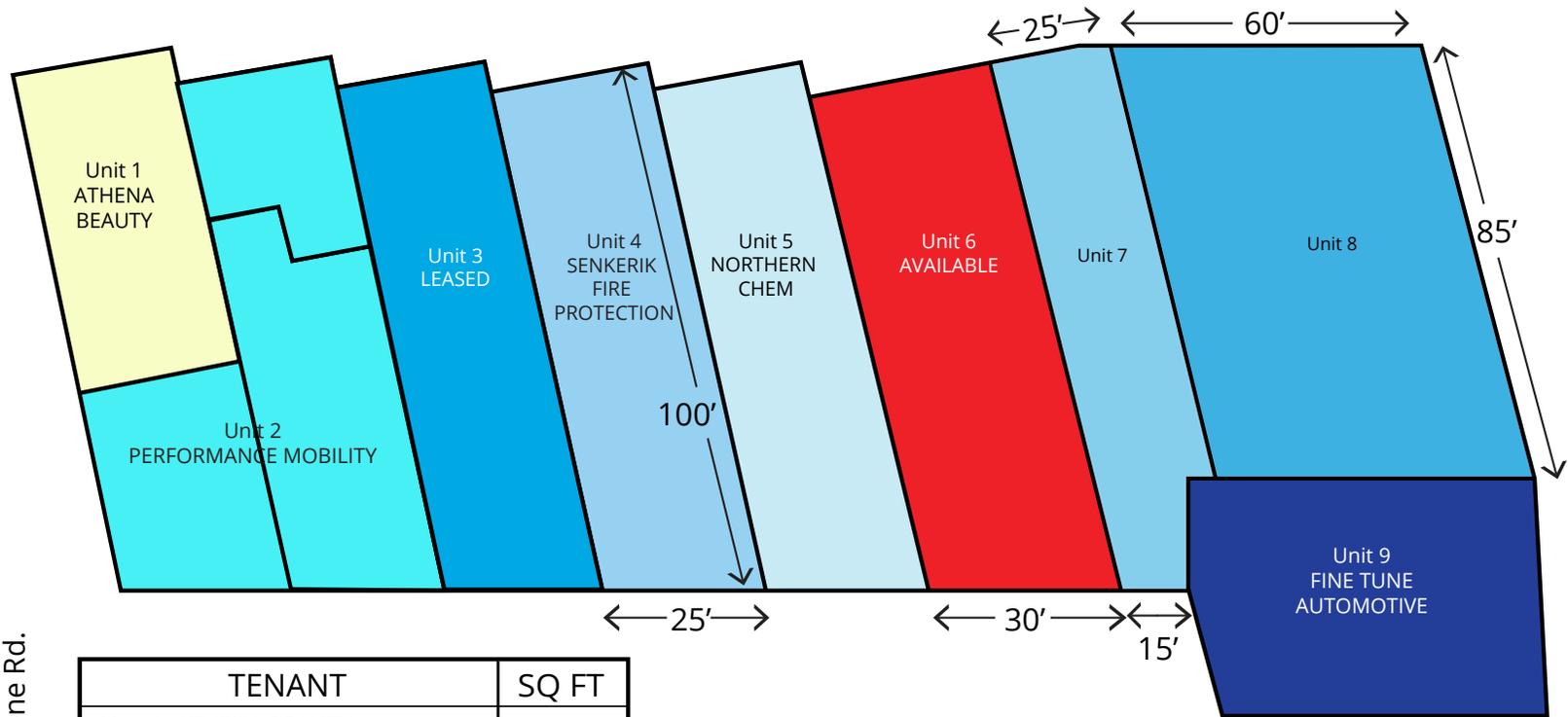
- Well-maintained mixed-use Industrial Mall
- Ample on-site parking
- High-traffic location on busy Thorold Stone Rd.



# Floor Plan



#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



5743 Thorold Stone Rd.

TENANT	SQ FT
Unit 1: ATHENA BEAUTY	1,440 sf
Unit 2: PERFORMANCE MOBILITY	2,800 sf
Unit 3: LEASED	2,500 sf
Unit 4: SENKERIK FIRE PROTECTION	2,500 sf
Unit 5: NORTHERN CHEM	2,800 sf
<b>Unit 6: AVAILABLE</b>	<b>3,000 sf</b>
Unit 7: TBD	2,164 sf
Unit 8: TBD	4,100 sf
Unit 9: FINE TUNE AUTOMOTIVE	2,252 sf
TOTAL SQFT	23,656

N.T.S.

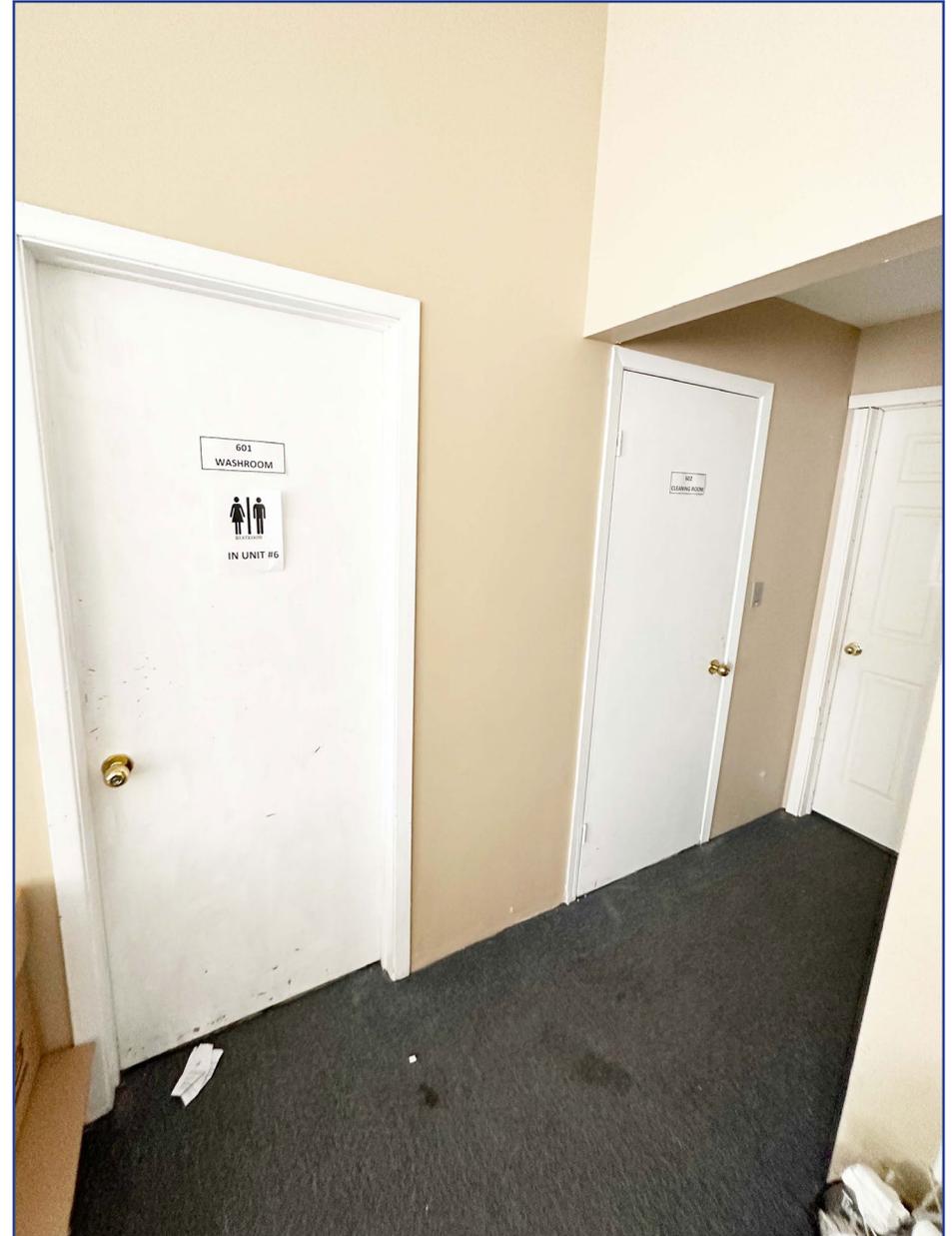
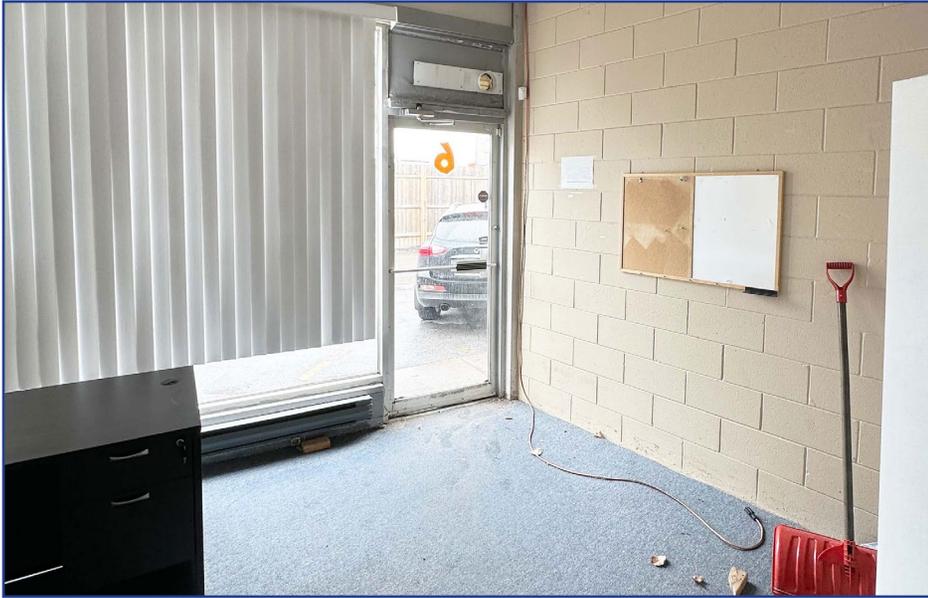
# Exterior Photos

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



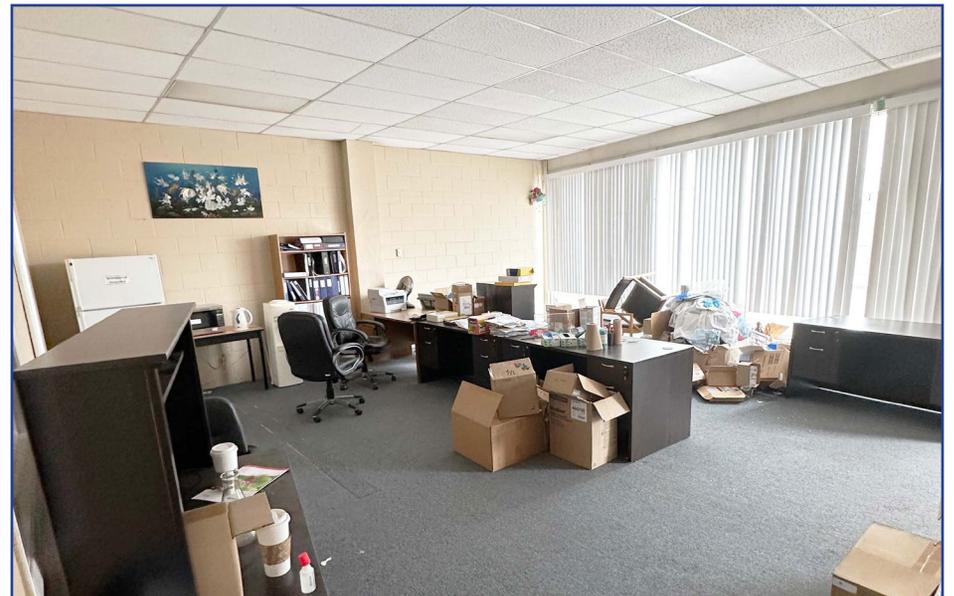
# Interior Photos

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



# Interior Photos

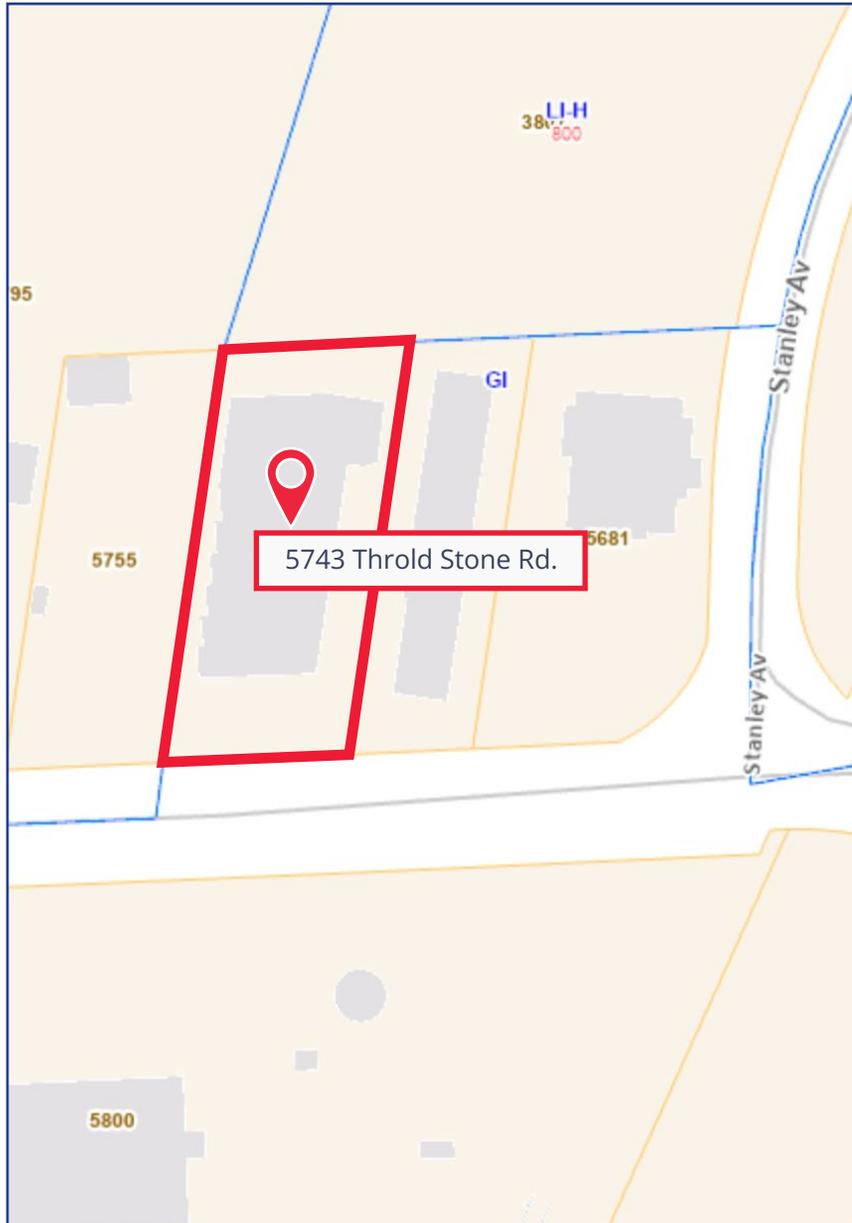
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# Zoning **GI - General Industrial**



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## Permitted Uses

No person shall within any GI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- Animal hospital
- Artificial abrasive plant
- Artificial fertilizer processing plant
- Brick, pottery, tile, terra cotta, concrete and concrete products plant
- Builder's supply yard
- Carpenter shop
- Car rental establishment, truck rental establishment
- Car Wash
- Cleaning, curing, storing or tanning of fresh or green hides and leather finishing
- Coal, fuel, gasoline and oil storage yard
- Cold storage plant
- Commercial printing and associated services establishment
- Contractor's or tradesman's shop or yard, Contractor's or construction equipment rental shop or yard 2002-061
- Equipment yard
- Establishment for building material sales
- Food and meat products plant but not including an abattoir
- Frozen food locker service
- Grain and feed mill and storage
- Humane society including a pound for small animals
- Ice manufacturing plant
- Kennel for the boarding and breeding of dogs and cats
- Laboratory
- Laundry plant
- Lumber and planing mill and yard
- Machine shop
- Monument, stone, clay and glass manufacturing plant
- Poultry processing plant
- Public garage, auto body
- Public garage, mechanical
- Rubber factory
- Shop for the repair and servicing of goods, machinery and equipment
- Silver plating and cutlery plant
- Soap manufacture
- Stone cutting plant
- Trucking or shipping terminal
- Animal clinic
- Warehouse
- Welding shop
- Wholesale establishment
- Winery
- Adult entertainment parlour
- Body-rub parlour
- An office which is an accessory use

# Area Neighbours



#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



**5743 Thorold Stone Rd**  
FOR LEASE | INDUSTRIAL MALL



Tecvalco

Ornamental Concrete Ind

Counterpart Brewing

Titan Sportsplex Niagara

**5743 Thorold Stone Rd**  
FOR LEASE | INDUSTRIAL MALL

Oleo Energies Inc

Niagara Battery & Tire

Blair's Finish Carpentry

Gale Centre Arena

Palmer Park

Niagara Energy Products

Premier Tech Home & Garden Inc

Go Fitness Niagara

Whirlpool River Park

Niagara River



\$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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## CONTACT:

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