

FOR SALE

Colliers

Lake Ontario

Port Weller
Industrial Park

Lakeshore Road

Read Road

Seaway Haulage Road

Welland Canal

406 Lakeshore Road | St. Catharines | ON

±45.75 AC General Employment Land
in the St. Catharines Port Weller Industrial Park

*One of the last, largest remaining vacant
Employment land opportunities in the City
of St. Catharines, offering exceptional scale
and flexibility for Industrial development.*

LIST PRICE:

\$11,500,000

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406 Lakeshore Road

Welland Canal

Port Weller Industrial Park

PORT WELLER HARBOUR

Well-positioned for investors and end users seeking scale, connectivity, and long-term growth potential.



±45.75 AC
E2 General Employment
land permitting a wide
range of employment
uses



Heavy truck access &
triple-road frontage
on Lakeshore Road,
Seaway Haulage Road
& Read Road



Located within the Port
Weller Industrial Park
adjacent to Ontario
Shipyards & Stubbe's



Large vacant industrial
land parcel in St.
Catharines with great
development potential

Property Specifications

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406 Lakeshore Road | St. Catharines | ON



Lot Size	±45.75 Acres
Lot Dimensions	Frontage: ±646.93 ft. Depth: ±2,151.94 ft.
Zoning	E2 - General Employment
List Price	\$11,500,000
Taxes (2025)	\$8,810.53
Services	Serviceable in the short-term for Natural Gas, water and waste water Power available for large-scale operations
	• One of the last, largest remaining vacant Employment land opportunities in the City of St. Catharines • Offering exceptional scale and flexibility for Industrial development • Well-suited for integrated industrial development and large-scale employment uses • Rare triple-road frontage on Lakeshore Road, Seaway Haulage Road and Read Road providing excellent access, visibility and site circulation • Located adjacent to the Welland Canal, with proximity to key industrial users supporting a wide range of employment uses • Strategic location supports cross-border logistics with strong fundamentals, infrastructure, and access to multiple transportation networks • Size & zoning allow for long-term phased development or campus-style industrial uses • Permitting heavy & light industrial uses • Heavy truck road access • Power available for large scale operations • Potential for Seaway access • Vacant flat land • QEW Highway access 10 km • 20 km to U.S.A. Border

Area Neighbours

406 Lakeshore Road | St. Catharines | ON



Colliers

QSL
Wharf 2

NEPTUNUS YACHTS

Welland Canal

Canal Lock 1

Port Weller Harbour

ONTARIO
SHIPYARDS

STUBBE'S

COLONIAL
Flooring Ltd

Port Weller Industrial Park

406 Lakeshore Road

Seaway Haulage Road

ABT
Innovative Technologies

CSL

Eastwood
WOOD SPECIALTIES

Amber
WOOD SPECIALTIES

Read Road

IHF
Imperial Hardwood Flooring

KAVON
MACHINE INC
MFG. EQUIPMENT

Happy Rolph's
Animal Farm

Jones Beach

Highlights

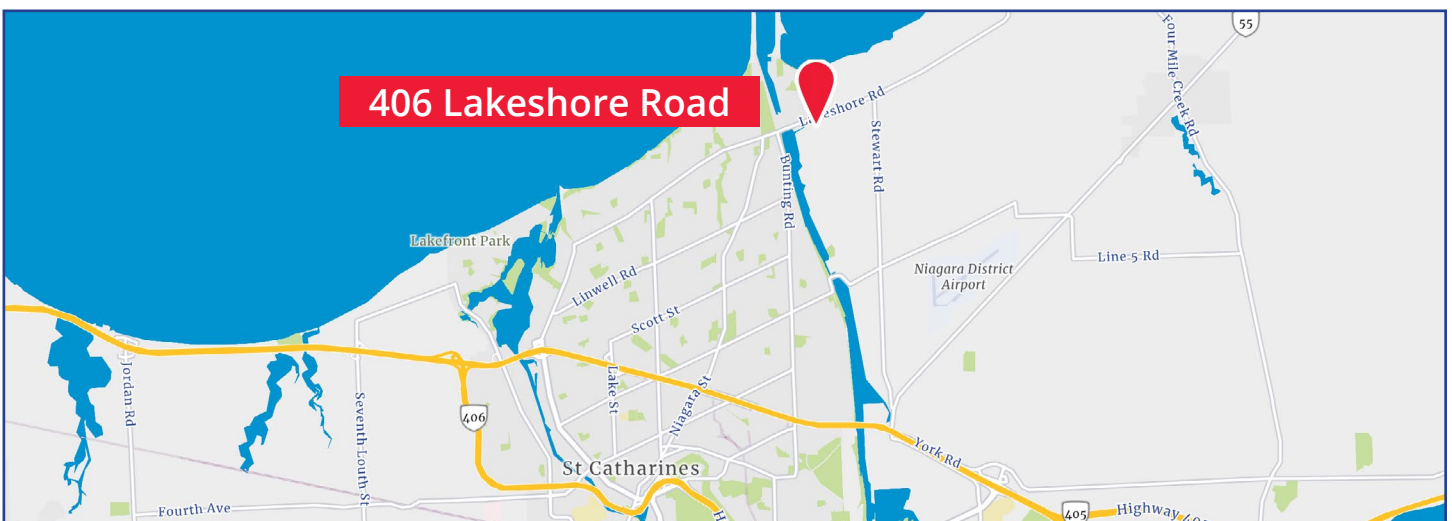
*406 Lakeshore Road
St. Catharines, ON*

Well-suited for integrated industrial development and large-scale employment uses, the site presents a rare opportunity to secure one of the last, largest remaining vacant Employment Land opportunities in St. Catharines.

General Employment (E2) zoning permits a broad range of industrial and employment uses including heavy and light manufacturing, warehousing, logistics, contractor yards, and transportation depots. Additional permitted uses include bulk fuel depots, vehicle service operations and research facilities

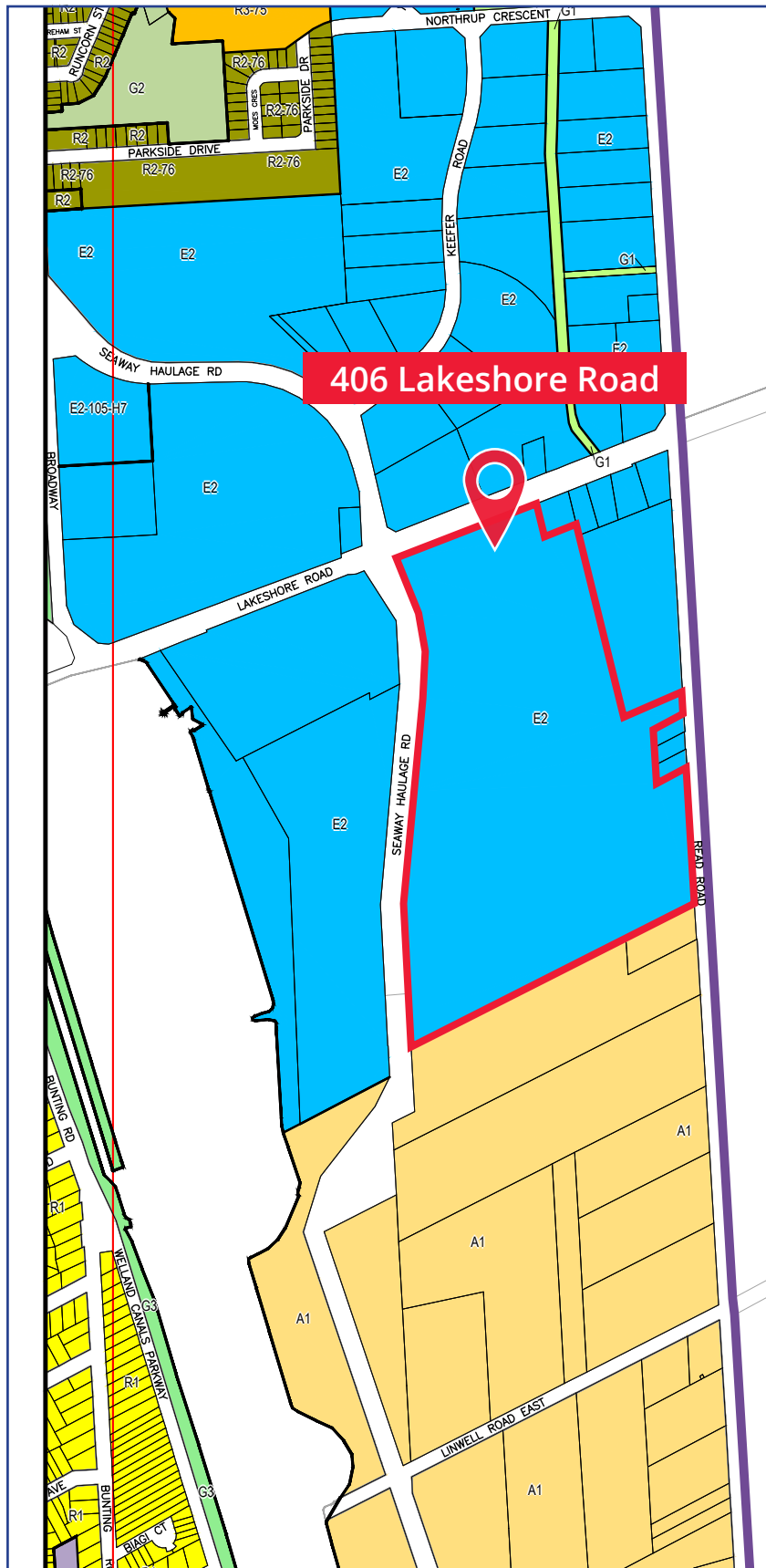
With ±45.75 acres and triple-road frontage, the property offers excellent access, visibility, and site circulation.

406 Lakeshore Road



Zoning E2 - General Employment

406 Lakeshore Road | St. Catharines | ON



PERMITTED USES:

- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales and Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot

ACCESSORY USES

- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

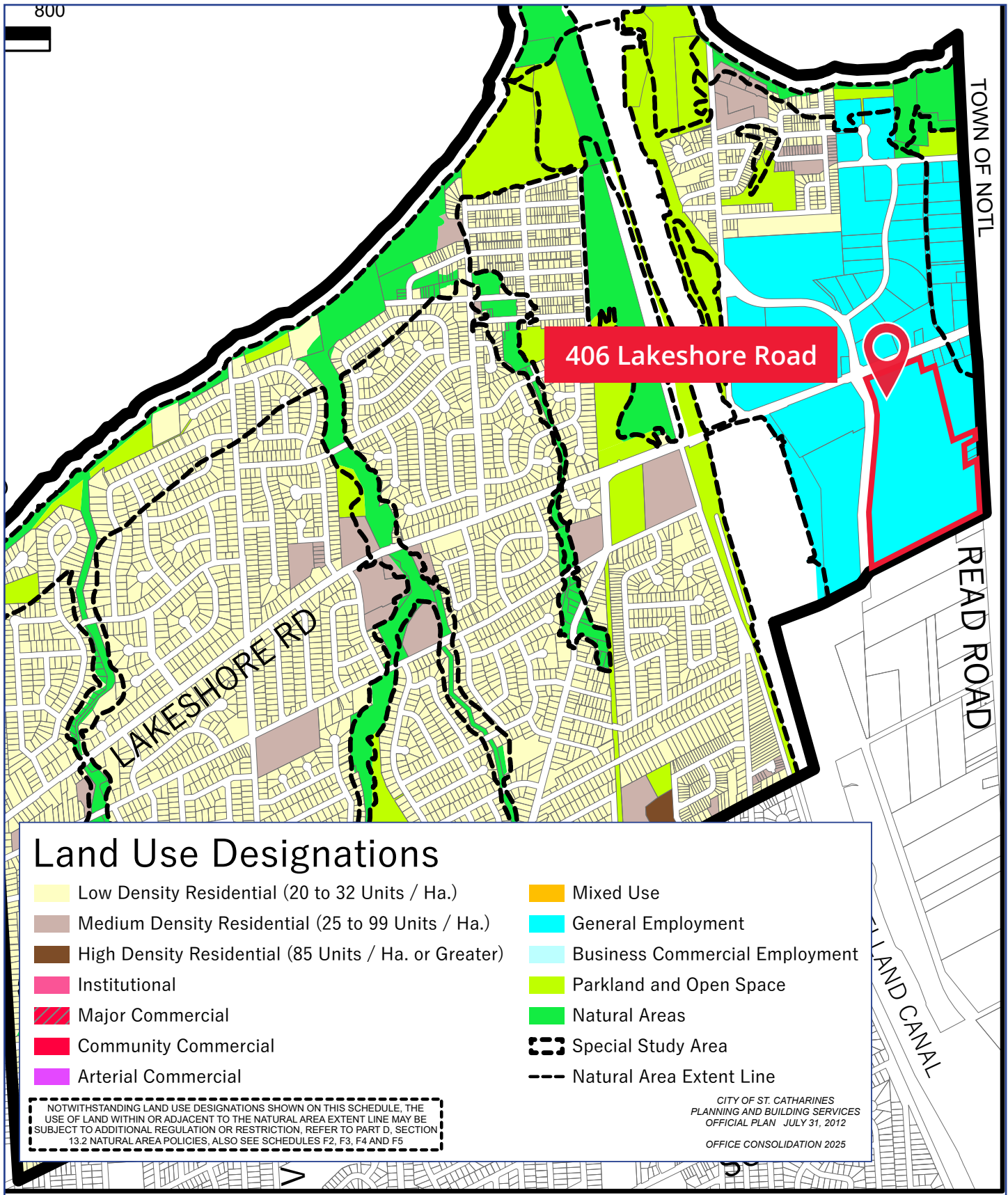
Zones

- R1** Low Density Residential
 - Suburban Neighbourhood
- R2** Low Density Residential
 - Traditional Neighbourhood
- R3** Medium Density Residential
- R4** High Density Residential
- C1** Local Convenience Commercial
- C2** Community Commercial
- C3** Arterial Commercial
- C4** Major Commercial
- C5** Downtown Commercial Core
- C6** Downtown Traditional Main Street
- E1** Business Commercial Employment
- E2** General Employment
- M1** Medium Density Mixed Use
- M2** Medium / High Density Mixed Use
- M3** High Density Mixed Use
- G1** Conservation / Natural Area
- G2** Minor Green Space
- G3** Major Green Space
- I1** Local Neighbourhood Institutional
- I2** Community Institutional
- I3** Major Institutional
- A1** Agriculture
- A2** Agriculture Only
- A3** Agriculture Commercial / Industrial
- Municipal Boundary

OP General Employment

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406 Lakeshore Road | St. Catharines | ON



VIEW ONLINE 

collierscanada.com/niagara

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

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