

**FOR SALE**

**Colliers**



**LIST  
PRICE: \$5,300,000**

**8230 OAKWOOD DRIVE | NIAGARA FALLS | ON**

**Comprised of ±10,372 SF Industrial Shop & ±840 SF Office on ±4.985 AC**

**RALPH ROSELLI\*** SIOR

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*\*Sales Representative*

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Accelerating Success.

# Listing Specifications



## BUILDING FEATURES

- 550V/ 3-Phase electric
- Radiant tube heating in shop area
- Natural gas forced-air furnace
- Pad-mounted A/C unit
- 18' clear ceiling height
- TWO 2pc bathrooms
- An updated roof to office in 2015.

## MAIN SHOP: ±3,353 SF

- ONE 16' x 14' ground level electric door
- ONE 14' x 14' ground level manual door
- ONE 8' x 10' ground level door

## SHOP ADDITION: ±7,019 SF

- Completed in 2015
- TWO 90' drive-thru plus a 3rd bay entrance
- FIVE 14' x 14' drive-in electric doors
- Concrete apron in front of all shop doors plus bollards for building
- Truck wash supplied by roof water



Lot Size	±4.985 Acres
Building Area	TOTAL: ±11,212 SF Industrial Shop: ±10,372 SF   Office: ±840 SF
Zoning	PI - Prestige Industrial
List Price	\$5,300,000
Taxes (2025)	\$38,038.13
Comments	<ul style="list-style-type: none"><li>• Prestige Industrial bldg. plus mezzanine &amp; partial basement</li><li>• Great QEW exposure.</li><li>• Perfect set up for a trucking company, truck rental establishment, etc.</li><li>• Convenient location in Industrial area with quick access to border crossings</li><li>• Just minutes to the future South Niagara hospital site</li><li>• Outside storage only permitted with some uses</li><li>• Tenanted with ±15 months remaining on lease term with 1 x 2-year extension</li></ul>



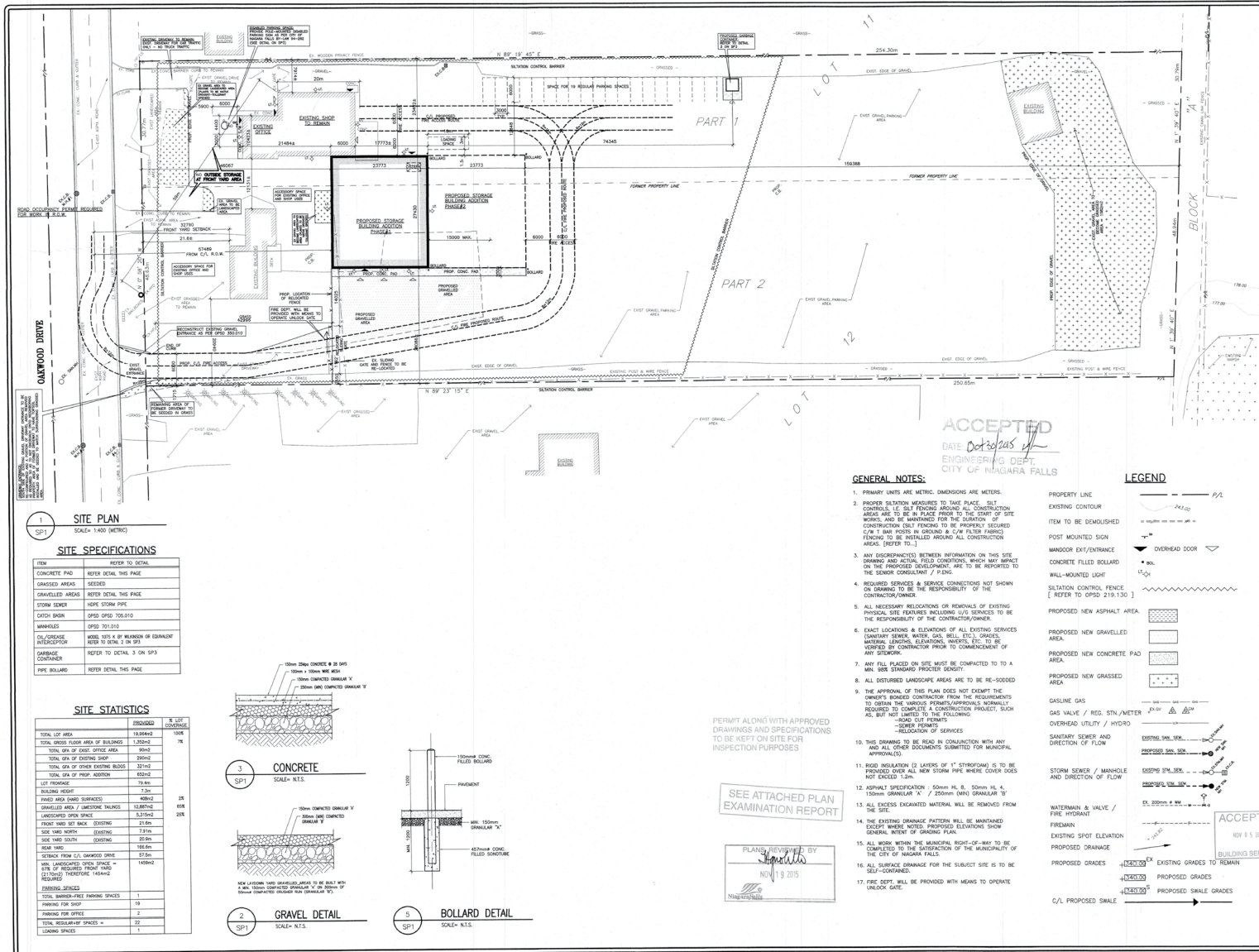
# Location Overview

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# Site Plan



**THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS.**

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DIMENSIONS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO ENGINEER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF M.C. ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF M.C. ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, REVISIONS, LISTS ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.
- PRIMARY DIMENSIONS ARE METRIC.

**KEY PLAN:**  
N.T.S.

**PROPERTY DESCRIPTION:**  
PART 1 AND 2 OF REF. PLAN 559-4594  
CITY OF NIAGARA  
REGION OF NIAGARA

**BENCHMARK:** 178.00 (G.S.D.)  
NORTH SIDE OF PROPOSED ADDITION

NO.	REVISION	DATE	BY
7	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
6	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
5	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
4	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
3	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
2	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
1	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
A	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
B	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS
C	RE-DESIGNED FOR AIR APPROVAL	SEP 27th 2015	CS

**DO NOT SCALE DRAWINGS. THESE DRAWINGS SHOW WHAT NOT PERFECT EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.**

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- ITEM TO BE DEMOLISHED
- POST MOUNTED SIGN
- WINDOOR EXT/ENTRANCE
- CONCRETE FILLED BOLLARD
- WALL-MOUNTED LIGHT
- SILTATION CONTROL FENCE [REFER TO OPSD 219.130]
- PROPOSED NEW ASPHALT AREA
- PROPOSED NEW GRAVELLED AREA
- PROPOSED NEW CONCRETE PAD AREA
- PROPOSED NEW GRASSSED AREA
- GASLINE GAS
- GAS VALVE / REG. STN./METER
- OVERHEAD UTILITY / HYDRO
- SANITARY SEWER AND DIRECTION OF FLOW
- STORM SEWER / MANHOLE AND DIRECTION OF FLOW
- WATERMAIN & VALVE / FIRE HYDRANT
- FIREARM
- EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE
- PROPOSED GRADES
- C/L PROPOSED SWALE

**GENERAL NOTES:**

- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS (E.G. SILT FENCING AROUND ALL CONSTRUCTION AREAS) ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING IS TO BE PROPERLY SECURED C/W T-BAND POSTS IN GROUND & C/W FILTER FABRIC) TENDING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. [REFER TO...]
- ANY DISCREPANCIES BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / PLNG.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL USE FEATURES INCLUDING UTILITIES SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXISTING LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, ETC.), GRADES, MATERIALS, ELEVATIONS, MATERIALS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. SPECIFIED PROPER DENSITY.
- ALL DISTURBED LANDSCAPE AREAS ARE TO BE RE-SEED.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BRANDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
  - SEWER PERMITS
  - RELOCATION OF SERVICES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVALS.
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXIST.
- ASPHALT SPECIFICATION: 50mm H.B. 8, 50mm H.B. 4, 150mm GRANULAR "X" / 250mm (M4) GRANULAR "Y"
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF DRAINAGE PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY IS TO BE COMPLETED TO THE SATISFACTION OF THE MUNICIPALITY OF THE CITY OF NIAGARA FALLS.
- ALL SURFACE DRAINAGE FOR THE SUBJECT SITE IS TO BE SELF-COMPALED.
- ONE (1) SPOT WILL BE PROVIDED WITH MEANS TO OPERATE UNLOCK GATE.

**CONCRETE**  
SCALE: N.T.S.

**GRAVEL DETAIL**  
SCALE: N.T.S.

**BOLLARD DETAIL**  
SCALE: N.T.S.

**PERMIT ALONG WITH APPROVED DRAWINGS AND SPECIFICATIONS TO BE KEPT ON SITE FOR INSPECTION PURPOSES**

**SEE ATTACHED PLAN EXAMINATION REPORT**

**PLANS REVIEWED BY**  
NOV 19 2015

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NOV 19 2015

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NOV 19 2015

M C ENGINEERING A DIVISION OF JORDEN REALTY LTD.



# Exterior Photos

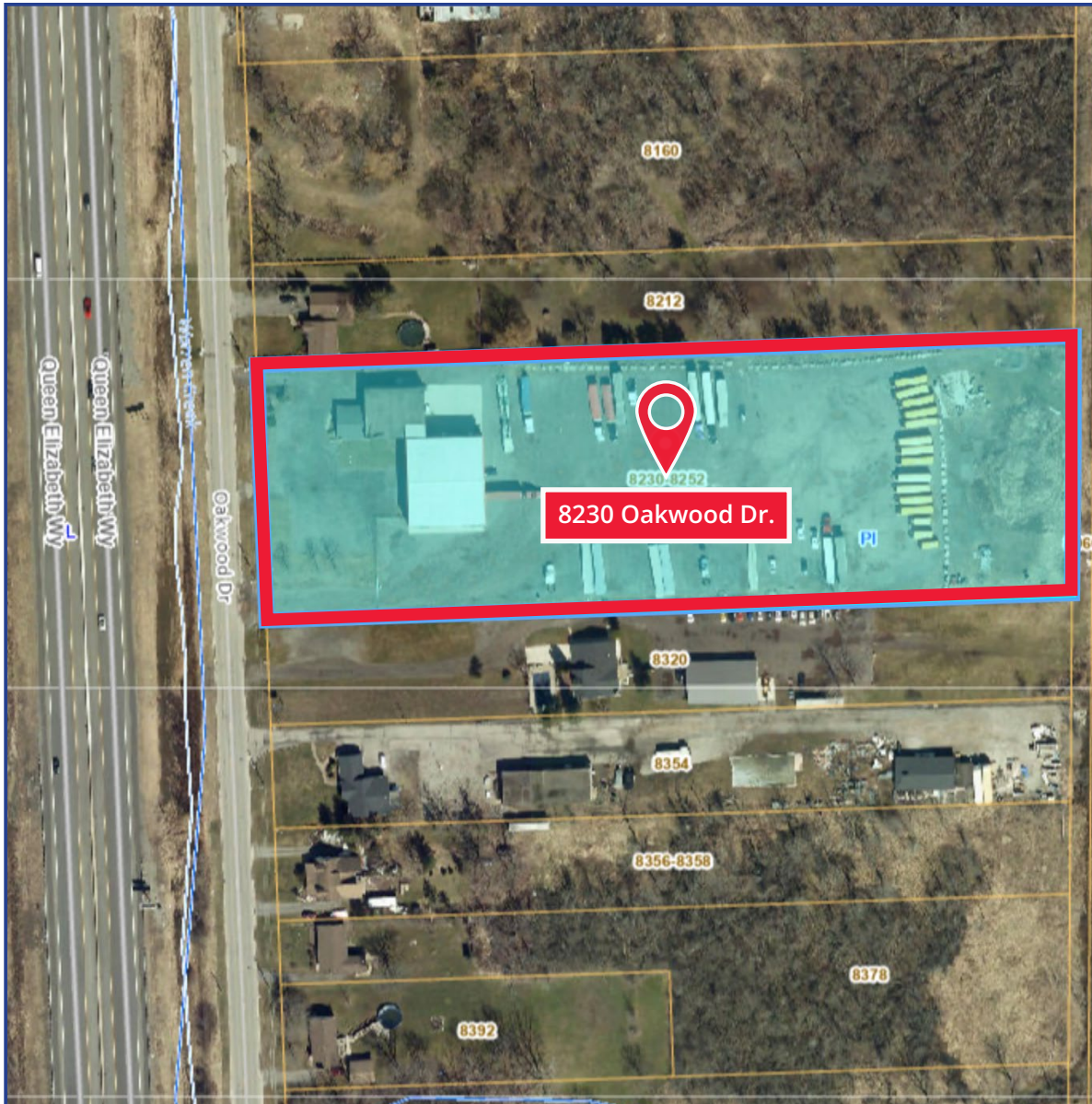
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# PI – Prestige Industrial Zone

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## PERMITTED USES

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials, and further provided that no such use is dangerous, obnoxious or offensive by reason of the presence, emission or production of odour, smoke, noise, gas fumes, cinders, vibration, radiation, refuse matter or water carried waste
- \*Car rental establishment, truck rental establishment
- Car wash
- Cold storage plant
- Commercial printing and associated services establishment
- Consulting engineering office
- Ice manufacturing plant
- Laboratory - experimenting, commercial or testing
- \*New car agency
- \*Nursery for trees, shrubs, plants
- Public garage, mechanical
- \*Used car lot
- Warehouse
- Wholesale establishment
- Winery
- An office which is an accessory use to one of the foregoing permitted uses.

*\*Outdoor storage permitted for specific use.*

\$5.0B+

Annual revenue

2B

Square feet managed

24,000

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 August 2025*

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

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