





ANDREW ROSELLI* +1 905 327 7579 andrew.roselli@colliers.com **RALPH ROSELLI*** SIOR +1 905 329 4175 ralph.roselli@colliers.com LIST PRICE **\$12.00**/SF NET **\$3.80**/SF TMI + HST + Utilities *Sales Representative

TRAINING CENTR

PORTAGE

Colliers International Niagara Ltd., Brokerage | 82 Lake Street | St. Catharines | ON | L2R 5X4 | t: +1 905 354 7413

Unit 1 Details

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON

Location	Frontage along Portage Road
Unit Sizes	Unit 1: ±7,200 SF
PIN	643230403
Lease Rate	\$12.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$3.80/SF TMI
Zoning	LI - Light Industrial
Door	ONE 14' x 12' drive-in door
Ceiling Height	14 ft.

- Comments Light Industrial space available on busy Portage Road in Niagara Falls North end
 - Offering fresh epoxied floors, fully built-out offices, a boardroom, and an accessible washroom
 - New paved parking lot with plenty of on site parking
 - Just a short distance to the QEW Highway



Fronting On Busy Portage Rd. w/ High Daily traffic Count



Easy access to major Highways - QEW & 420

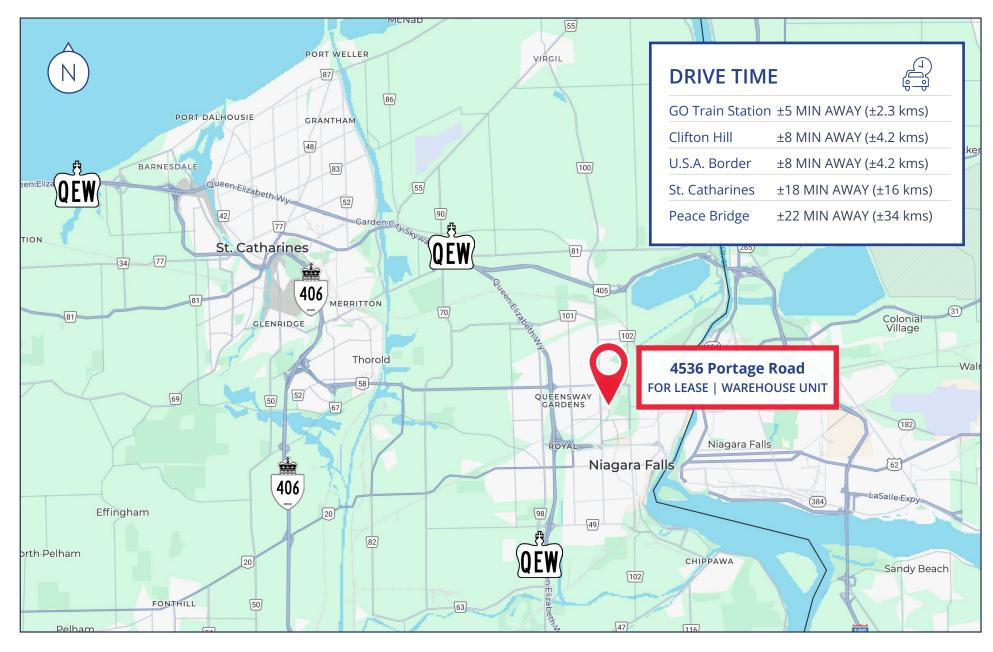




Location Overview



4536 PORTAGE RD. | NIAGARA FALLS | ON



Exterior Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON





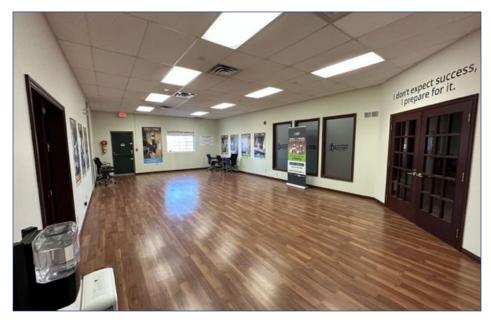


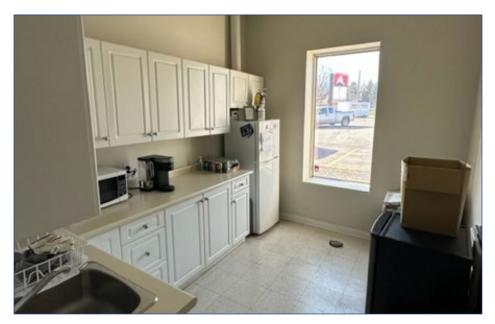


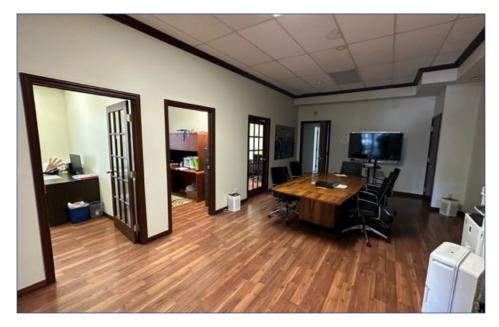


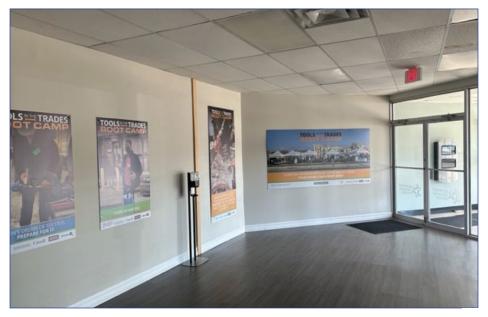
Interior Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON











Interior Photos

#1 | 4536 PORTAGE RD. | NIAGARA FALLS | ON











Zoning LI - Light Industrial



4536 PORTAGE RD. | NIAGARA FALLS | ON



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
- Carpenter shop
- Cold storage plant
- Commercial bakery
- Commercial printing and associated services establishment
- Contractor's or tradesman's shop, Contractor's or construction equipment rental shop
- Consulting engineering office
- Grain and feed mill and storage
- Ice manufacturing plant
- Laboratory experimenting, commercial or testing
- Laundry plant

- Machine shop
- Monument, stone, clay or glass manufacturing plant
- New Car Agency
- Nursery for trees, shrubs, plants
- Public garage, auto body
- Public garage, mechanical
- Shop for the repair and servicing of goods, machinery and equipment
- Silver plating and cutlery plant
- Trucking or shipping terminal
- Used car lot
- Warehouse
- Wholesale establishment
- Winery
- Adult entertainment parlour
- Body-rub parlour
- An office which is an accessory use to one of the foregoing permitted uses

Area Neighbours

Colliers

4536 PORTAGE RD. | NIAGARA FALLS | ON



\$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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