



LISTING PRICE: **\$1,500,000**

**FOR SALE | 1530 McCLEARY DRIVE | THOROLD | ON
±2 Acres Vacant Industrial
Land in Industrial Park**

RALPH ROSELLI* SIOR

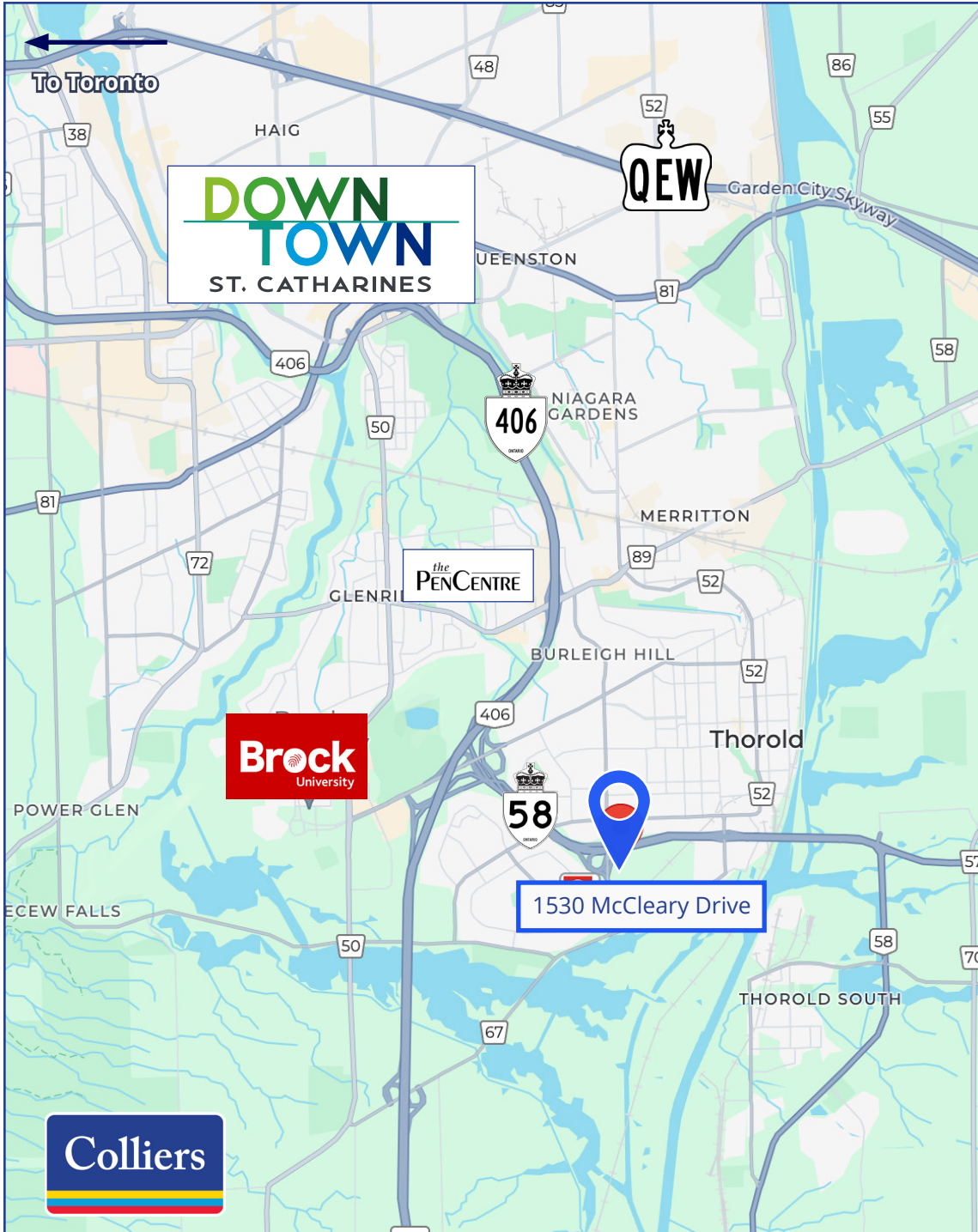
+1 905 329 4175
ralph.roselli@colliers.com

**Sales Representative*

Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | Fax: +1 905 354 8798
collierscanada.com/niagara



Accelerating Success.



Property Highlights



1530 McCleary Drive | Thorold | ON

Excellent location! M2-zoned vacant development land in an Industrial Park near the new Thorold Fire Station. Great Highway 58 exposure with easy access from the 406 & QEW Highways

3

minutes to
Hwy 406 Access

5

minutes to
the Pen Centre

9

minutes to Downtown
St. Catharines

10

minutes to
QEW Hwy Access

18

minutes to
U.S.A. Border

95

minutes to
Toronto



Property Details

1530 McCleary Drive | Thorold | ON

Location South of Highway 58 on W/S of McCleary Drive

Lot Dimension Frontage: ±140.45 ft. | Depth: ±403.35 ft.

Lot Size ±2 Acres

Zoning M2 - General Industrial

Listing Price \$1,500,000

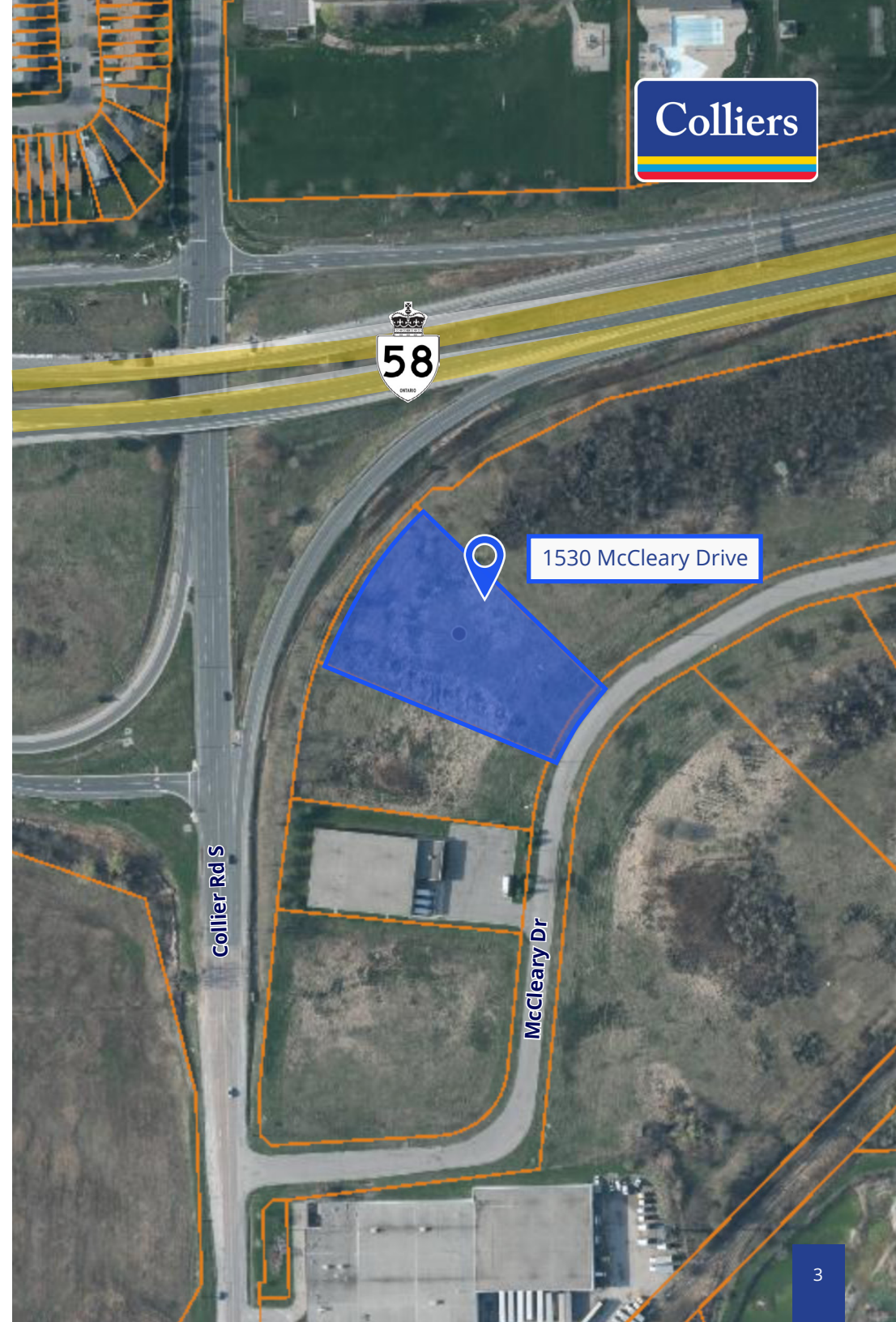
Taxes (2023) \$17,124.07

Completed Reports

- Traffic Impact Study
- Functional Servicing Report
- Phase I ESA
- Preliminary Mtg. with City Planner
- Stormwater Management Brief

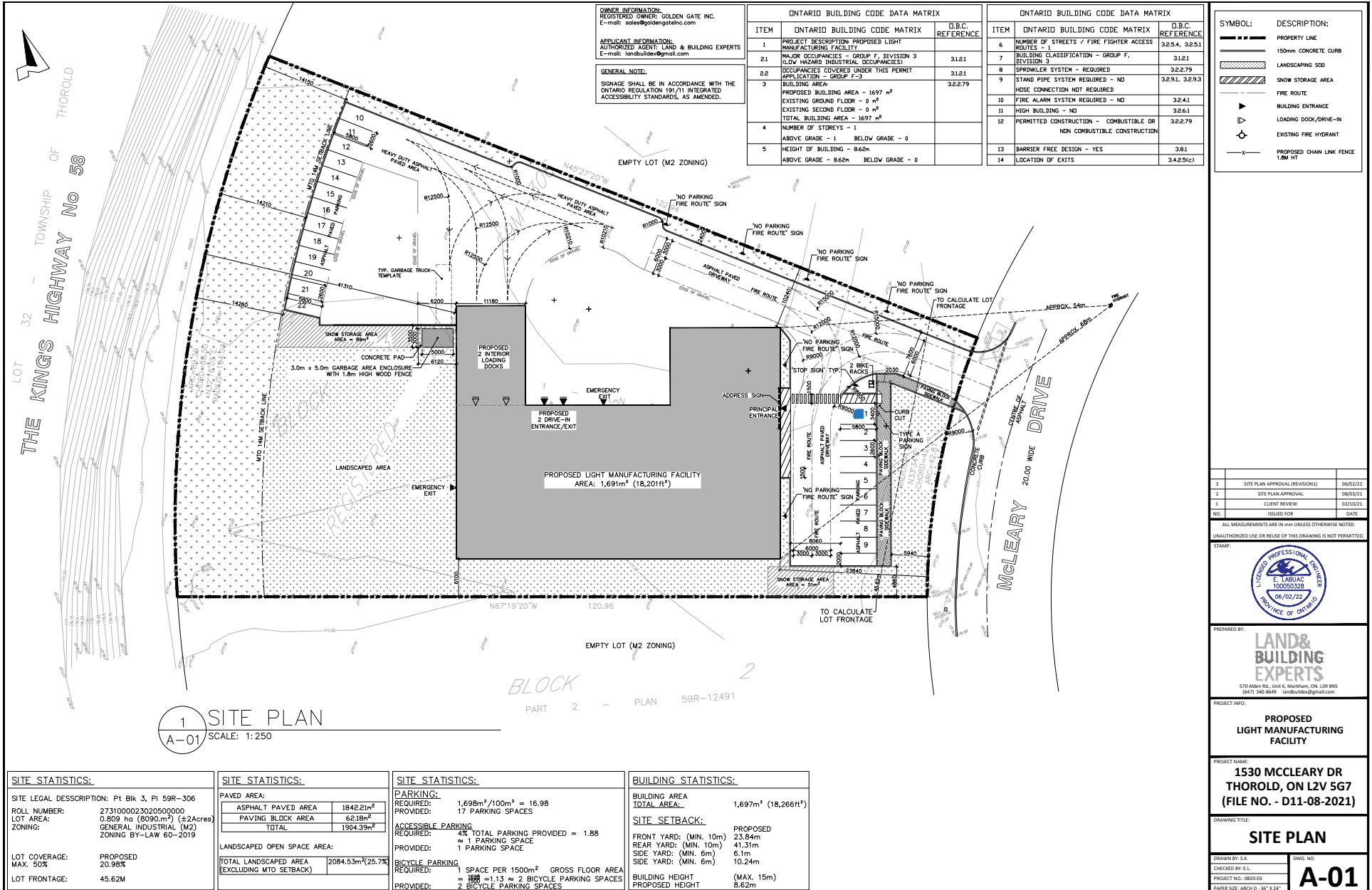
Comments

- Excellent location in an Industrial Park on McCleary Drive, Thorold
- Vacant industrial development land
- Great Highway 58 exposure
- Near the new Thorold Fire Station at Collier Road S. & McCleary Drive
- Easy access from 406 & QEW Highways from Hwy 58 (Thorold Stone Road)
- Just 5 minutes from Glendale Avenue & PEN Centre Shopping Mall



Proposed Site Plan

1530 McCleary Drive | Thorold | ON



OWNER INFORMATION:
REGISTERED OWNER: GOLDEN GATE INC.
E-mail: sales@goldengateinc.com

APPLICANT INFORMATION:
AUTHORIZED AGENT: LAND & BUILDING EXPERTS
E-mail: landbuilders@gmail.com

GENERAL NOTE:
SIGNAGE SHALL BE IN ACCORDANCE WITH THE ONTARIO REGULATION 191/11 INTEGRATED ACCESSIBILITY STANDARDS, AS AMENDED.

ONTARIO BUILDING CODE DATA MATRIX		
ITEM	ONTARIO BUILDING CODE MATRIX	O.B.C. REFERENCE
1	PROJECT DESCRIPTION - PROPOSED LIGHT MANUFACTURING FACILITY	
2.1	MAJOR OCCUPANCIES - GROUP F, DIVISION 3 (LOW HAZARD INDUSTRIAL OCCUPANCIES)	3.1.2.1
2.2	OCCUPANCIES COVERED UNDER THIS PERMIT APPLICATION - GROUP F-3	3.1.2.1
3	BUILDING AREA PROPOSED BUILDING AREA - 1697 m ² EXISTING GROUND FLOOR - 0 m ² EXISTING SECOND FLOOR - 0 m ² TOTAL BUILDING AREA - 1697 m ²	3.2.2.79
4	NUMBER OF STOREYS - 1	
5	HEIGHT OF BUILDING - 8.62m ABOVE GRADE - 1 BELW GRADE - 0	

ONTARIO BUILDING CODE DATA MATRIX		
ITEM	ONTARIO BUILDING CODE MATRIX	O.B.C. REFERENCE
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS ROUTES - 1	3.2.5.4, 3.2.5.1
7	BUILDING CLASSIFICATION - GROUP F, DIVISION 3	3.1.2.1
8	SPRINKLER SYSTEM - REQUIRED	3.2.2.79
9	STAND PIPE SYSTEM REQUIRED - NO HOSE CONNECTION NOT REQUIRED	3.2.9.1, 3.2.9.3
10	FIRE ALARM SYSTEM REQUIRED - NO	3.2.4.1
11	HIGH BUILDING - NO	3.2.6.1
12	PERMITTED CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE CONSTRUCTION	3.2.2.79
13	BARRIER FREE DESIGN - YES	3.8.1
14	LOCATION OF EXITS	3.4.2.5(C)

SYMBOL:	DESCRIPTION:
---	PROPERTY LINE
▬▬▬	150mm CONCRETE CURB
▨▨▨▨	LANDSCAPING SOIL
▨▨▨▨▨▨	SNOW STORAGE AREA
▬▬▬▬▬▬	FIRE ROUTE
▶	BUILDING ENTRANCE
◀	LOADING DOCK/DRIVE-IN
⊕	EXISTING FIRE HYDRANT
—x—	PROPOSED CHAIN LINK FENCE 1.8M HT

3	SITE PLAN APPROVAL (REVISION 1)	06/02/23
2	SITE PLAN APPROVAL	08/03/21
1	CLIENT REVIEW	02/10/21
NO.	ISSUED FOR	DATE

ALL MEASUREMENTS ARE IN mm UNLESS OTHERWISE NOTED.
UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED.



PREPARED BY:
LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON, L3R 9N5
(847) 340-8849 landbuilders@gmail.com

PROJECT INFO:
PROPOSED LIGHT MANUFACTURING FACILITY

PROJECT NAME:
1530 MCCLEARY DR THOROLD, ON L2V 5G7 (FILE NO. - D11-08-2021)

DRAWING TITLE:
SITE PLAN

DRAWN BY: S.L. DWG. NO.
CHECKED BY: E.L. PROJECT NO.: 0820-03
PROJECT NO.: 0820-03
PAPER SIZE: ARCH D, 36" X 24" **A-01**

SITE STATISTICS:	
SITE LEGAL DESCRIPTION:	Pt Blk 3, Pl 59R-306
ROLL NUMBER:	2731000023020500000
LOT AREA:	0.809 ha (8090.m ²) (±2Acres)
ZONING:	GENERAL INDUSTRIAL (M2) ZONING BY-LAW 60-2019
LOT COVERAGE:	PROPOSED 20.98%
LOT FRONTAGE:	45.62M

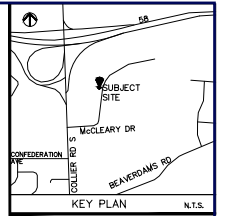
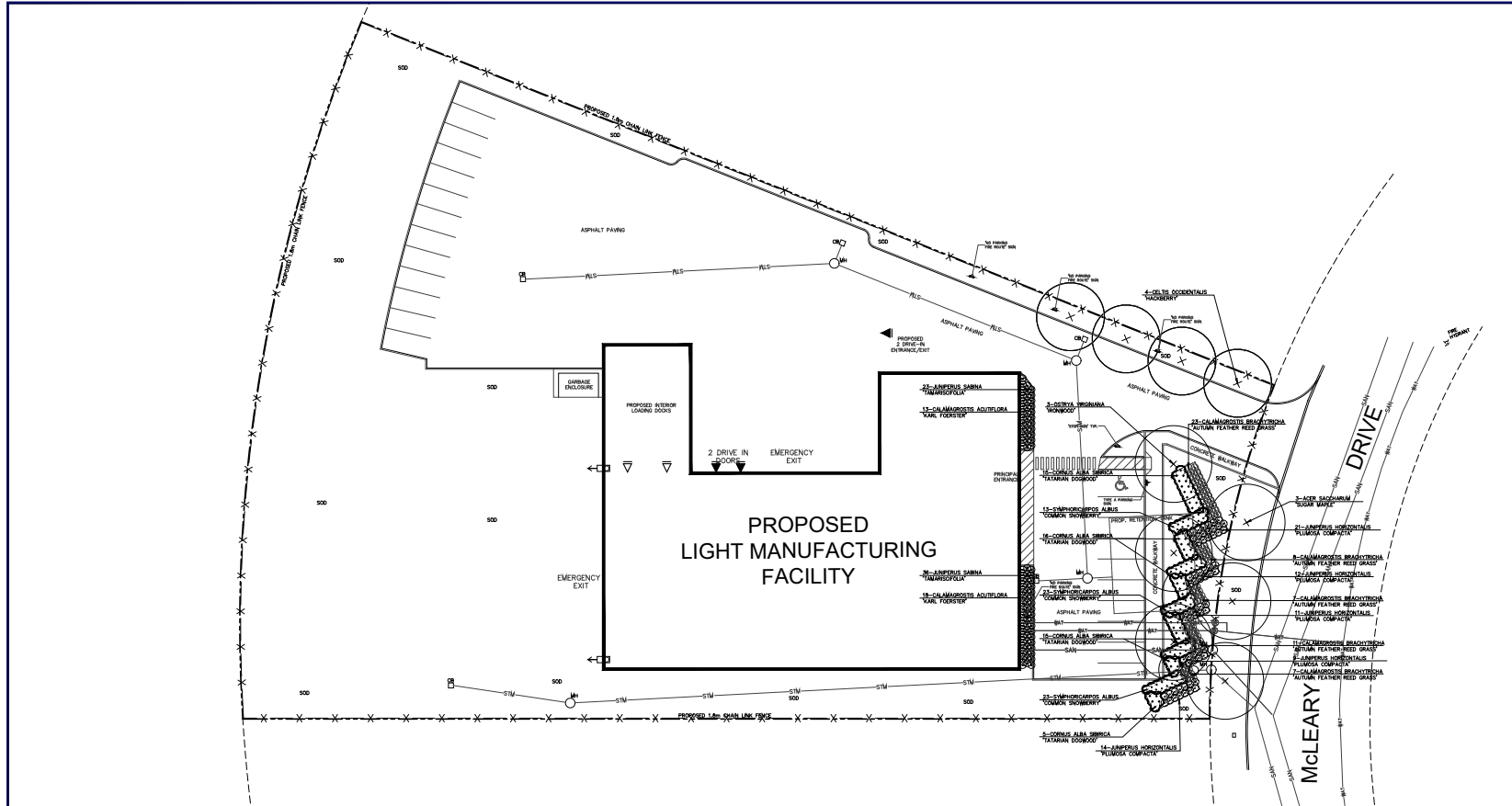
SITE STATISTICS:	
PAVED AREA:	
ASPHALT PAVED AREA	184221m ²
PAVING BLOCK AREA	6218m ²
TOTAL	190439m ²
LANDSCAPED OPEN SPACE AREA:	
TOTAL LANDSCAPED AREA (EXCLUDING MTO SETBACK)	2084.53m ² (25.7%)

SITE STATISTICS:	
PARKING:	
REQUIRED:	1,698m ² /100m ² = 16.98
PROVIDED:	17 PARKING SPACES
ACCESSIBLE PARKING:	
REQUIRED:	4% TOTAL PARKING PROVIDED = 1.88
PROVIDED:	4% 1 PARKING SPACE
PROVIDED:	1 PARKING SPACE
BICYCLE PARKING:	
REQUIRED:	1 SPACE PER 1500m ² GROSS FLOOR AREA = 1.13
PROVIDED:	2 BICYCLE PARKING SPACES

BUILDING STATISTICS:	
BUILDING AREA	1,697m ² (18,266ft ²)
TOTAL AREA:	
SITE SETBACK:	
FRONT YARD: (MIN. 10m)	PROPOSED 23.04m
REAR YARD: (MIN. 10m)	41.31m
SIDE YARD: (MIN. 6m)	6.1m
SIDE YARD: (MIN. 6m)	10.24m
BUILDING HEIGHT	(MAX. 15m)
PROPOSED HEIGHT	8.62m

Proposed Light Manufacturing Facility

1530 McCleary Drive | Thorold | ON



KEY PLAN N.T.S.

NOT REVISIONS UNLESS FROM APPROVED BY CLIENTS. IN CASE OF DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER PLAN, THIS PLAN SHALL PREVAIL. DIMENSIONS SHALL ONLY BE USED FOR LOCATING PLANTINGS ONLY.

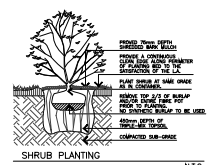
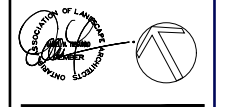
- LEGEND:**
- PROPERTY LINE
 - STW STORM DRAINAGE PIPE
 - WATER SUPPLY PIPE
 - CANTARY DRAINAGE PIPE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED DECIDUOUS TREES
 - PROPOSED PLANTING

DATE	DESCRIPTION	CHECKED BY
JAN 30 2022	ISSUED FOR END SITE PLAN SUBMISSION	J. JK
JAN 18 2018	ISSUED FOR SITE PLAN APPROVAL	J. JK

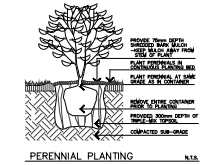
DATE DESCRIPTION CHECKED BY

REVISIONS

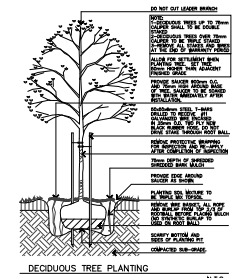
NOTE: Contractor to check and verify all dimensions and locations on the project, and is immediately report any discrepancies to the firm's architect before proceeding with the work.



SHRUB PLANTING N.T.S.



PERENNIAL PLANTING N.T.S.



DECIDUOUS TREE PLANTING N.T.S.

PLANT LISTS:

BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	COND.	REMARKS
DECIDUOUS TREES						
ACER SACCHARINUM	SUGAR MAPLE	70mm	-	-	S.B.	SPECIMEN
CELTIS OCCIDENTALIS	HICKORY	70mm	-	-	S.B.	SPECIMEN
CORYLUS CORNUTA	BURROCK	70mm	-	-	S.B.	SPECIMEN
SPRINGS						
2-CORNUS ALBA SERRICA	TATARIAN DOGWOOD	-	800mm	-	2sp	WORWUS
3-AMPHICARPUS ALBUS	COMMON SPOONWOOD	-	800mm	-	2sp	WORWUS
4-LAMPEDUS HORIZONTALIS	FLAMELICK CORYMBUS	-	800mm	-	2sp	WORWUS
5-AMPHICARPUS ALBUS	TAMARISCOLA	-	800mm	-	2sp	WORWUS
GRASSES						
6-CALAMAGROSTIS ACUTIFLORA	WART FORTRESS	-	2-YEAR	-	CO	WORWUS
7-CALAMAGROSTIS BRACHYTRICHA	ACTUAL FATHER REED GRASS	-	2-YEAR	-	CO	WORWUS

- NOTE:**
- CONTRACTOR TO SUPPLY AND INSTALL PLANT MATERIAL AS PER QUANTITIES LISTED ON LANDSCAPE PLAN, IN CASE OF DISCREPANCY BETWEEN PLAN AND QUANTITIES ON PLAN, LIST IS PRECEDENT.
 - ALL PLANTING TO BE DONE WITHIN 90 DAYS OF PROJECT START DATE.
 - CONTRACTOR TO CHECK OUT ALL UTILITIES PRIOR TO DIGGING OUT THE LOCATIONS.
 - ALL PLANT MATERIAL TO BE 2-YEAR WARRANTY PERIOD.

Strategy 4
Development Consulting
Urban Transformation
Urban Design
Urban Engineering
2520 Brimley Circle, Suite 103
Gawville, ON L0R 6Z7
1 (905) 882-2654

Project Name: PROPOSED LIGHT MANUFACTURING FACILITY
1530 McCleary Road, Thorold, Ontario

Sheet Description: LANDSCAPE PLAN AND DETAILS
SP# D11-08-2021

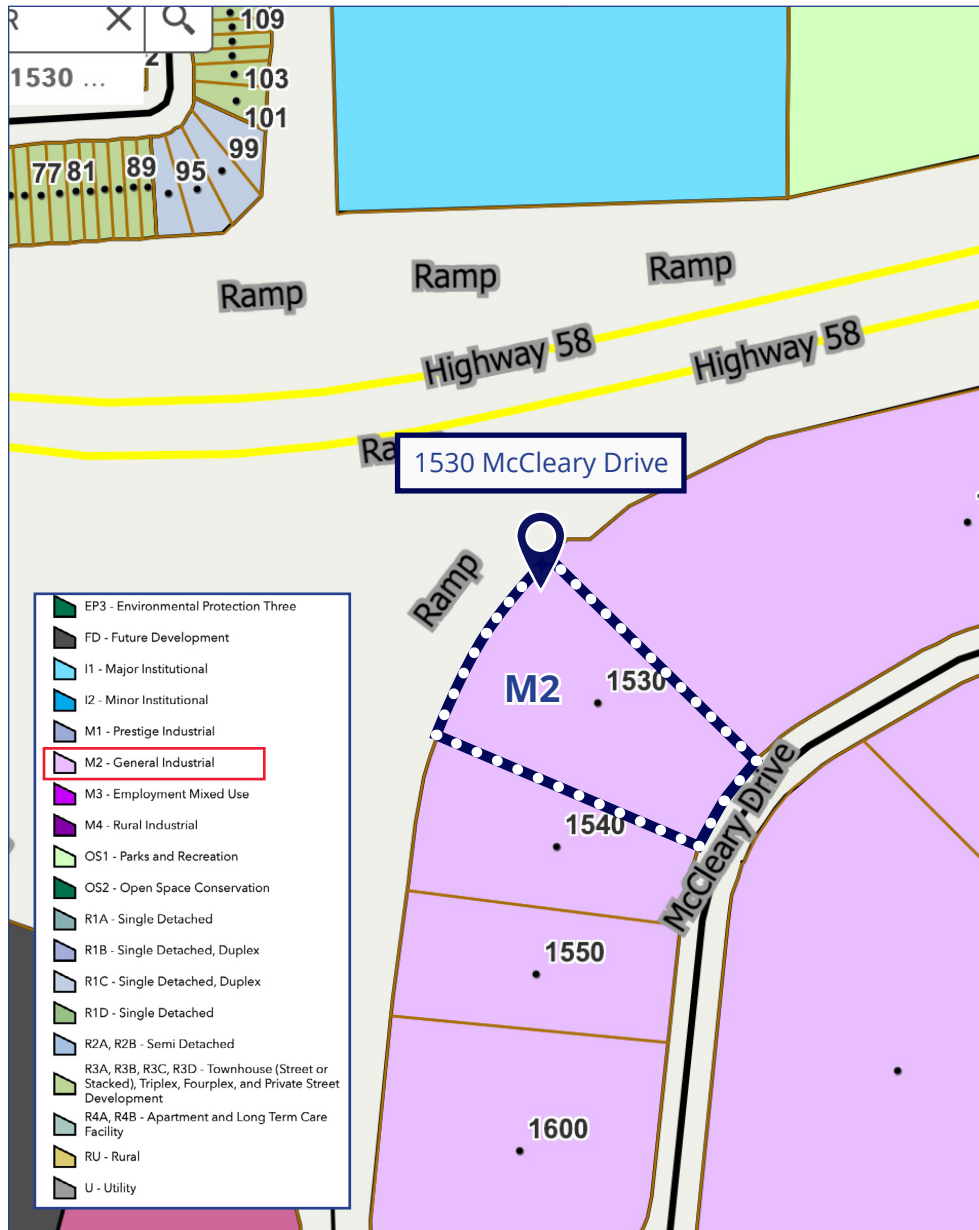
DATE: MAY 2021
JOB No.: S4 3069
State: RO

DESIGNED BY: DT
DRAWN BY: RO
CHECKED BY: DT

1:300
SHEET No.: LP.1
File No.: 3069LP-220616.DWG

Zoning M2 - General Industrial

1530 McCleary Drive | Thorold | ON



PERMITTED USES

Commercial Uses

- Bakery
- Building supply outlet
- Contractor's facility
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental establishment
- Farm implement dealer
- Heavy manufacturing establishment
- Heavy service shop
- Industrial mall
- Industrial use
- Laboratory
- Light equipment / machinery rental establishment
- Light manufacturing establishment
- Motor vehicle repair shop / garage
- Printing establishment
- Public service facilities
- Research and development
- Self-storage establishment
- Warehouse
- Wholesale establishment

Specified Accessory Uses

- Office
- Open / outside storage
- Outside display and sales area
- Retail use accessory to industrial uses
- Storage container
- Showroom

Area Neighbours

1530 McCleary Drive | Thorold | ON



the
PEN CENTRE

Stacked
PANCAKE & BREAKFAST HOUSE

Johnny Rocco's
St. Catharines

THE KEG **LCBO**



St. Davis's Rd

BookDepot

Hotel Dieu Shaver
HEALTH AND REHABILITATION CENTRE



Brock
University

Niagara Region

JEUX DU CANADA GAMES

PARKWAY LOFTS

LifeLabs

Shell

CAA

1530 McCleary Drive
FOR SALE | DEVELOPMENT LAND

Collier Rd S

JMACS **SN** **NIAGARA CLASS LIMITED**

COOPER **EST. 1938**

Kaumeyer Paper Limited
ENVIRONMENTALLY FRIENDLY PACKAGING • FOOD SERVICE DISPOSABLES • SANITATION SUPPLIES
ESTABLISHED 1939

Merrittville Hwy

\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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CONTACT:

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**Sales Representative*

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