

FOR LEASE



LEASE PRICE: **\$10.00/SF NET + \$5.50/SF TMI + HST + Utilities**

#1B & 7 | 4536 PORTAGE RD. | NIAGARA FALLS | ON
±15,330 SF Light Industrial Warehouse in High Traffic Area

Colliers

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**Sales Representative*

Unit 1B & 7 Details



#1B & 7 | 4536 PORTAGE RD. | NIAGARA FALLS | ON

Available Area	TOTAL: ±15,330 SF Unit 1B: ±3,000 SF Unit 7: ±12,330 SF
Lease Rate	\$10.00/SF NET + TMI + HST + Utilities
TMI (2025)	\$5.50/SF TMI
Zoning	LI - Light Industrial
Doors	ONE 12'H x 24'W drive-in door TWO Sunken loading docks w/ 12'H x 24'W doors
Ceiling Height	13' clear height to 16' under deck
Power	3-Phase, 400A/600V
Comments	<ul style="list-style-type: none">• Light Industrial space in Niagara Falls North end• Fronting on busy Portage Road w/ highly daily traffic count• Updated LED lighting & power service• New epoxy floors to be provided• New paved parking lot with plenty of on site parking• Easy access to major Highways - QEW & 420



 Unit 1B: ±3,000 SF

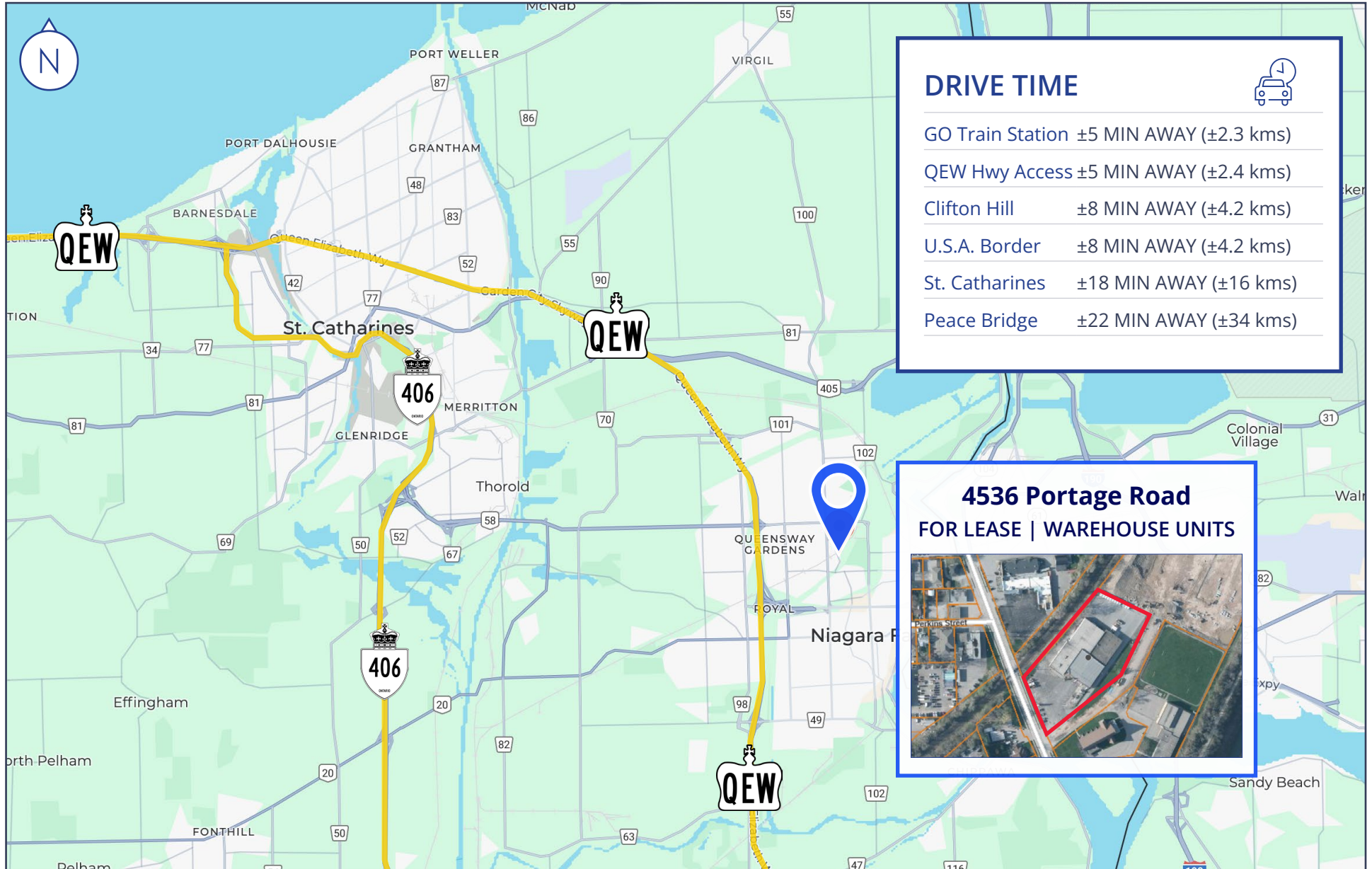
 Unit 7: ±12,330 SF

Unit 1B & 7 can be combined for ±15,330 SF

Location Overview



4536 PORTAGE RD. | NIAGARA FALLS | ON



Exterior Photos

4536 PORTAGE RD. | NIAGARA FALLS | ON



Exterior Photos

4536 PORTAGE RD. | NIAGARA FALLS | ON



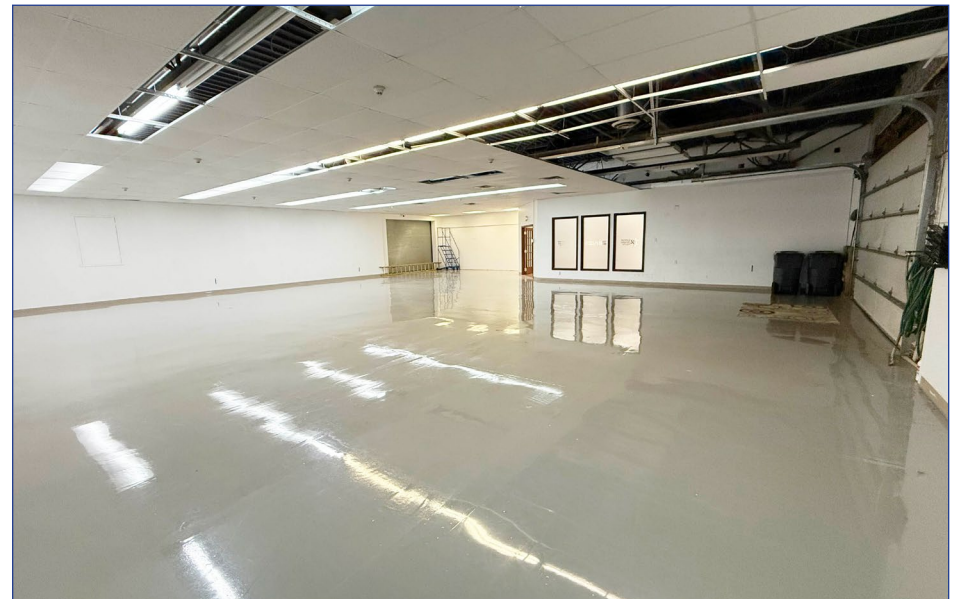
Exterior Photos

4536 PORTAGE RD. | NIAGARA FALLS | ON



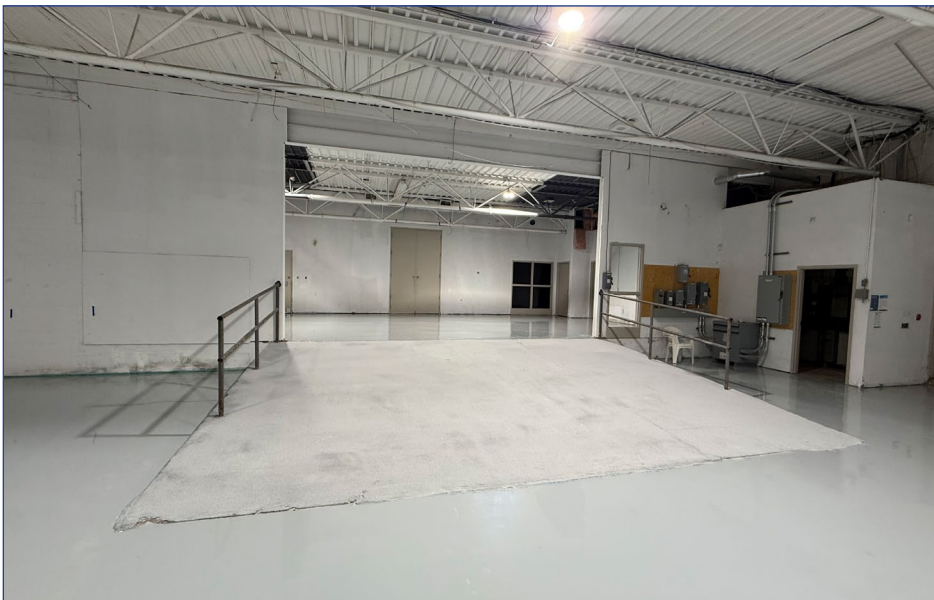
Unit 1B Interior Photos

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



Unit 7 Interior Photos

#7 | 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
- Machine shop
- Monument, stone, clay or glass manufacturing plant
- Car rental establishment, truck rental establishment
- New Car Agency
- Nursery for trees, shrubs, plants
- Car wash
- Public garage, auto body
- Public garage, mechanical
- Carpenter shop
- Shop for the repair and servicing of goods, machinery and equipment
- Cold storage plant
- Silver plating and cutlery plant
- Commercial bakery
- Trucking or shipping terminal
- Commercial printing and associated services establishment
- Used car lot
- Contractor's or tradesman's shop, Contractor's or construction equipment rental shop
- Warehouse
- Consulting engineering office
- Wholesale establishment
- Grain and feed mill and storage
- Winery
- Ice manufacturing plant
- Adult entertainment parlour
- Laboratory - experimenting, commercial or testing
- Body-rub parlour
- Laundry plant
- An office which is an accessory use to one of the foregoing permitted uses

Area Neighbours

4536 PORTAGE RD. | NIAGARA FALLS | ON



Tim Hortons

Scotiabank

COMMISSO'S FRESH FOODS

McDonald's

jiffy lube

PETRO-CANADA

Thorold Stone Rd

Swan Pizza

TOYOTA

CHEVROLET

OLEO ENERGIES

Thorold Stone Rd

walker diggon limited GENERAL CONTRACTORS

NIAGARA BATTERY & TIRE providing you safety & value for over 60 years

Niagara Falls Gale Centre

Drummond Rd

Portage Rd

JUST BE STRONG Gym, Niagara Falls

VISCA electric

J.D. BARNES LIMITED

PREMIER TECH

Stanley Ave

AREEK on portage

4536 Portage Road FOR LEASE | INDUSTRIAL WAREHOUSE

\$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

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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.

Learn more at corporate.colliers.com

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