



FOR SALE

1326 Barron Road Thorold, ON

Well-maintained Multi-tenanted Industrial Property



Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4
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LISTING PRICE:

\$2,500,000

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**Sales Representative*

Listing Specifications

1326 Barron Road, Thorold, ON

Location NE corner of Barron Rd and Allanport Rd

Site Area ±5.68 Acres

Listing Price \$2,500,000

Buildings 19,115 sq. ft.

Doors FIVE 18 ft. x 18 ft. Drive-in Doors

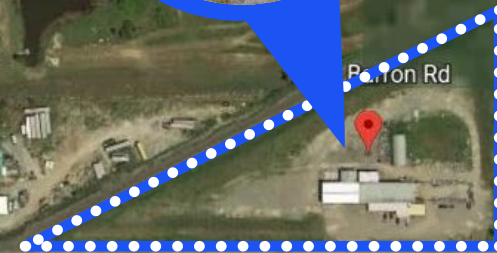
Clear Height 16 ft. to 22 ft. Clear Height

Zoning M4 - Rural Industrial/ A - Agricultural

Taxes \$29,609.50 (2025)

- Additional
- >\$500k in building & site improvements last 3 years
 - Two 7-tonne overhead cranes that can load & unload inside with exterior rails
 - 400A/ 600v/ 3-phase power
 - Separate utilities
 - Large truck turning radius
 - Two gated access points on n/s of Barron Rd
 - Ample vehicle parking
 - Great opportunity for Owner-Occupier
 - New Quonset hut leased along w/partial yard
 - Some leases in place

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Asking Price
\$2,500,000

Property Overview

1326 Barron Road, Thorold, ON

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- Large truck turning radius
- Two gated access points
- Ample vehicle parking
- Great for Owner-Occupier
- New Quonset hut
- FIVE 18' x 18' Drive-in Doors

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UNIT	DESCRIPTION	UNIT SIZE SQ. FT.
A	Shop Area #1	4,732
A1	Office - Portable Bldg.	981
A2	Office - Quonset Bldg.	1,800
B	Shop Area #2	7,839
B	Office - Portable Bldg.	763
C	Quonset Bldg.+ 1.4 Ac	3,000
		19,115

UNIT A: SHOP AREA #1
±4,732 SF

UNIT A1: OFFICE BUILDING
±981 SF

UNIT A2: OFFICE QUONSET BLDG.
±1,800 SF

UNIT B: SHOP AREA #2
±7,839 SF

UNIT B: OFFICE PORTABLE BLDG.
±763 SF

UNIT C: QUONSET BLDG. ±3,000 SF + 1.4-Ac YARD

UNIT C: OLD QUONSET BLDG. ±1,983 SF STORAGE ONLY

CONCRETE

SHIPPING CONTAINERS WITH ROOF AND WALLS BUILT OVER

GRAVEL

CRANE GANTRY

WELL

BOLLARDS

WOOD WALL

PORTABLE BLDG.

1 STOREY BLOCK AND METAL CL. BUILDING

PLAN 59R-6069

PIN 64058-0017 (LT)

MEAS (N89°09'E P1) UP 301.60 P1 & MEAS UP

Income Detail **Rent Roll**

1326 Barron Road, Thorold, ON



Current Annual Rental Income
±\$154,300

CURRENT RENT ROLL															
TENANT NAME	UNIT	DESCRIPTION	LEASE TYPE	UNIT SIZE SQ. FT.	UNIT RENT P/SQ. FT.	BASIC RENT P/ANNUM	BASIC RENT P/MONTH	TMI P/SQ. FT.	2025 TMI P/ANNUM	NET RENT + TMI P/ANNUM	COMMENCE DATE	TERM YRS.	EXPIRY DATE	RENEWAL OPTIONS	RENT INCREASE
DB Custom Tool Inc.	A	Shop Area #1	NET	4,732	\$ 9.00	\$ 42,588.00	\$ 3,549.00	\$ 3.00	\$ 14,196.00	\$ 56,784.00	12/01/22	5 YRS	1/31/28	2x5	Yr 3: \$9.00 PSF (08/01/2025) Yr 5: \$9.50 PSF (08/01/2027)
2257969 Ontario Inc.	A2	Office - Quonset Bldg.	NET	1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	TBD	NA	NA	Included in lease
2257969 Ontario Inc.	B	Shop Area #2	NET	7,839	\$ 9.50	\$ 74,470.50	\$ 6,205.88	\$ 3.00	\$ 23,517.00	\$ 97,987.50	12/01/23	3 YRS	11/30/26	1x3	Yr 3: \$9.50 PSF (12/01/2025)
2257969 Ontario Inc.	B	Office - Portable Bldg.	NET	763	\$ 9.50	\$ 7,248.50	\$ 604.04	\$ 3.00	\$ 2,289.00	\$ 9,537.50	12/01/23	3 YRS	11/30/26	1x3	Yr 3: \$9.50 PSF (12/01/2025)
Ramada Plaza Niagara	C	New Quonset + 1.4 Ac Yard	GROSS	3,000	\$ 10.00	\$ 30,000.00	\$ 2,500.00	\$ -	\$ -	\$ 30,000.00	09/01/25	MTM	NA	NA	MTM: GROSS \$2,500/mth
TOTAL OCCUPIED				18,134		\$ 154,307.00	\$ 12,858.92		\$ 40,002.00	\$ 194,309.00					
Vacant	A1	Shop Area Office	NET	981	\$ 8.50	\$ 8,338.50	\$ 694.88	\$ 3.00	\$ 2,943.00	\$ 11,281.50	NA	TBD	NA	NA	NA
TOTAL VACANT				981		\$ 8,338.50	\$ 694.88		\$ 2,943.00	\$ 11,281.50					

Photos Exterior

1326 Barron Road, Thorold, ON



Photos Exterior

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Photos Interior

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Photos Interior

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Zoning M4 - Rural Industrial

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Permitted Uses

- Building supply outlet
 - Catering establishment
 - Commercial recreation facility
 - Contractor's facility
 - Custom workshop
 - Dry cleaning plant
 - Equipment sales and rental establishment (1)
 - Farm implement dealer
 - Fuel storage depot
 - Heavy manufacturing establishment
 - Heavy service shop
 - Industrial mall
 - Industrial use
 - Intermodal shipping yard
 - Laboratory
 - Licensed Marijuana Production Facility (2)
 - Light equipment/ machinery rental establishment
 - Light manufacturing establishment
 - Light service shop
 - Motor vehicle recycling
 - Motor vehicle repair shop/ garage
 - Printing establishment
 - Propane dispensing station
 - Public service facilities
 - Pulp and paper mill
 - Recycling facility
 - Research and development
 - Scrap yard
 - Self-storage establishment
 - Shipping container (2)
 - Storage trailer (2)
 - Transportation depot
 - Veterinary clinic Warehouse
 - Wholesale establishment
- Specified accessory uses**
- Office
 - Open/ outside storage (2)
 - Retail uses accessory to industrial uses (3)
 - Showroom

\$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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Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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