

BRAND NEW ROOF Sept. 2024!

FOR LEASE



4665 DURHAM ROAD | BEAMSVILLE | ON

**±35,000 SF Industrial Warehouse with
±2.6 Acres in the Beamsville Industrial Area**

LEASE RATE \$11.⁰⁰/SF Net + \$3.²⁵/SF TI + HST + Utilities

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

Colliers

Listing Specifications

4665 DURHAM ROAD | BEAMSVILLE | ON

Lot Size ±2.6 Acres Useable (on ±3.98 Acres Total)

Available Area **TOTAL AREA: ±35,000 SF**
Main Warehouse: ±19,000 SF
Rear Shop Area: ±9,000 SF
Lower Shops: ±7,000 SF

Lease Rate \$11.00/SF Net + TI + HST + Utilities

T.I. \$3.25 PSF Taxes, Insurance

Zoning IN-5 Industrial

Power • 3-phase, 400A, 600v Hydro service

Features **Main Warehouse**

- Full racking & Suspended gas heat
- Including ±3,300 SF Built-Out Office w/ separate HVAC

Rear Shop Area

- Main Warehouse Access
- 17' to 19' Clear Height + ONE Truck Level Ship Door
- Updated lighting & Suspended gas heat
- Racking to be certified by a new tenant

Lower Shops

- 11'9" clear height to 14'9" under deck
- ONE 12' x 12' Drive-In Door

Comments

- Brand NEW Roof - replaced September 2024.
- Industrial property located in the Beamsville Area, Town of Lincoln
- Net lease - Tenant responsible for all expenses, winter maintenance (except structural & building roof)
- Landlord to retain small portable bldg. at NW corner of property, not included in sq. ft. measurements

Colliers



Location Overview

4665 DURHAM ROAD | BEAMSVILLE | ON

Colliers



Exterior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



Exterior Photos

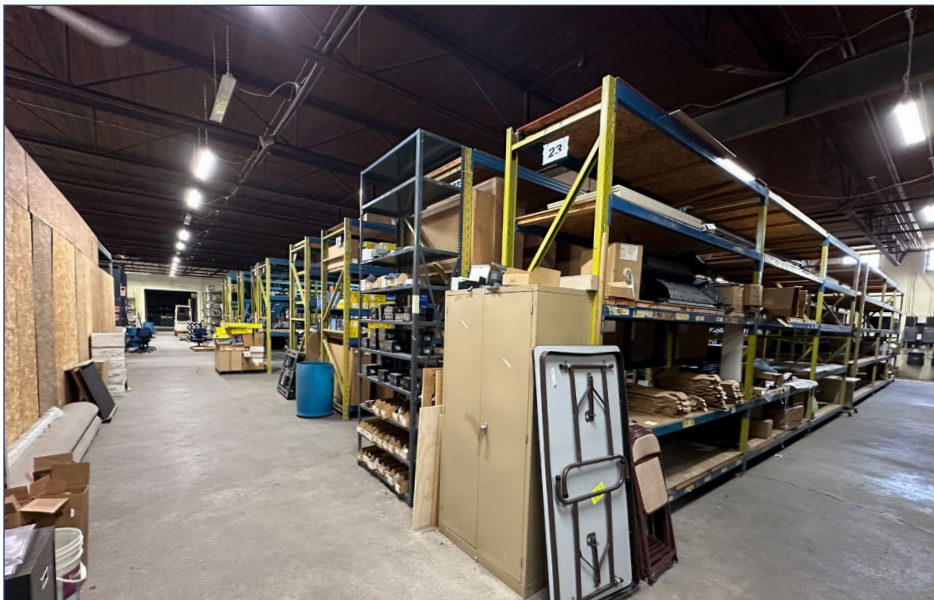
4665 DURHAM ROAD | BEAMSVILLE | ON



Interior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON

Colliers



Interior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON

Colliers



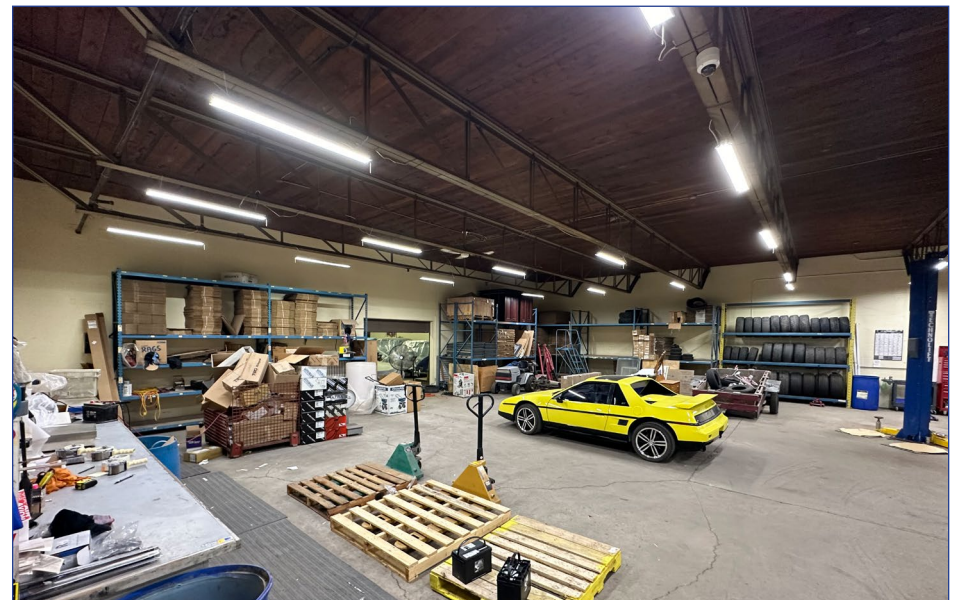
Office Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



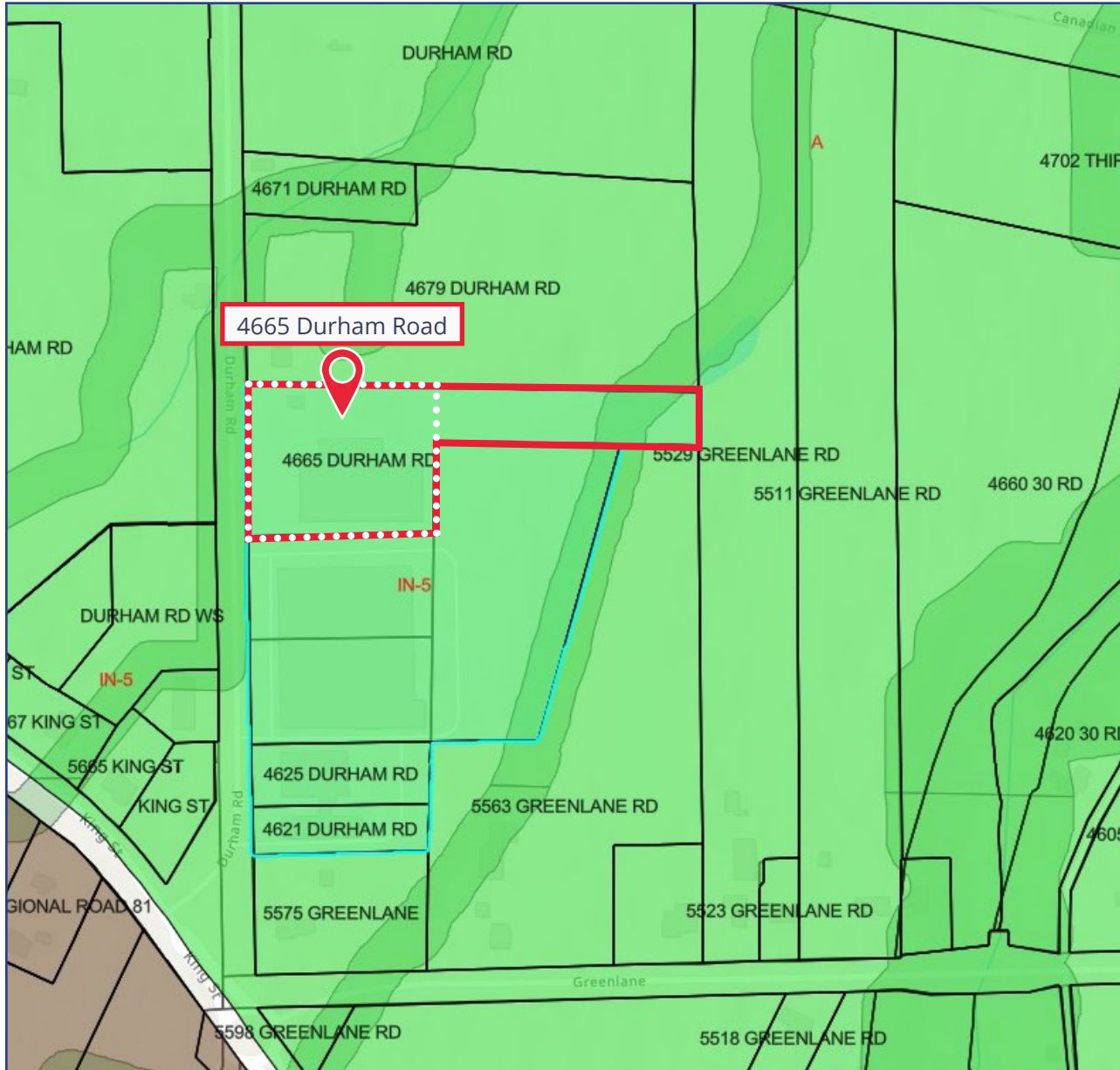
Lower Shop Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



Zoning IN-5 Industrial

4665 DURHAM ROAD | BEAMSVILLE | ON



Notwithstanding the provisions of the Industrial Zone, the lands indicated as IN-5 on Map shall only be used for the following purposes:

- (a) Automotive Use
- (b) Building Supply and Service
- (c) Farm Produce Outlet
- (d) Farm Service and Supply Establishment
- (e) Garden Centre
- (f) Manufacturing, except Manufacturing Uses that Require Water in their Operation.
- (g) Merchandise Rental Use
- (h) Office Use
- (i) Service or Repair Use
- (j) Special Trade Contractor
- (k) Swimming Pool Sales and Service Outlet
- (l) Vehicle Body Shop
- (m) Veterinary Clinic
- (n) Warehouse or Storage Use
- (o) Wholesale Use
- (p) Outside Storage Accessory to a Permitted Use

Area Neighbours

4665 DURHAM ROAD | BEAMSVILLE | ON

Colliers



4665 Durham Road
FOR LEASE | INDUSTRIAL BLDG.

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

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 February 2025

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

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, X @Colliers or LinkedIn.

CONTACT:

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

www.collierscanada.com/niagara

