

FOR SALE - 649 Rusholme Road | Welland | ON

Prime 2-acre Industrial Site near Welland Canal

Close to Asahi Kasei Battery Separator Plant w/ Easy Access to Hwy. 406

Colliers

AsahiKASEI

58A

649 Rusholme Rd.

Greenberg
Nature
Preserve

14C

58A

Rusholme Rd

ASKING
PRICE: **\$899,000**

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Property Details

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Lot Size ±2 Acres

Lot Dimension Frontage: ±164.9 ft. | Depth: ±526.3 ft.

Zoning G1 - General Industrial

List Price \$899,000

Taxes (2025) Subject to Verification

Comments

- Prime industrial site in Welland
- Featuring a rectangular configuration, ample frontage, and existing municipal water and sewer services
- Zoned G1 - General Industrial, which accommodates a broad range of industrial uses, including light and heavy industrial, servicing, storage, automotive, contractor, production, warehousing, and logistics-related operations
- Benefits from convenient access to Highway 406 via Highway 140 and Townline Tunnel Road
- Positioned near the under construction Asahi Kasei development, a significant regional investment that could further enhance activity and traffic in the area

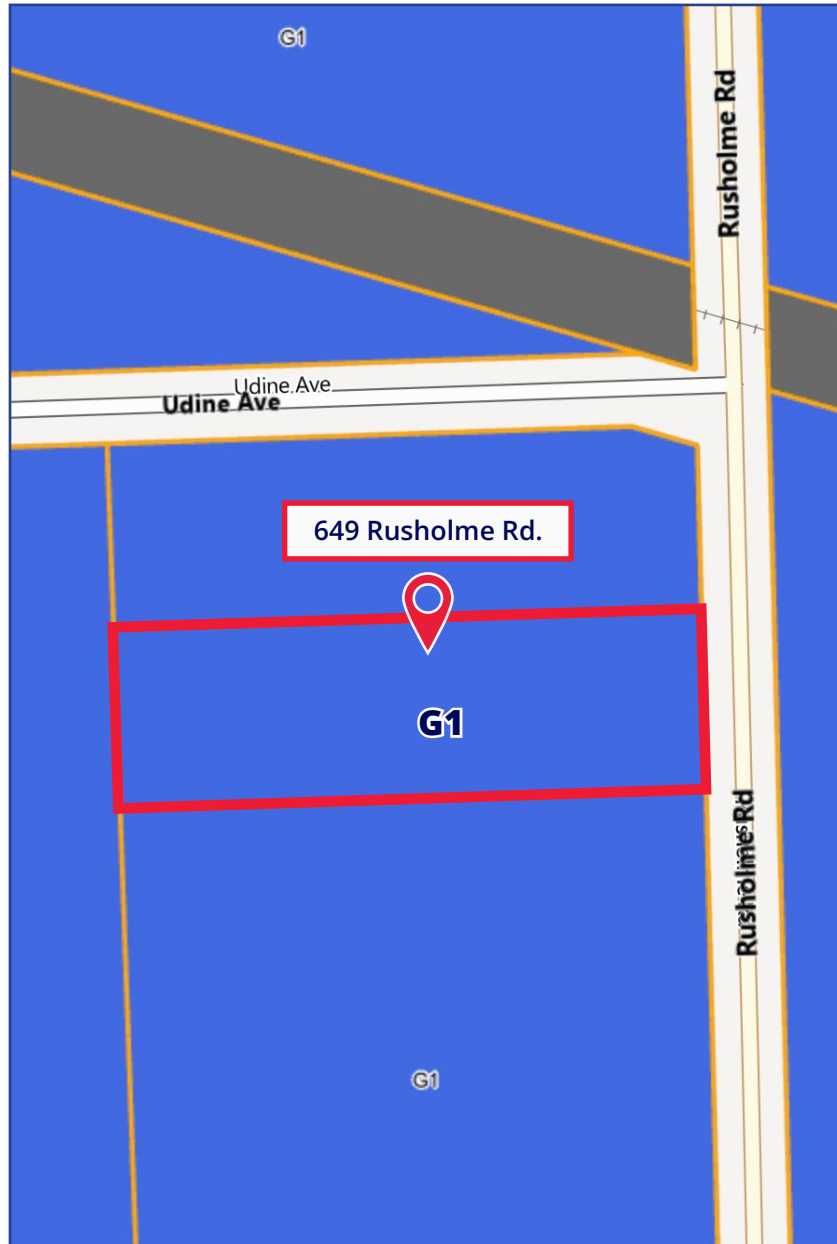


Property Overview

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G1 – General Industrial Zone



PERMITTED USES

- Accessory Uses, Buildings and Structures
- Animal Shelter
- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Cannabis Production Facility
- Contractor's Establishment
- Custom Workshop
- Day Care Centre
- Dry Cleaning and Laundry Plant
- Existing Adult Entertainment Parlour
- Financial Institution)
- Food Production Facility
- Funeral Home including Crematorium
- Generating Plan
- Heavy Equipment Sales, Rental and Service
- Heavy Industrial
- Laboratories
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Light Industrial
- Manufacturer Showroom/Accessory Retail Sales
- Market Garden – Open Air Market
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Offices
- Outdoor Storage
- Parking Area
- Place of Assembly
- Printing Establishment
- Propane Transfer Facility
- Repair Shops and Services
- Research and Development
- Restaurant
- Salvage Yard
- School, Commercial
- Service Commercial Establishment
- Sleeping Facilities for Occasional Use
- Technology Industry
- Training Facilities
- Trucking Operation
- Warehouse/Public Storage
- Waste Transfer/Processing/ Recycling Facility
- Wholesale Facility

Area Neighbours

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\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 2026

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Learn more at corporate.colliers.com.

CONTACT:

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