

3512 NUGENT ROAD  
PORT COLBORNE, ON

±17,965 SF Well-Maintained Light Industrial  
Warehouse w/ Office **AVAILABLE FOR SALE**



LIST  
PRICE: **\$4,095,000**

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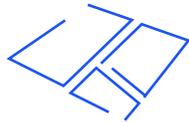
**Colliers International Niagara Ltd., Brokerage**

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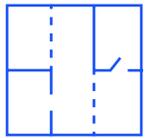
# Excellent Location



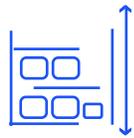
Well-Maintained  
Light Industrial



±17,965 SF  
on ±3.066 Ac



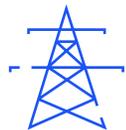
Warehouse w/  
Office Space



11 to 26 ft.  
Ceiling Height



TWO 10' x 10' Doors  
ONE 15' x 14' Door



3-Phase 600V/ 200A  
Power Service



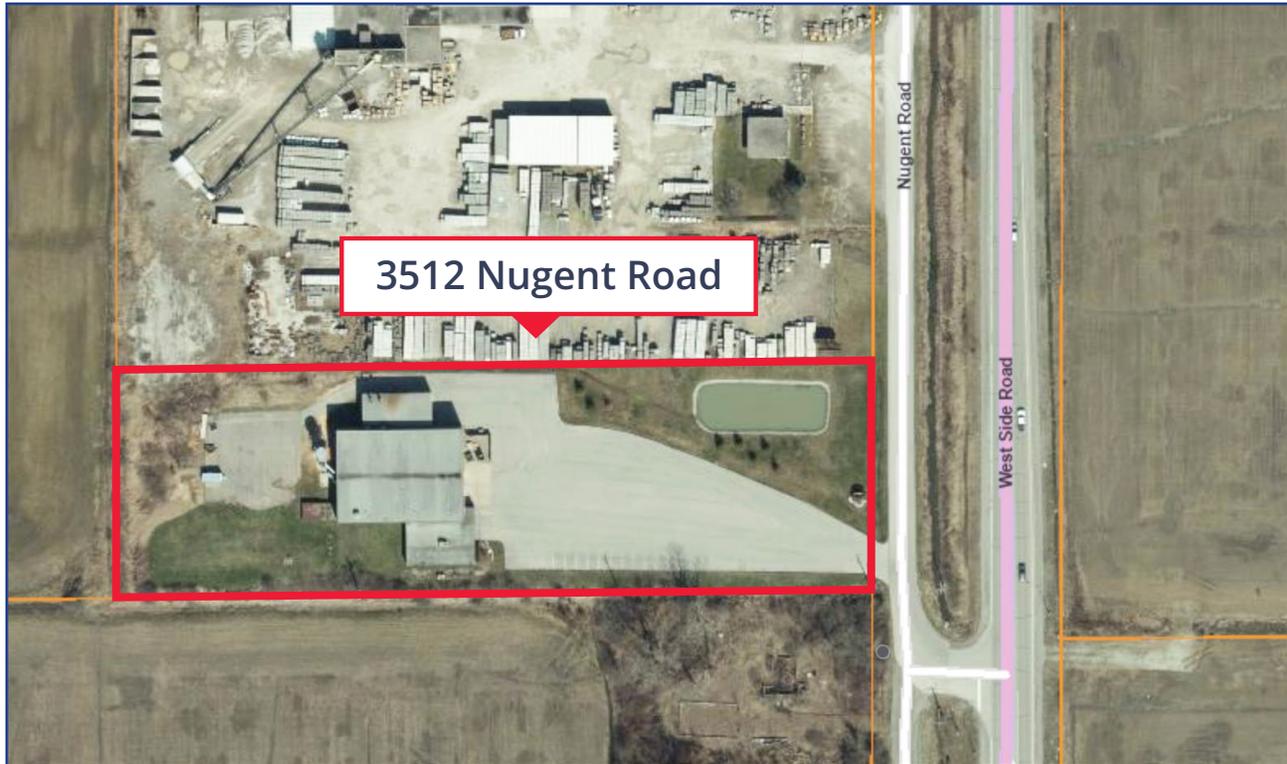
Easy Access to  
Highway 406 & QEW



Light Industrial  
(LI) Zone



# Property Specifications



## BUILDING DETAILS: ±17,965 SF

### Warehouse: ±8,690 SF

- 26ft. clear ceiling height

### Warehouse w/ Mezzanine: ±4,250 SF

- 13ft. clear height under mezzanine
- 11ft. clear height from mezzanine
- Steel beams construction

### Truck Loading Wing: ±1,800 SF

- TWO transport area
- TWO 10ft. x 10ft. overhead doors
- Front facing loading area w/ ONE 15ft. x 14ft. door

### Office: ±2,400 SF

- Office complex w/ general office space
- Rest room & shower area
- Forced air & central air

## COMMENTS:

- Radiant heating, fluorescent & metal halide lighting
- Updated roof in 2007, office area 2008
- Easy access to Highway 406 & QEW
- Close to U.S.A. Border (Peace Bridge)
- Ready for your operation.

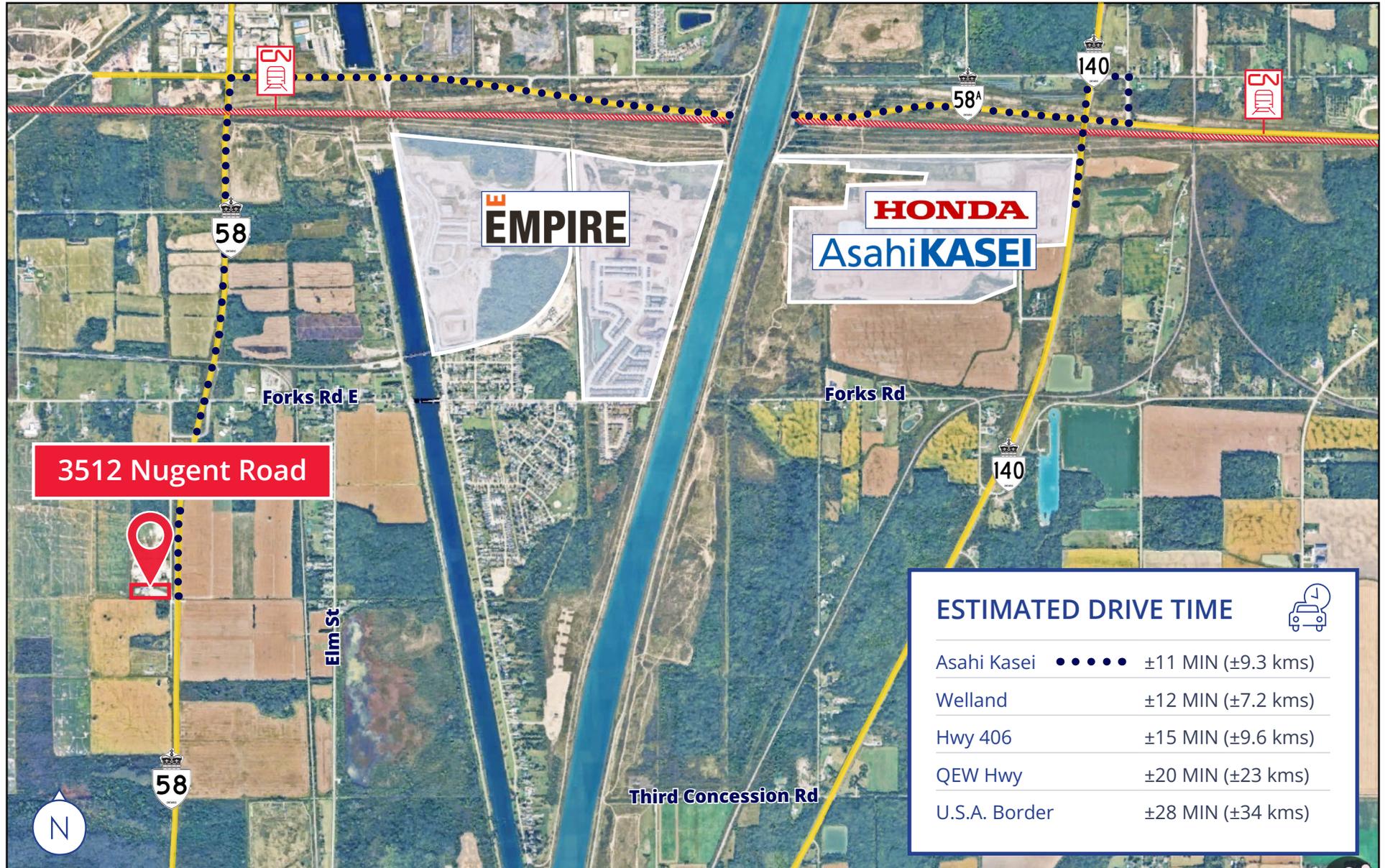
## Well-Maintained Light Industrial Facility w/ Office Space

<b>PIN/ ARN</b>	640230161/ 271104003917001
<b>Lot Dimension</b>	Frontage: ±200 ft.   Depth: ±664 ft.
<b>Lot Size</b>	±3.066 AC
<b>Building Area</b>	±17,965 SF

<b>Zoning</b>	LI - Light Industrial
<b>List Price</b>	\$4,095,000
<b>Taxes (2025)</b>	\$29,687
<b>Power Service</b>	3-Phase, 600V/ 200A

# Area Overview

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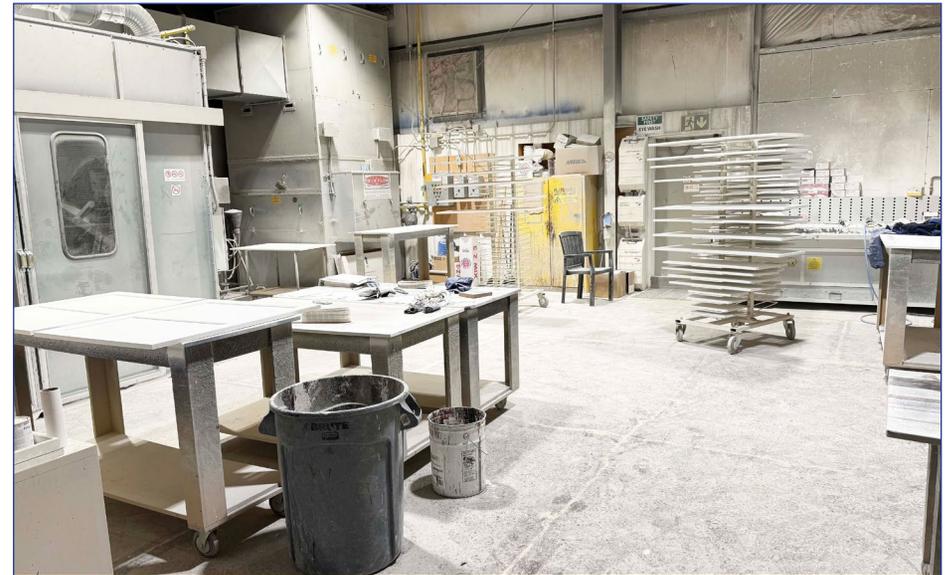
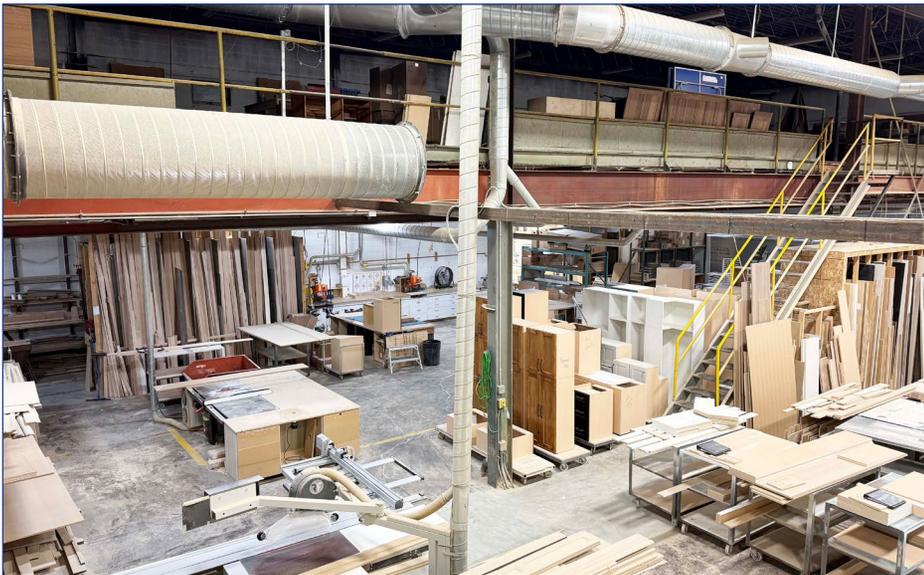
# Property Photos

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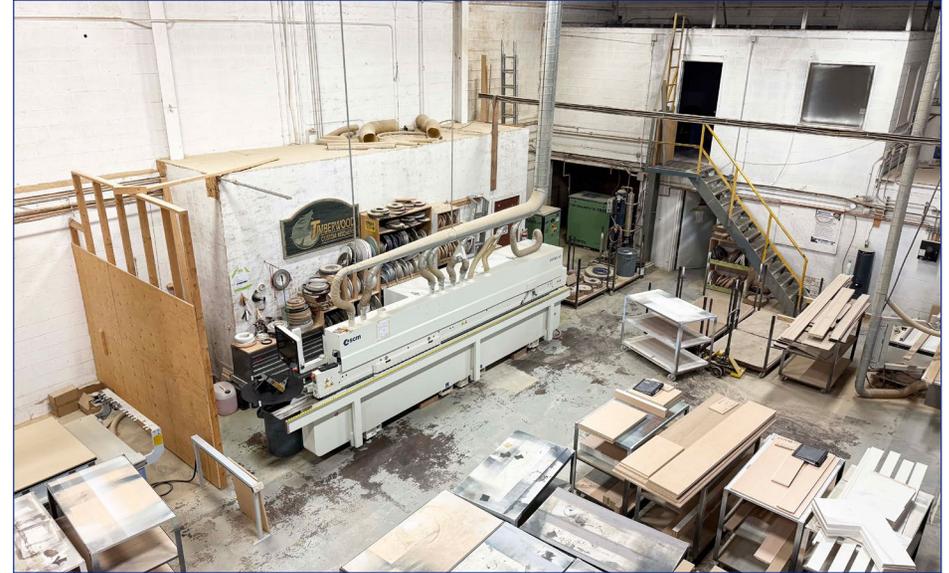
# Property Photos

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# Property Photos

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# Property Photos

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# LI - Light Industrial Zone

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## Permitted Uses - Principal

- Adult Oriented Entertainment Establishment;
- Cannabis Production Facility;
- Car wash;
- Contractor's Yard;
- Crematorium;
- Education Facility;
- Industry, Light;
- Motor Vehicle Repair Garage;
- Public Use;
- Research Facility;
- Transportation Depot; and
- Uses, structures and buildings accessory thereto and does not include obnoxious, dangerous or offensive trades

## Permitted Uses - Accessory

- Food Vehicle;
- Office;
- Retail Store;
- Restaurant, Fast-Food;
- Restaurant, Full-Service; and
- Restaurant, Take-Out

\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025

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