



#3, 5, & 6 | 5743 Thorold Stone Rd.
Niagara Falls | Ontario

3 Well-Maintained Units in Mixed-Use Industrial Mall Available For Lease



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

Lease Price:

\$10.00 /SF NET+
\$3.50 /SF TMI +
Utilities + HST

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RALPH ROSELLI* SIOR

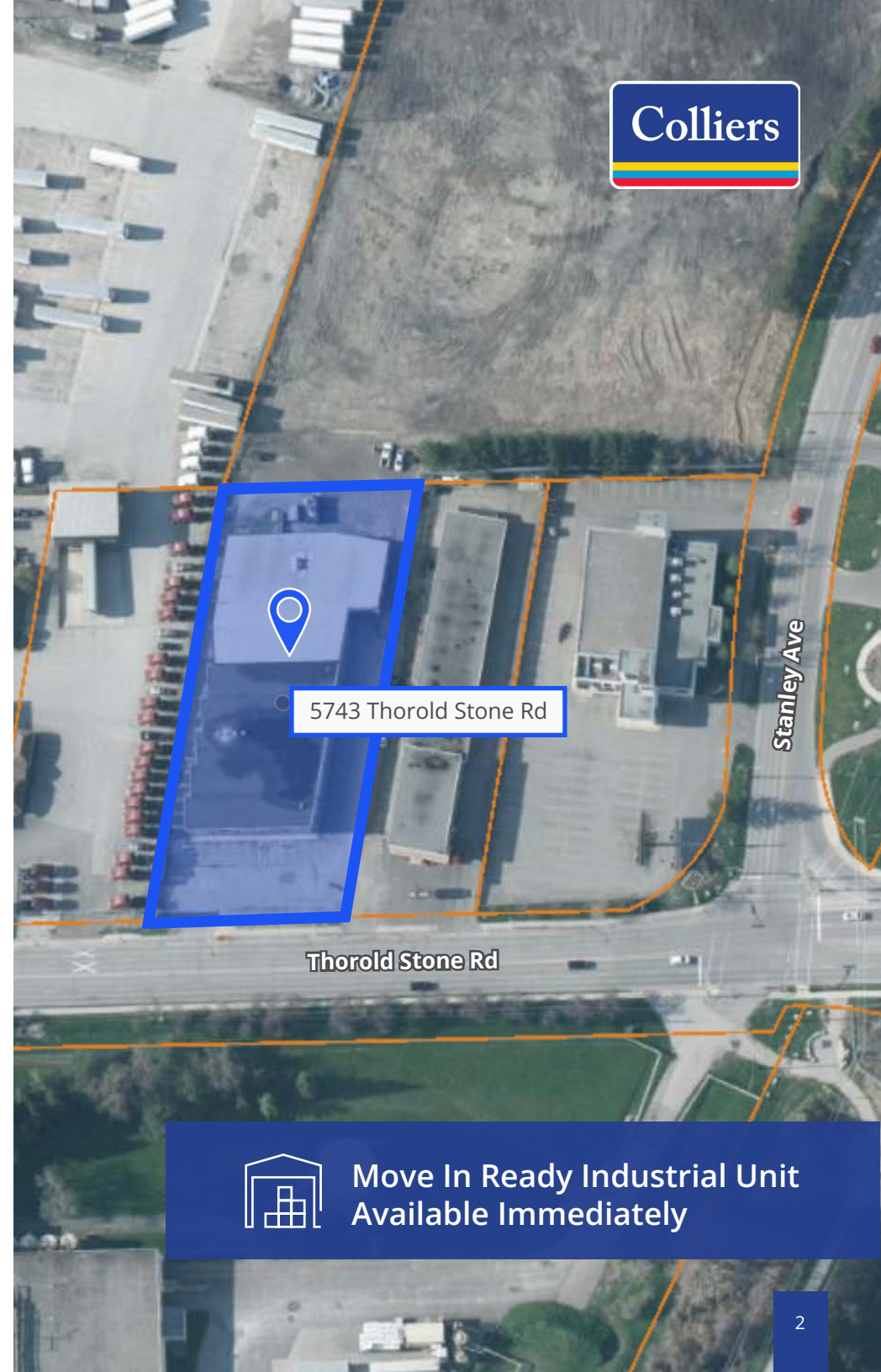
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**Sales Representative*

Unit 3 Details

#3 | 5743 Thorold Stone Rd. | Niagara Falls | ON

Location	North of Throld Stone Rd. & West of Stanley Ave.
Lot Size	±1.14 Acres
Available Unit	Unit 3: ±2,500 SF
Zoning	GI - General Industrial
Lease Price	\$10.00/SF NET + TMI + Utilities + HST
TMI	\$3.50/SF
Door	One drive-in garage door
Comments	<ul style="list-style-type: none">• Well-maintained mixed-use Industrial Mall• Features ONE-bathroom & suspended heater• Small office portion at front of unit with storage area/ foreman shop• High-traffic location on busy Thorold Stone Rd.

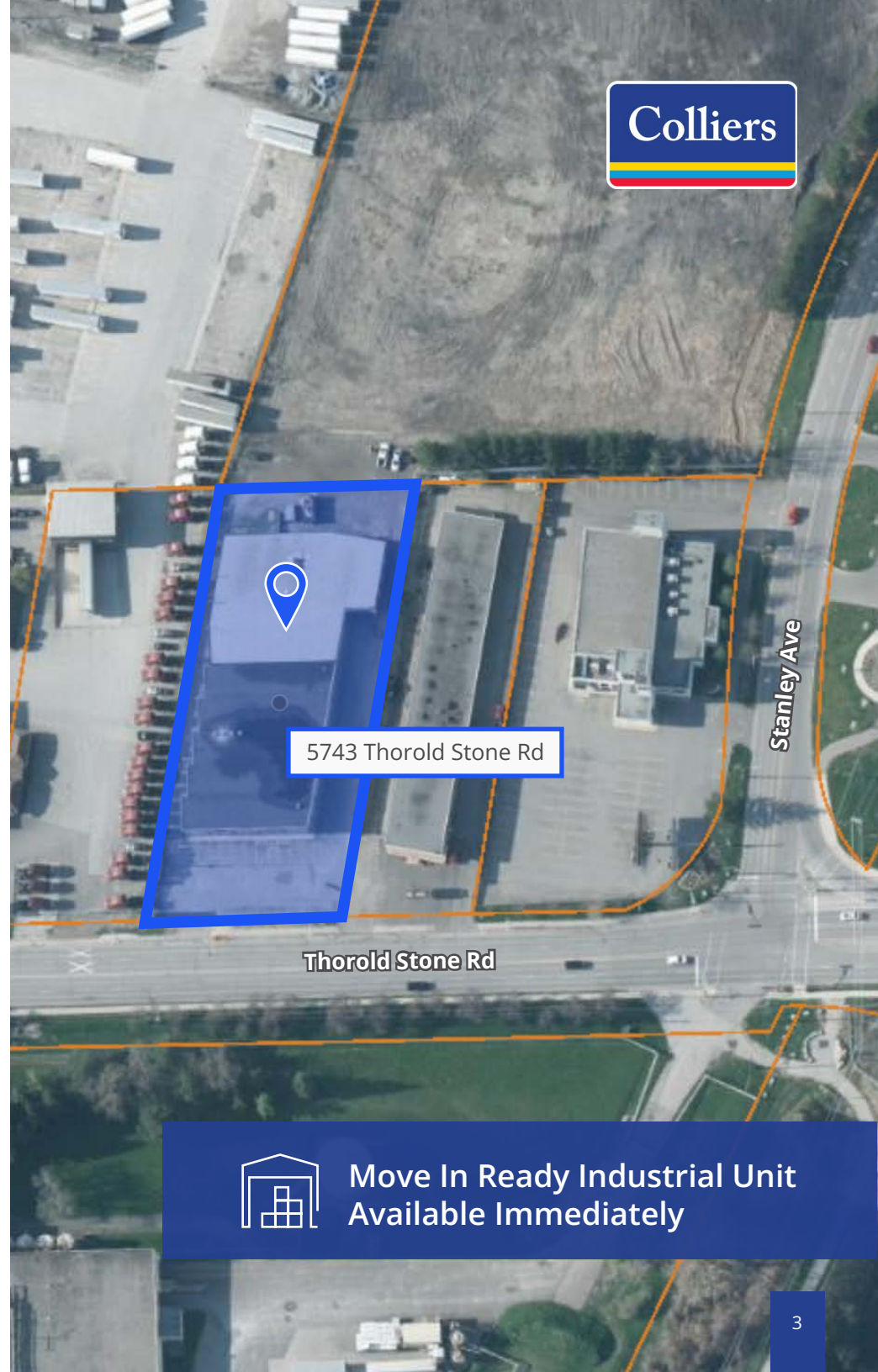


Move In Ready Industrial Unit
Available Immediately

Unit 5 Details

#5 | 5743 Thorold Stone Rd. | Niagara Falls | ON

Location	North of Throld Stone Rd. & West of Stanley Ave.
Lot Size	±1.14 Acres
Available Unit	Unit 5: ±3,000 SF
Zoning	GI - General Industrial
Lease Price	\$10.00/SF NET + TMI + Utilities + HST
TMI	\$3.50/SF
Ceiling Height	16 ft.
Door	One drive-in garage door at rear
Comments	<ul style="list-style-type: none">• Well-maintained mixed-use Industrial Mall• Can be used for storage or operations• Small office portion at front of unit• Ideal for small industrial user to operate out• Ample on-site parking• High-traffic location on busy Thorold Stone Rd.• Can be combined with Unit 6 for a Total of 6,000 SF



Move In Ready Industrial Unit
Available Immediately

Unit 6 Details

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON

Location North of Throld Stone Rd. & West of Stanley Ave.

Lot Size ±1.14 Acres

Available Unit Unit 6: ±3,000 SF

Zoning **GI** - General Industrial

Lease Price \$10.00/SF NET + TMI + Utilities + HST

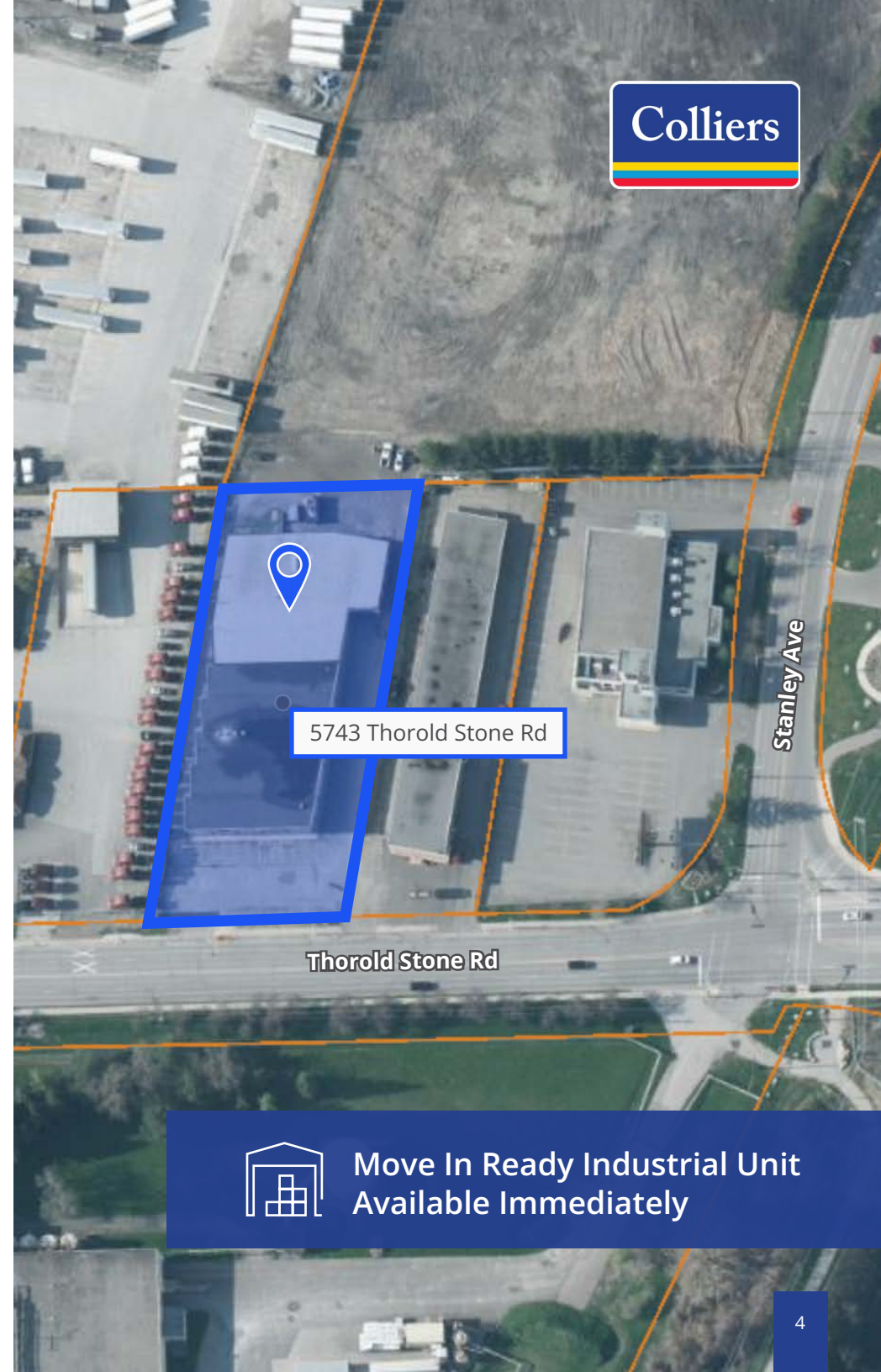
TMI \$3.50/SF

Ceiling Height 16 ft.

Door ONE 12' x 10' drive-in garage door at rear

Comments

- Well-maintained mixed-use Industrial Mall
- Featuring a finished office with 2 bathrooms
- Ample on-site parking
- High-traffic location on busy Thorold Stone Rd.
- Can be combined with Unit 5 for a Total of 6,000 SF

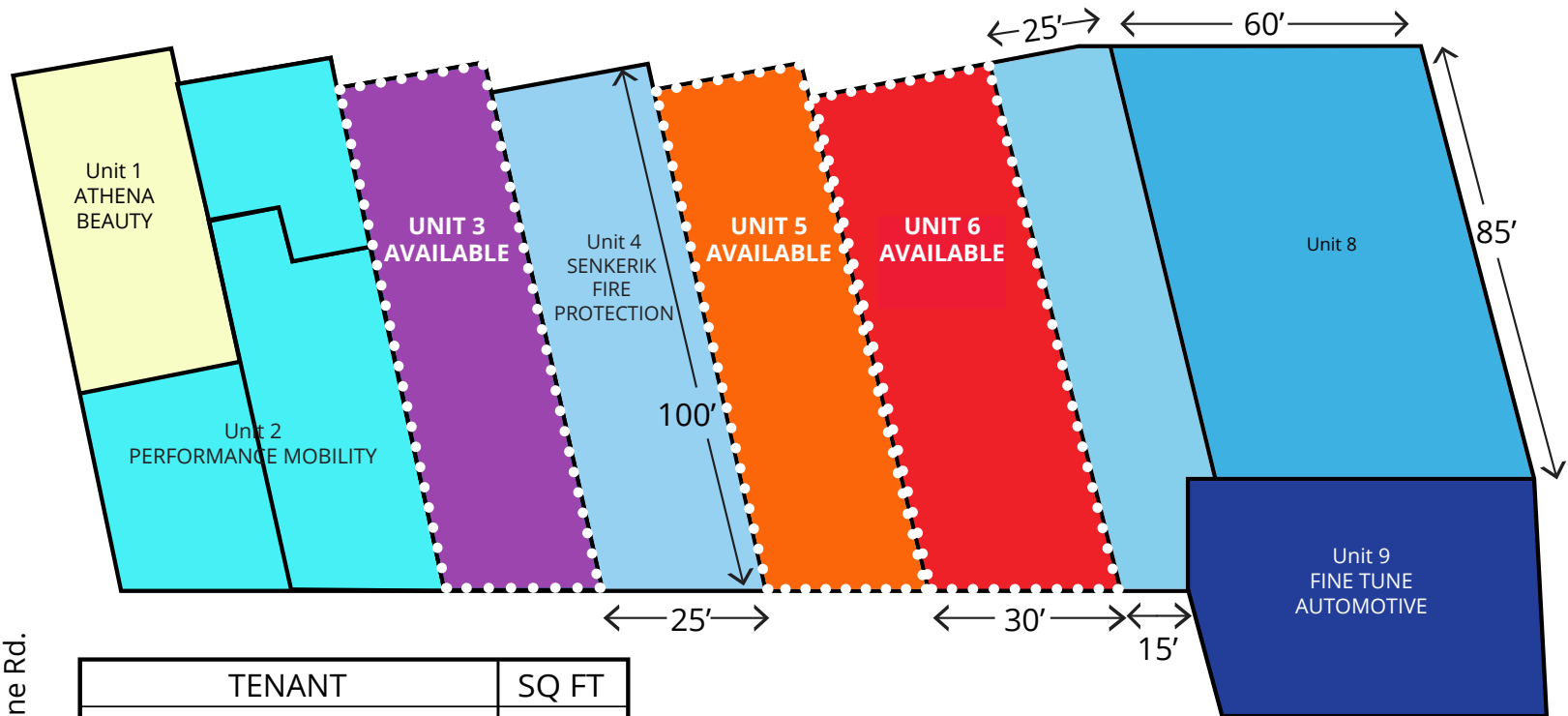


**Move In Ready Industrial Unit
Available Immediately**

Floor Plan



5743 Thorold Stone Rd. | Niagara Falls | ON



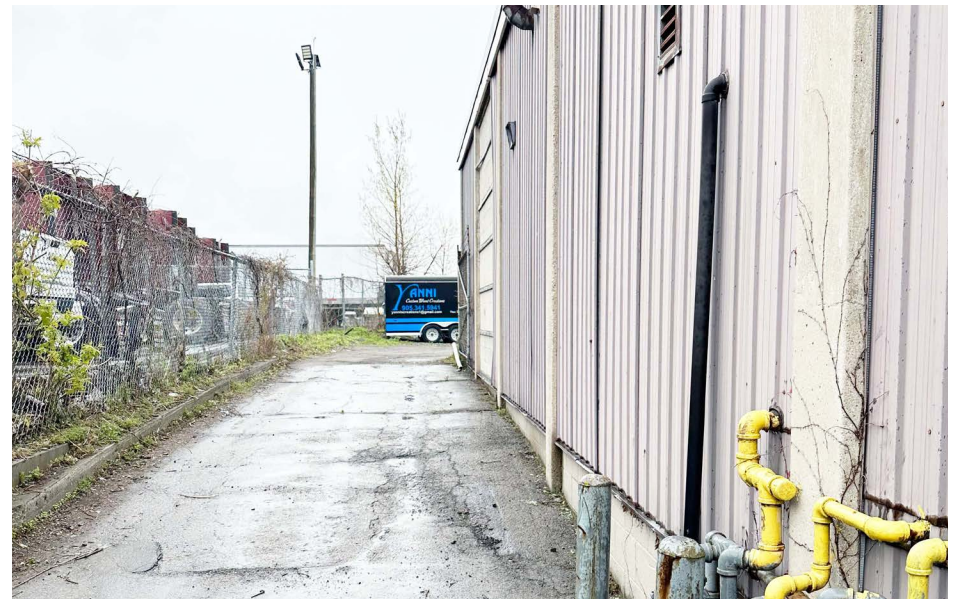
5743 Thorold Stone Rd.

TENANT	SQ FT
Unit 1: ATHENA BEAUTY	1,440 sf
Unit 2: PERFORMANCE MOBILITY	2,800 sf
Unit 3: AVAILABLE	2,500 sf
Unit 4: SENKERIK FIRE PROTECTION	2,500 sf
Unit 5: AVAILABLE	3,000 sf
Unit 6: AVAILABLE	3,000 sf
Unit 7: TBD	2,164 sf
Unit 8: TBD	4,100 sf
Unit 9: FINE TUNE AUTOMOTIVE	2,252 sf
TOTAL SQFT	23,656

N.T.S.

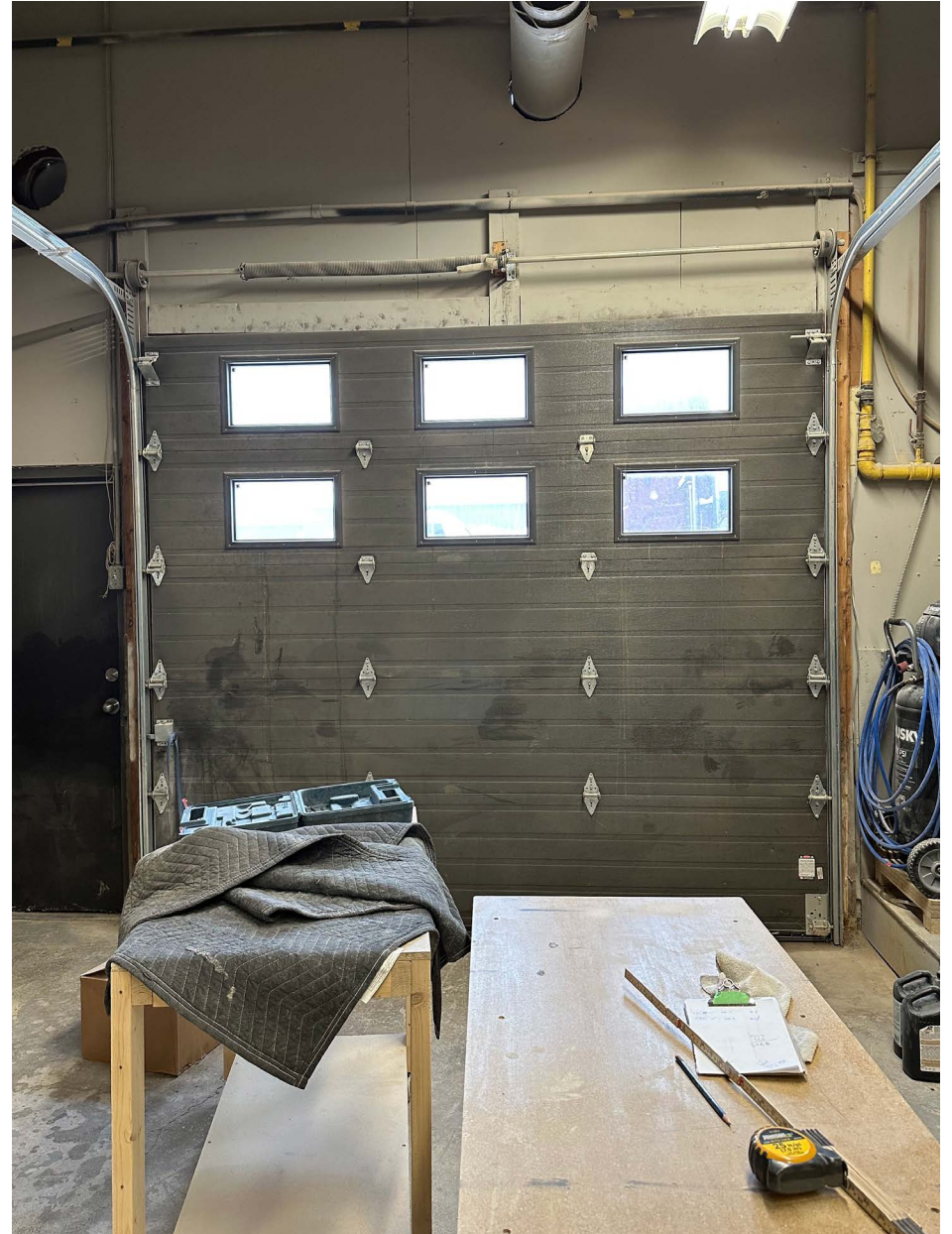
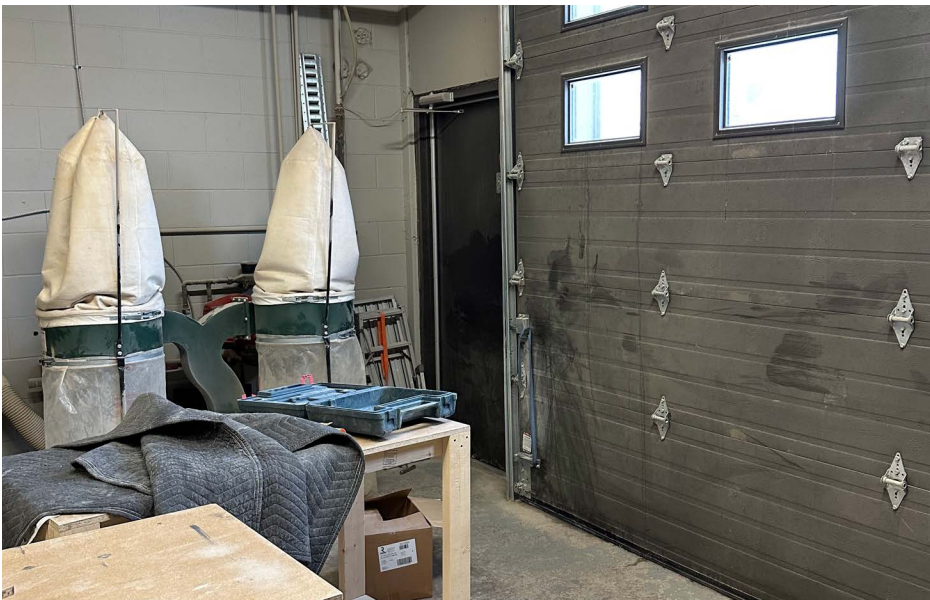
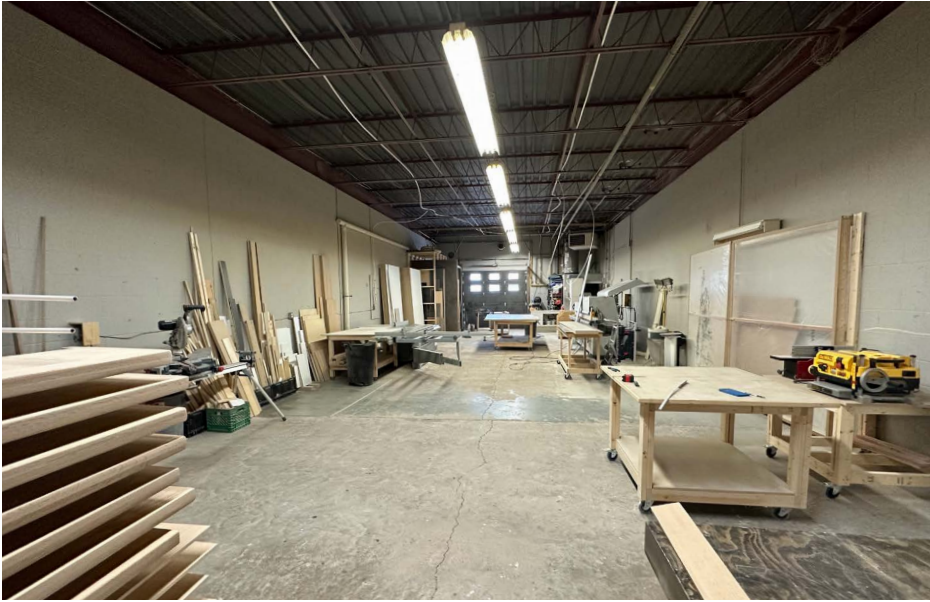
Exterior Photos

5743 Thorold Stone Rd. | Niagara Falls | ON



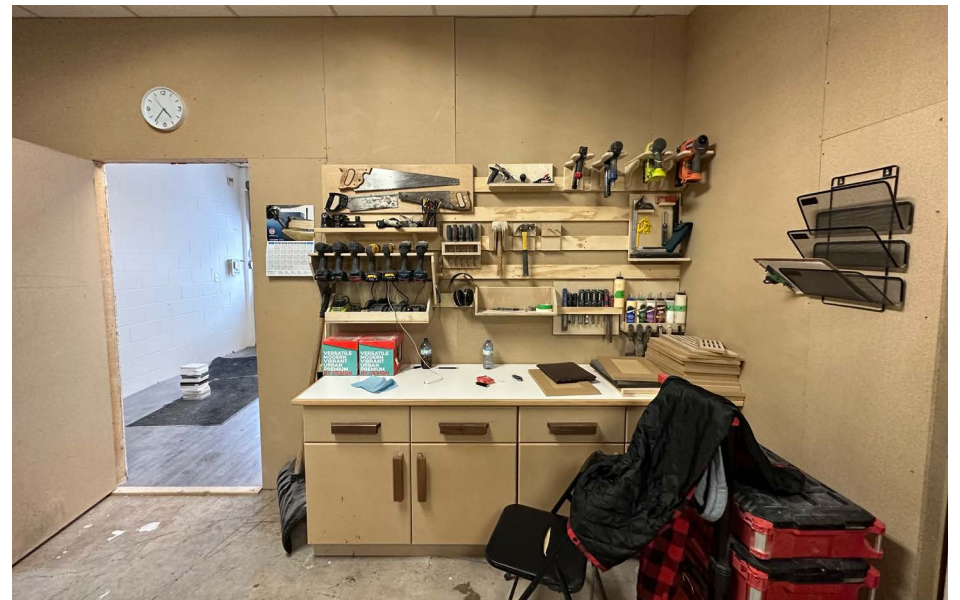
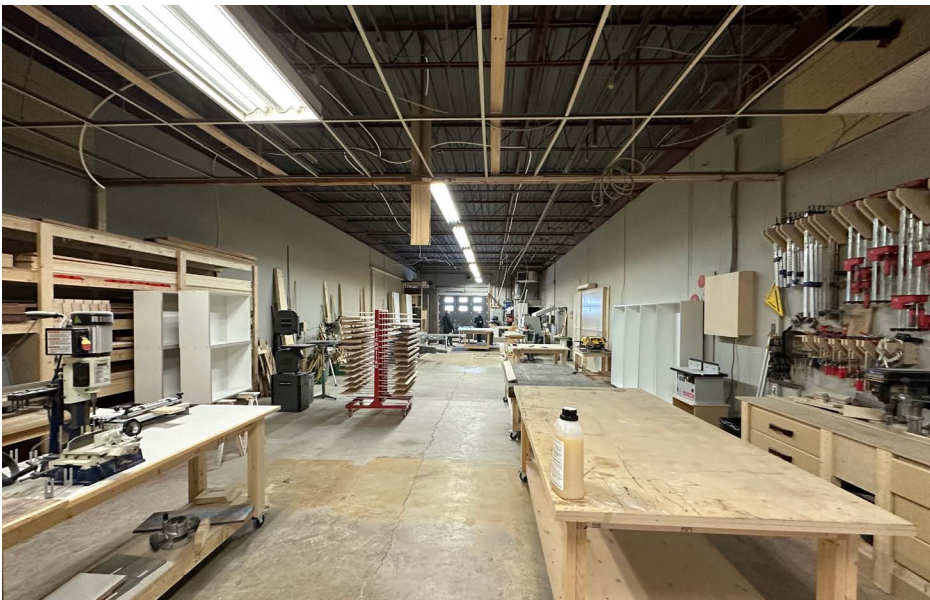
Unit 3 Interior Photos

#3 | 5743 Thorold Stone Rd. | Niagara Falls | ON



Unit 3 Interior Photos

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Unit 3 Interior Photos

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Unit 6 Interior Photos

#6 | 5743 Thorold Stone Rd. | Niagara Falls | ON



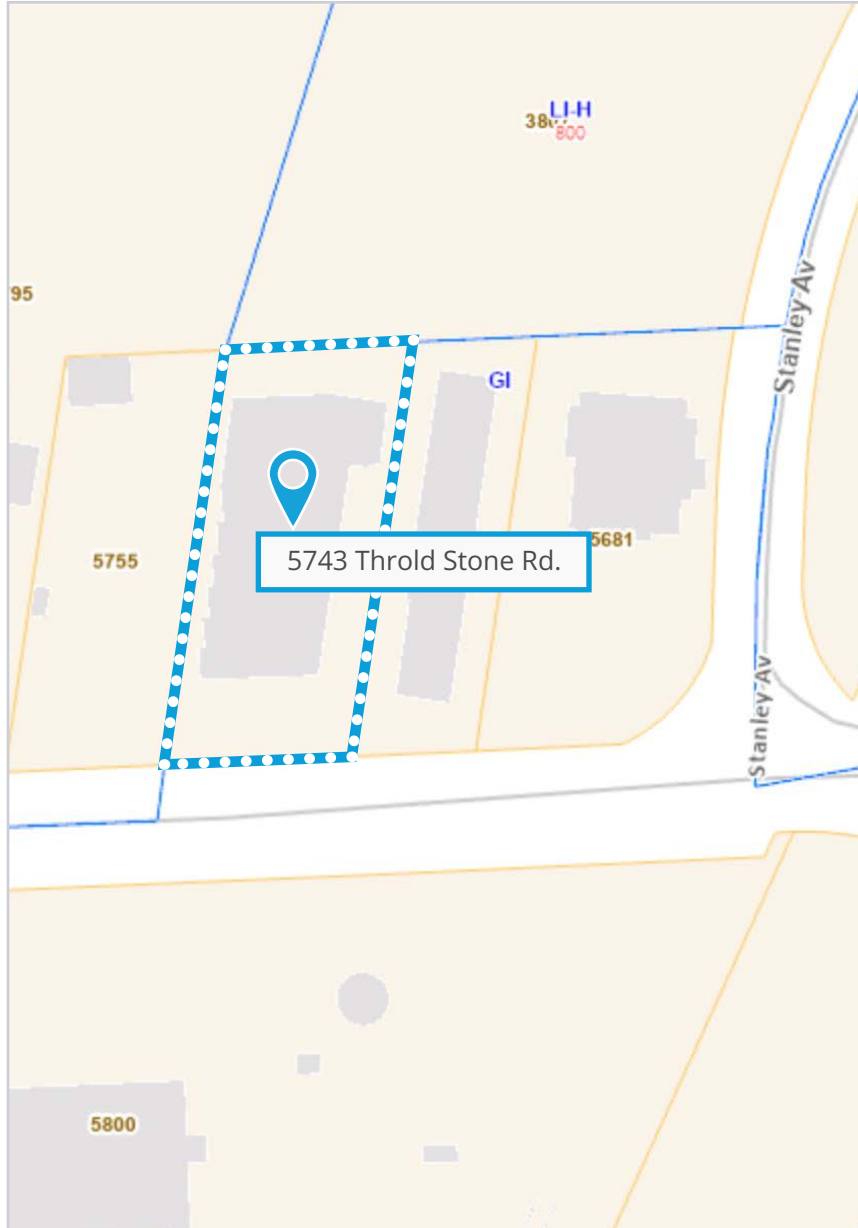
Unit 6 Interior Photos

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Zoning **GI - General Industrial**

5743 Thorold Stone Rd. | Niagara Falls | ON



Permitted Uses

No person shall within any GI Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Manufacturing, compounding, processing, packaging, crating, bottling, assembling of raw or semi-processed or fully processed materials
- Animal hospital
- Artificial abrasive plant
- Artificial fertilizer processing plant
- Brick, pottery, tile, terra cotta, concrete and concrete products plant
- Builder's supply yard
- Carpenter shop
- Car rental establishment, truck rental establishment
- Car Wash
- Cleaning, curing, storing or tanning of fresh or green hides and leather finishing
- Coal, fuel, gasoline and oil storage yard
- Cold storage plant
- Commercial printing and associated services establishment
- Contractor's or tradesman's shop or yard, Contractor's or construction equipment rental shop or yard 2002-061
- Equipment yard
- Establishment for building material sales
- Food and meat products plant but not including an abattoir
- Frozen food locker service
- Grain and feed mill and storage
- Humane society including a pound for small animals
- Ice manufacturing plant
- Kennel for the boarding and breeding of dogs and cats
- Laboratory
- Laundry plant
- Lumber and planing mill and yard
- Machine shop
- Monument, stone, clay and glass manufacturing plant
- Poultry processing plant
- Public garage, auto body
- Public garage, mechanical
- Rubber factory
- Shop for the repair and servicing of goods, machinery and equipment
- Silver plating and cutlery plant
- Soap manufacture
- Stone cutting plant
- Trucking or shipping terminal
- Animal clinic
- Warehouse
- Welding shop
- Wholesale establishment
- Winery
- Adult entertainment parlour
- Body-rub parlour
- An office which is an accessory use

Area Neighbours

5743 Thorold Stone Rd. | Niagara Falls | ON



\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries
includes affiliates as of November 2023*

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