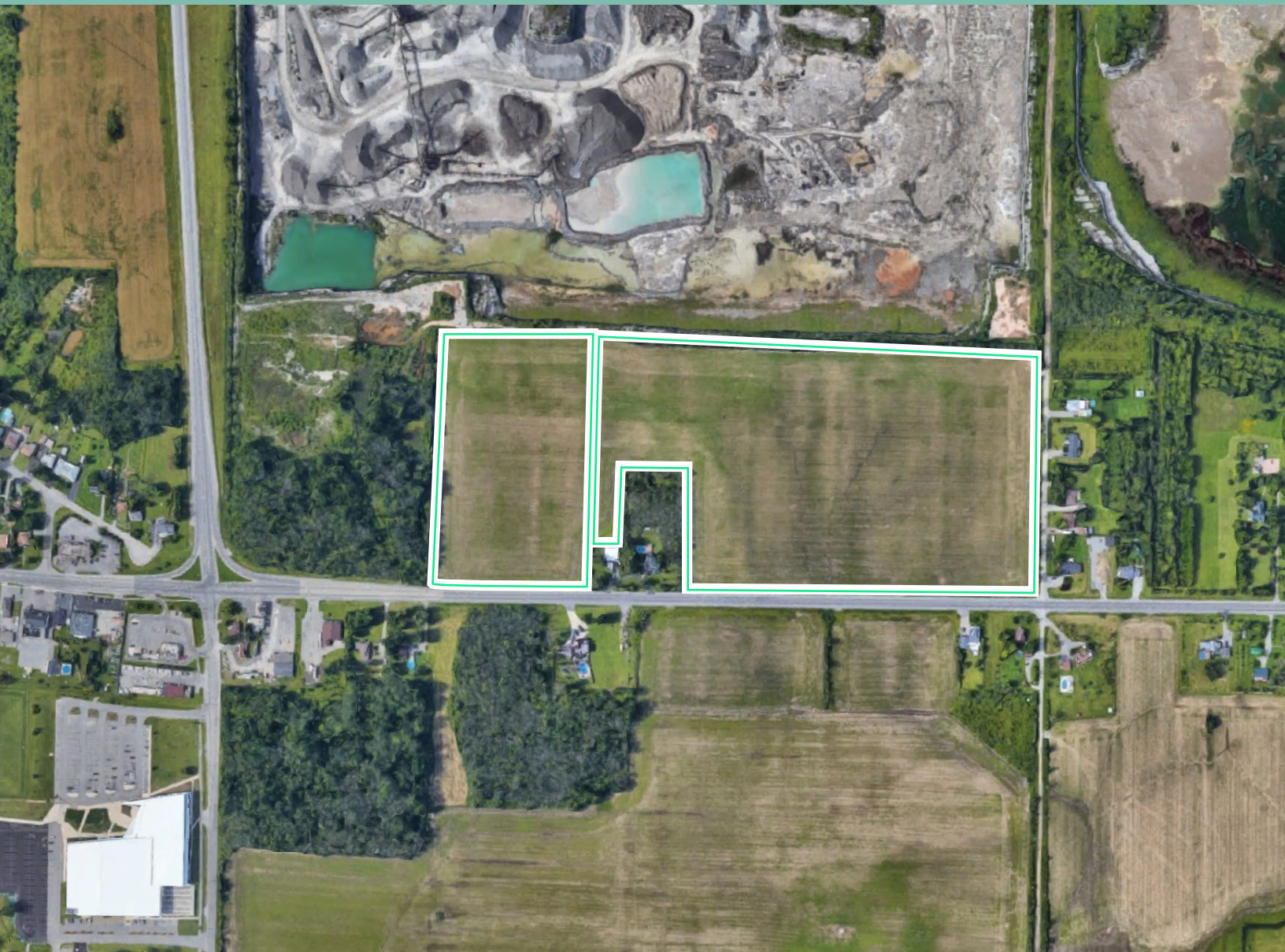


Industrial Land

546 & 550 Main St E
Port Colborne
www.cbre.ca

Two land parcels available totaling ± 35 Acres





Industrial Land In Port Colborne

±35 Acres of Industrial Land

Two parcels of land available at 546 & 550 Main St E in Port Colborne Ontario. Can be purchased together or separately. Great opportunity to buy a large parcel of serviced industrial land in a region with a growing and evolving industrial sector. The Niagara Region is attracting industrial growth with the Asahi Kasei Battery Separator plant leading the way in Port Colborne. The region has foreign trade zone designation as it offers access to the Welland Canal (HWY H20), 3 border crossings to the United States, and airports on both sides of the border for operations seeking quick access to US and global markets. Funding and tax incentives may be available through CIP, Gateway Economic Program, and the Niagara Regions Industrial Development Charge Grant Program.

2

Parcels of Land

±35

Total Acres across two parcels

L1

Light Industrial Zoning

Property Details	546	550
Total Available Size	±9.98 Acres	±25.13 Acres
Zoning	L1 - Light Industrial	
Taxes (2024)	\$1,153.64	\$2,460.68
Sale Price	\$4,000,000	\$8,250,000

Zoning Permitted Uses

L1 Light Industrial Allowances

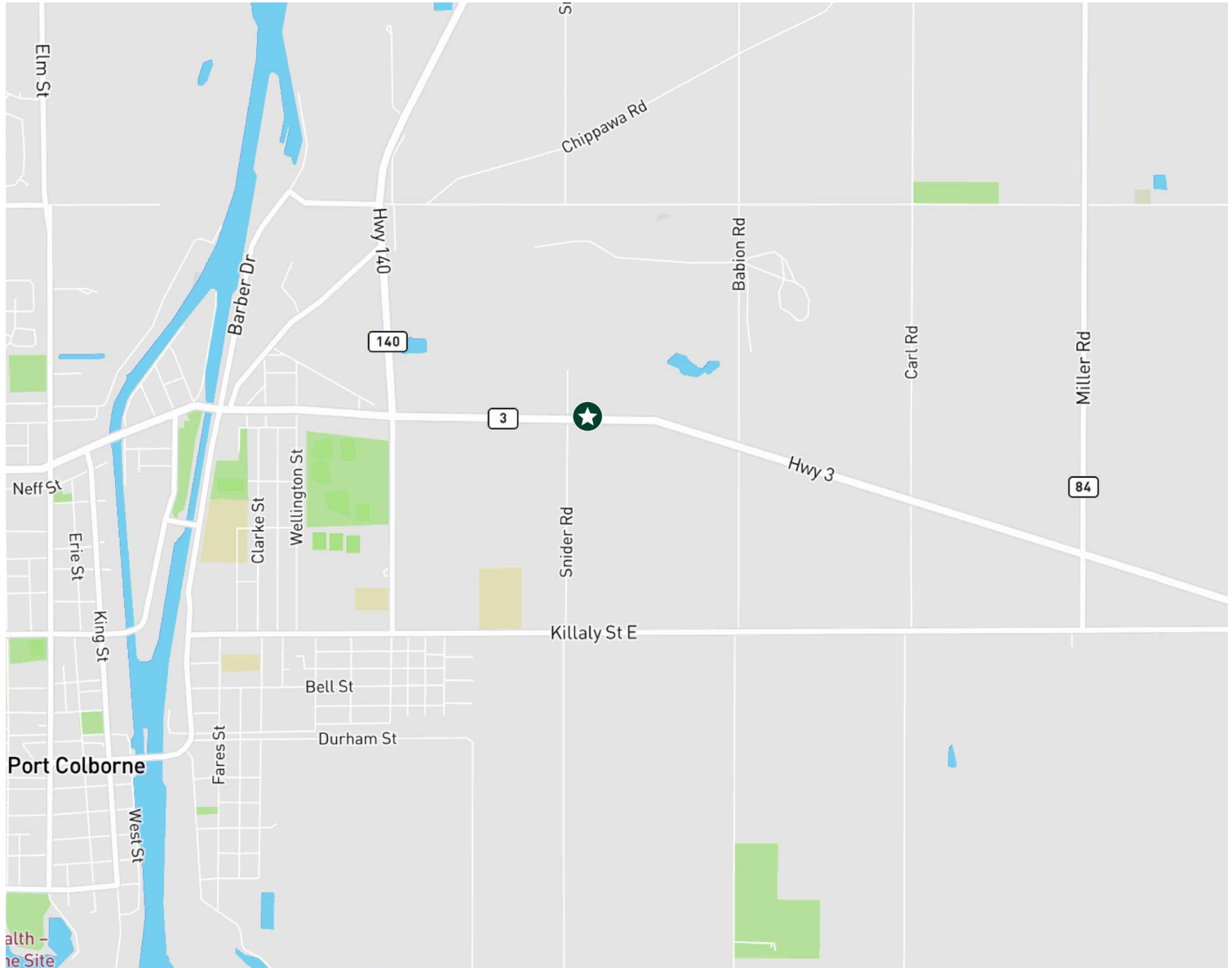
- + Industry, Light
 - + Cannabis Production Facility
 - + Car Wash
 - + Contractor's Yard
 - + Crematorium
 - + Education Facility
- + Motor Vehicle Repair Garage
 - + Public Use
 - + Research Facility
 - + Transportation Depot
 - + Adult Oriented Entertainment



Prime Industrial Land Available

546 & 550 Main St E | Port Colborne, ON

For Sale



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