

FOR LEASE

LEASE RATE: **\$10.00/SF NET + \$4.00/SF TI + HST + Utilities**

#1 | 4665 DURHAM ROAD | BEAMSVILLE | ON
±28,000 SF Industrial Warehouse
on ±2.6 Acres in the Beamsville Industrial Area

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Listing Specifications



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

Available Area **TOTAL AREA: ±28,000 SF**
 Main Warehouse: ±19,000 SF
 Rear Shop Area: ±9,000 SF

Lease Rate \$10.00/SF NET + TI + HST + Utilities

T.I. \$4.00/SF 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

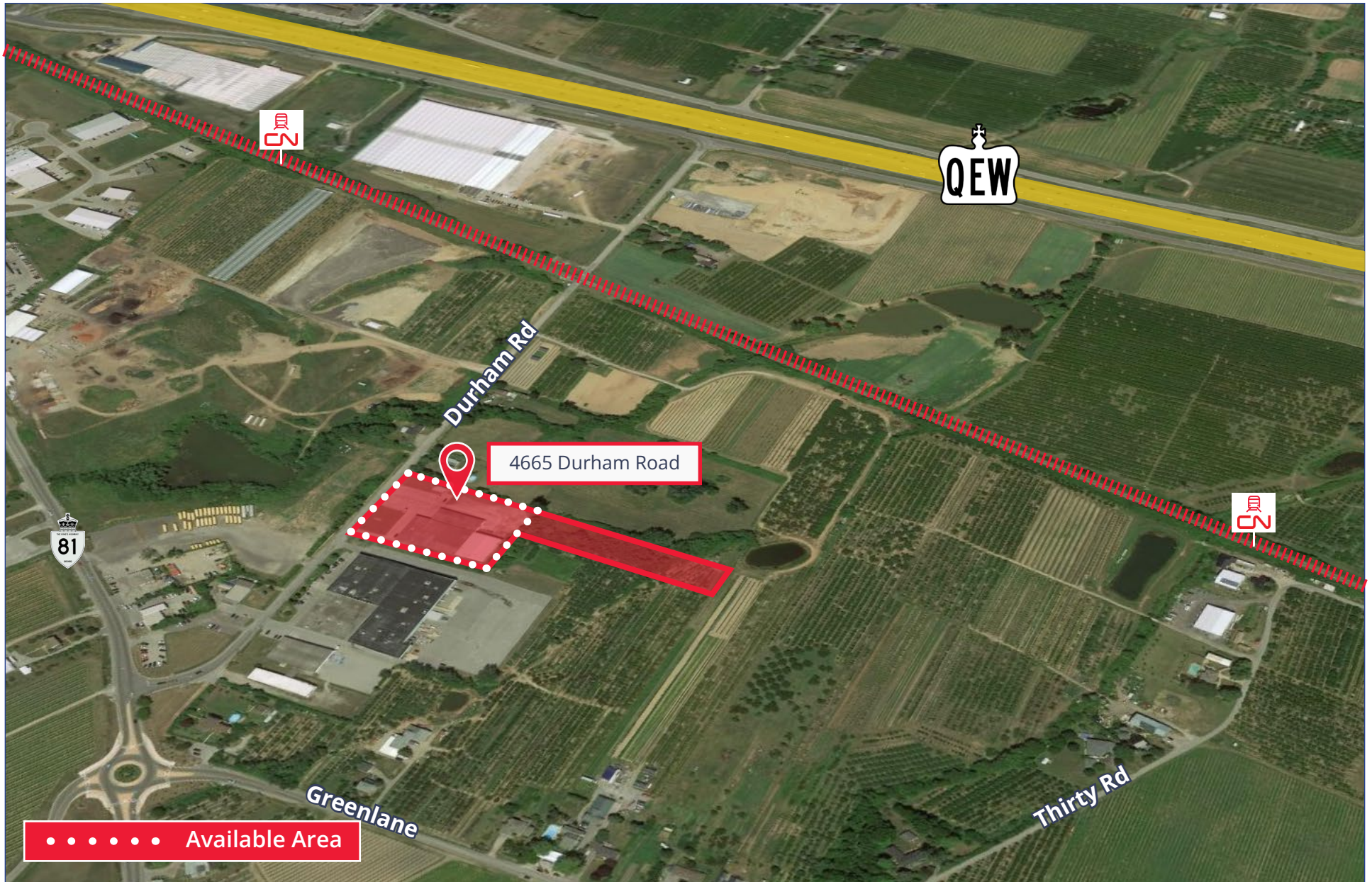
- Main Warehouse Access
- 17' to 19' Clear Height + ONE Truck Level Ship Door
- Updated lighting & Suspended gas heat
- Racking to be certified by a new tenant

- 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



Location Overview

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Exterior Photos

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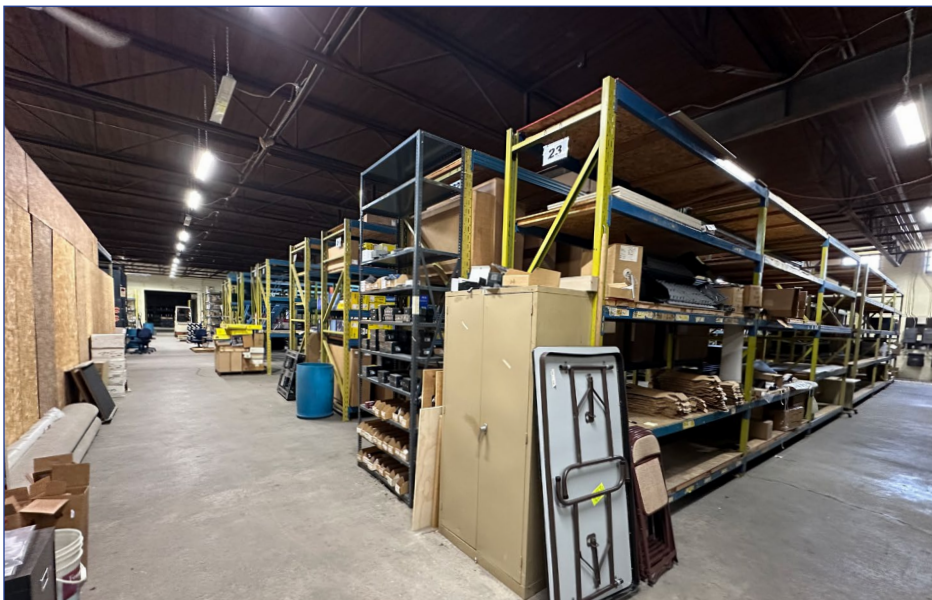
Exterior Photos

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Warehouse Photos

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Warehouse Photos

Colliers

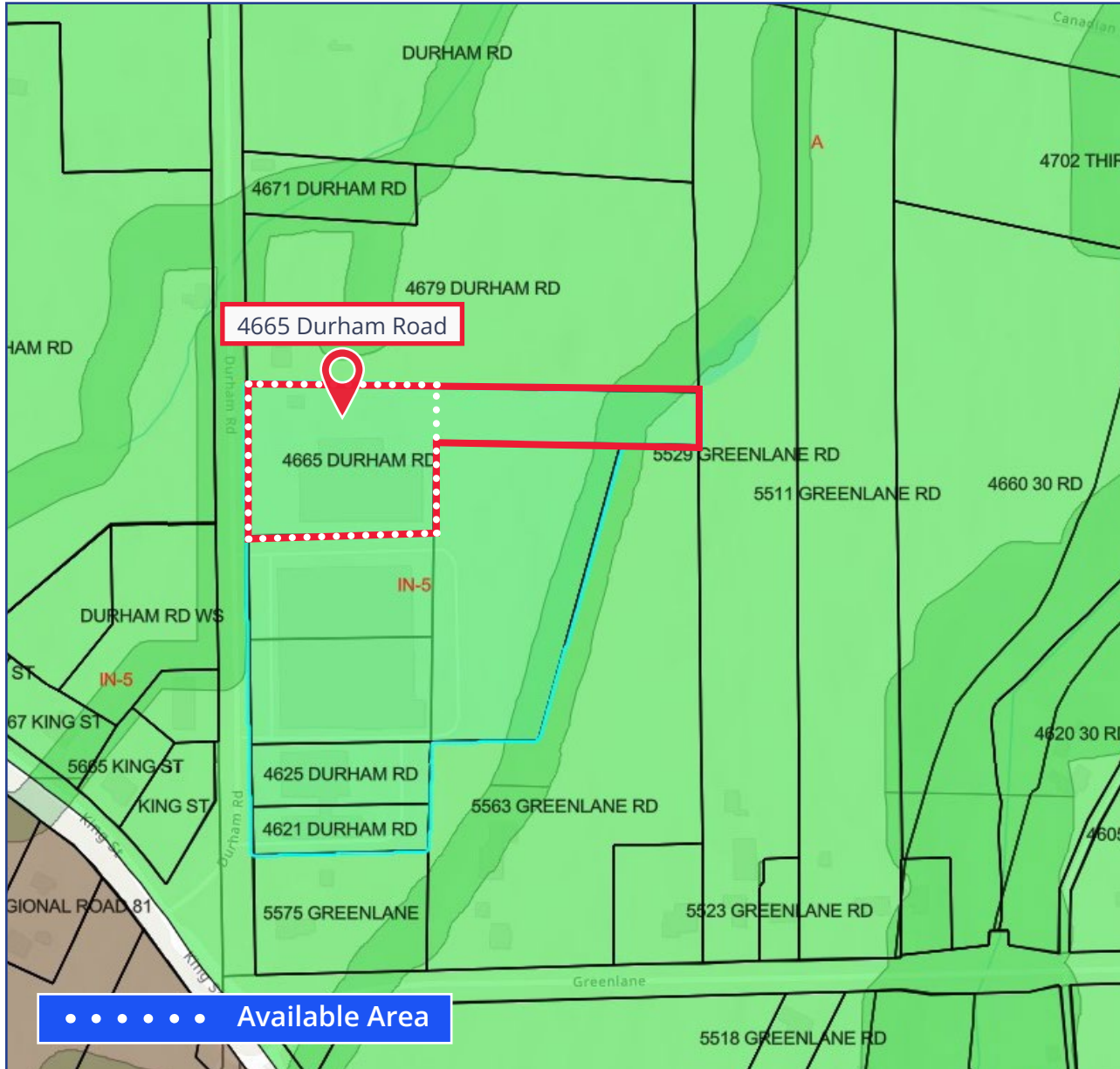


Office Photos

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IN-5 Industrial Zone

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



Aleafia Health

medicalsaints



SHERWIN WILLIAMS

Peavey Mart



4665 Durham Road
FOR LEASE | INDUSTRIAL BLDG.



Durham Automotive
PROFESSIONAL AUTOMOTIVE SERVICE
SINCE 1971

STIRLING
BY WESTBROOK

REYES FARMS
NIAGARA, ONTARIO

St. John Catholic
Elementary School

Greenlane

..... Available Area

\$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.

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