

FOR LEASE

Colliers

UNIT 4A: $\pm 15,000$ SF

UNIT 3: $\pm 6,150$ SF

PRICE REDUCED!!



120 Wellington St. N

Thorold | Ontario

Up to $\pm 21,150$ SF Industrial
Warehouse, Now Available

UNIT 3: $\pm 6,150$ SF
UNIT 4A: $\pm 15,000$ SF

Unit 3 & 4A can be combined for a total of $\pm 21,150$ SF

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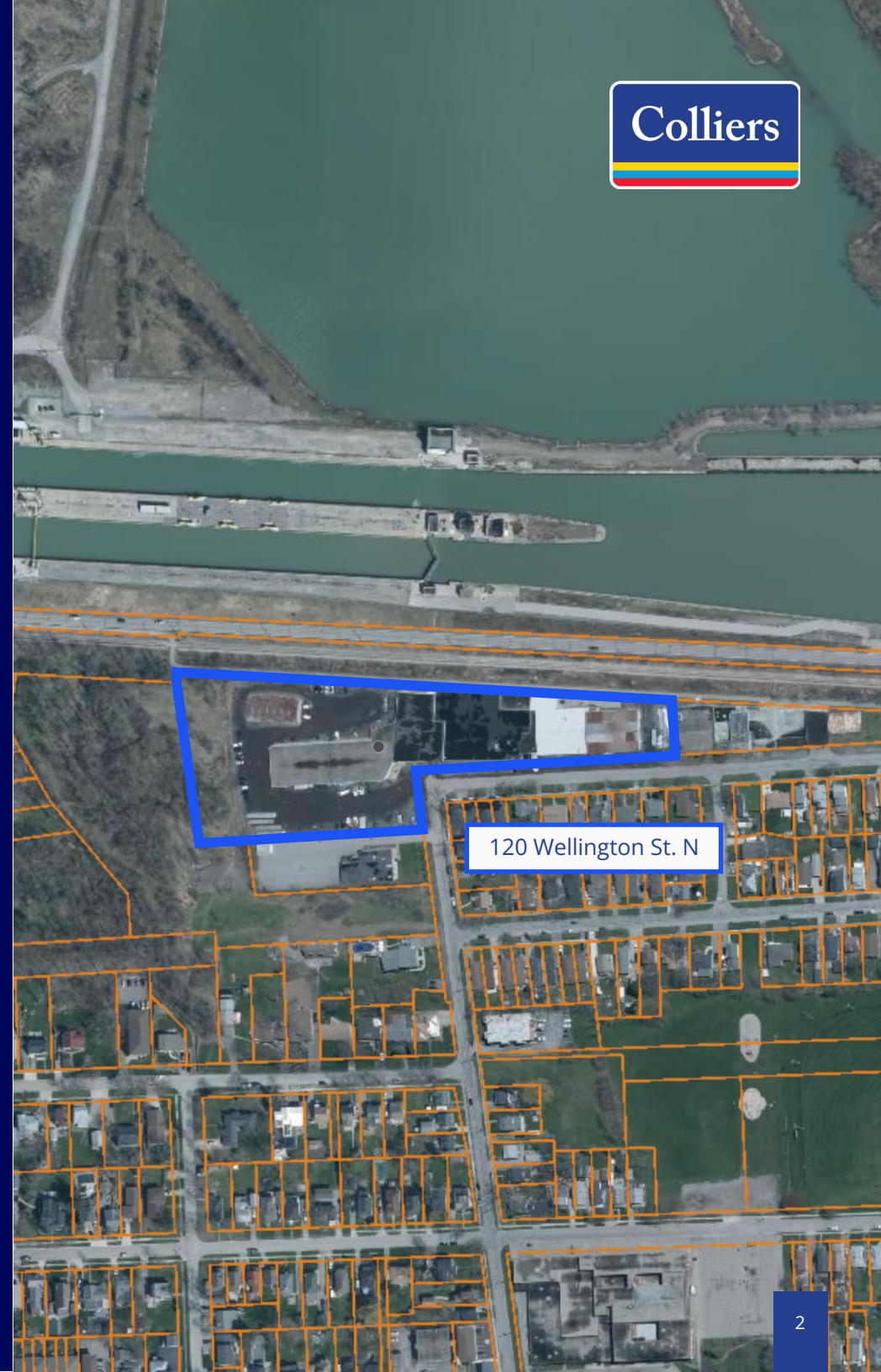
Accelerating success.

PROPERTY OVERVIEW

120 WELLINGTON ST. N | THOROLD | ON



Location	West of Welland Canal
Available Units	Unit 3 Unit 4A
Unit Size	Unit 3: $\pm 6,150$ SF Unit 4A: $\pm 15,000$ SF <i>(Both units can be combined for a total of $\pm 21,150$ SF)</i>
Lot Size	± 4.863 Acres
Zoning	FD - Future Development
Ceiling Height	16 ft. to 18 ft.
Doors	TWO Grade Level Doors ONE Loading Dock
Lease Price	To Be Negotiated
Comments	• 2 Industrial Units available in Downtown Thorold • Featuring office, one bathroom, radiant heat, 2 loading doors and loading dock • Fenced compound with secure gate and outside storage to the West of the building • Available September 1, 2023 • Adjacent to the Welland Canal



UNIT 3 DETAILS

#3 | 120 WELLINGTON ST. N | THOROLD | ON

Available Unit **Unit 3**
(Can be combined with Unit 4A for a total of $\pm 21,150$ SF)

Unit 3 Size **$\pm 6,150$ SF**

Ceiling Height 16 ft.

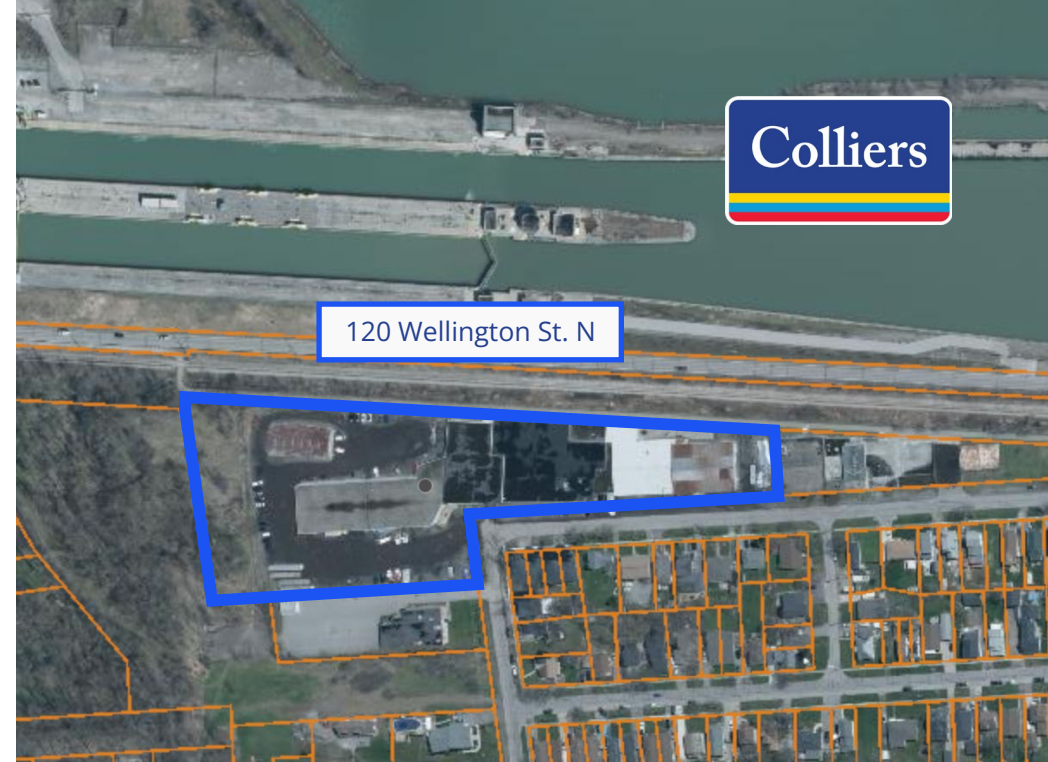
Doors ONE Grade Level Door

Lease Price **$\$7.00/\text{SF NET} + \text{TMI} + \text{HST} + \text{Utilities}$**

TMI (2025) **$\$3.50/\text{SF}$**

Comments

- Industrial Unit available in Downtown Thorold
- Featuring one bathroom, radiant heat, loading door and loading dock
- Fenced compound with secure gate and outside storage to the West of the building
- Available September 1, 2023
- Adjacent to the Welland Canal



UNIT 4A DETAILS

#4A | 120 WELLINGTON ST. N | THOROLD | ON

Available Unit **Unit 4A**
(Can be combined with Unit 3 for a total of $\pm 21,150$ SF)

Unit 4 Size **$\pm 15,000$ SF**

Ceiling Height 16 - 18 ft.

Doors ONE - 9 ft. x 10 ft. Roll Up Grade Level Door
ONE - Loading dock

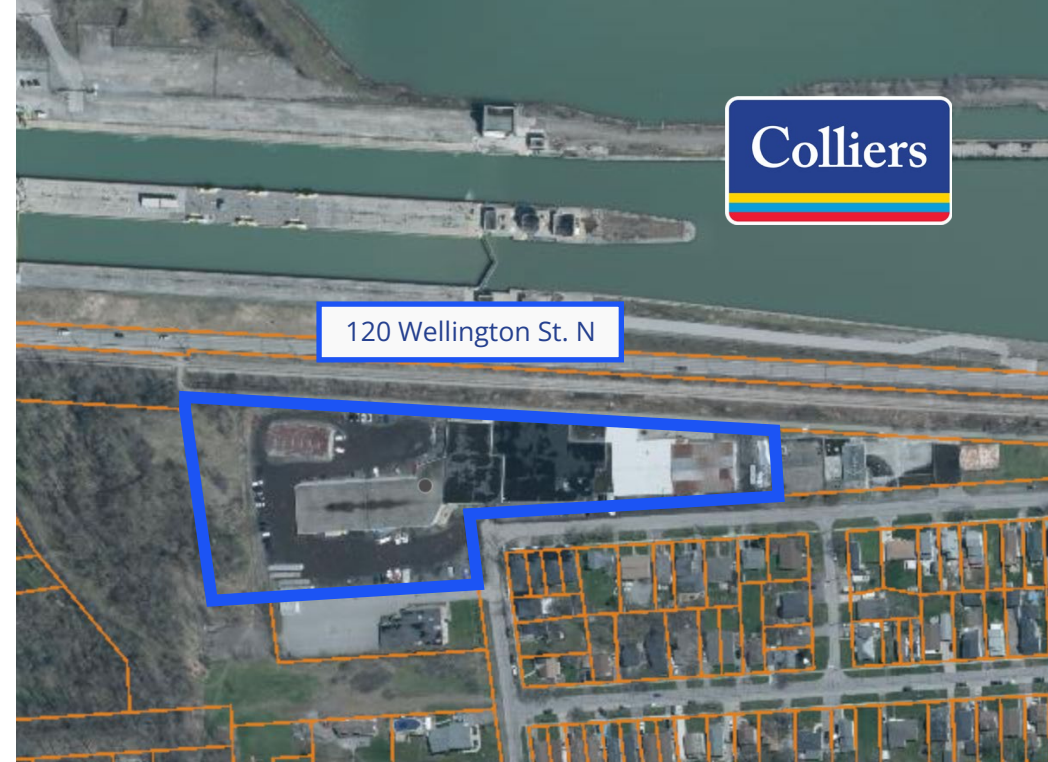
Power 600V, 3 Phase, 400A

Lease Price **\$7.00/SF NET + TMI + Utilities + HST**

TMI (2025) **\$3.50/SF**

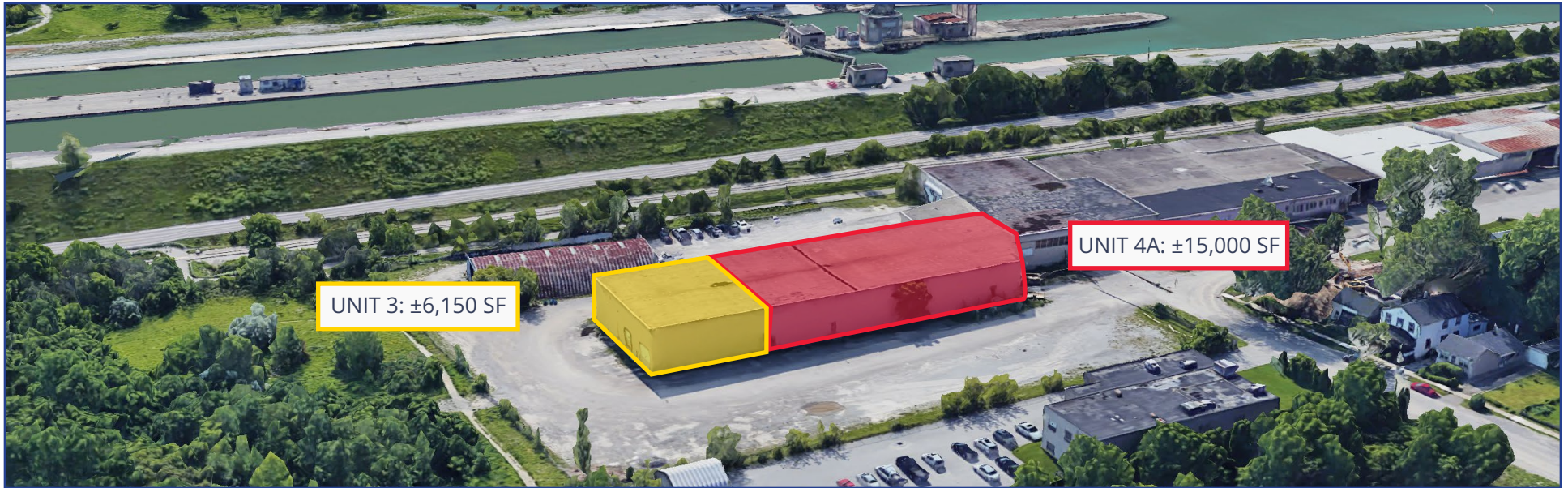
Comments

- Industrial Unit available in Downtown Thorold
- Featuring office space and one bathroom
- Radiant heat
- Fenced compound with secure gate
- Outside storage to the West of the building
- Tenant pay own utilities
- Adjacent to the Welland Canal



AERIAL VIEWS

120 WELLINGTON ST. N | THOROLD | ON



EXTERIOR PHOTOS

120 WELLINGTON ST. N | THOROLD | ON



INTERIOR PHOTOS

#3 | 120 WELLINGTON ST. N | THOROLD | ON

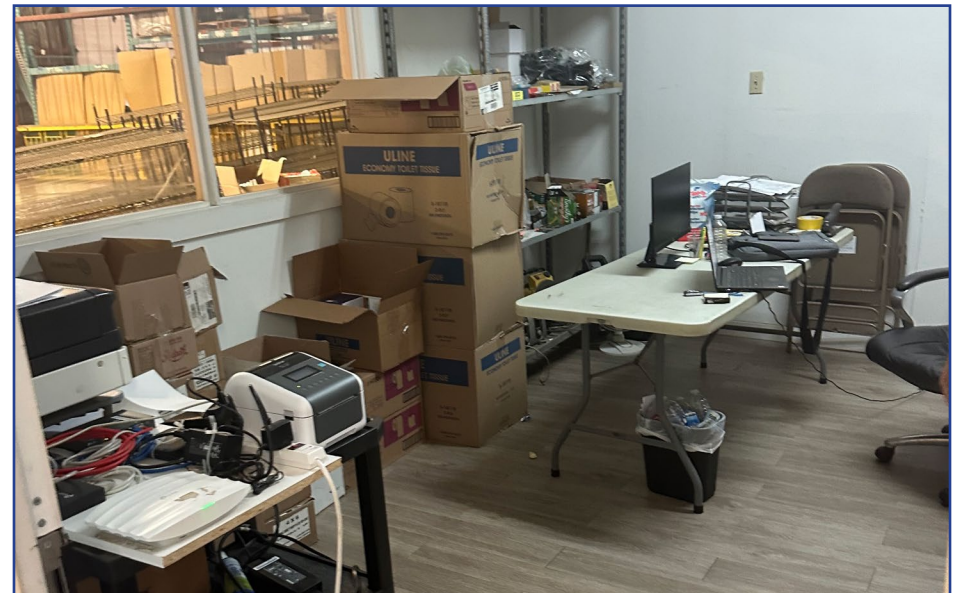
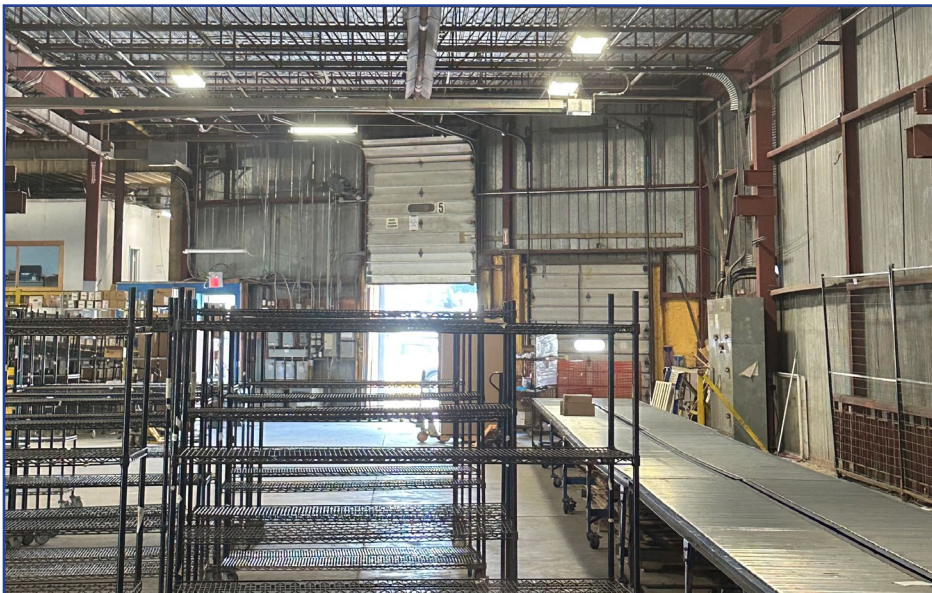
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INTERIOR PHOTOS

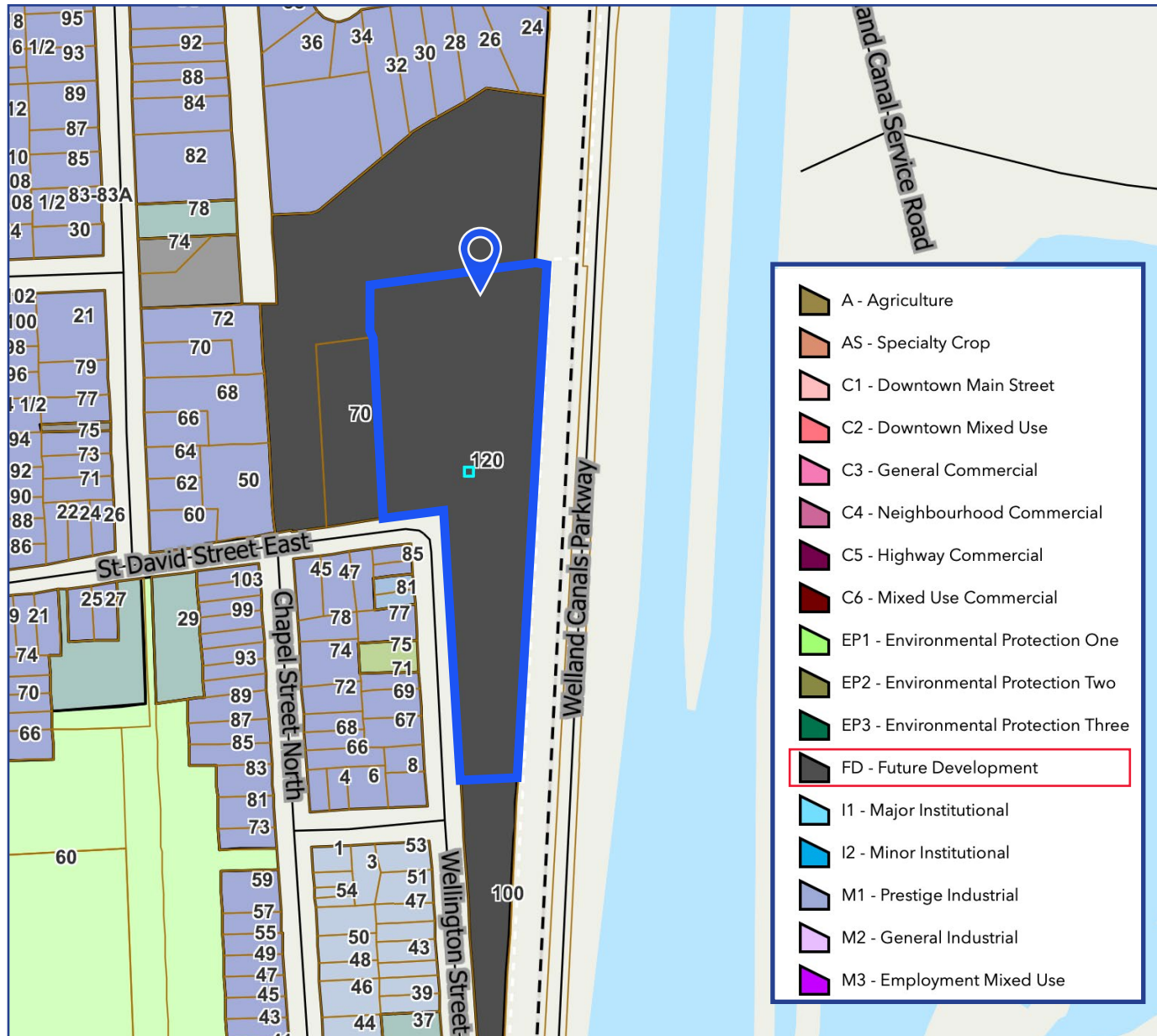
#4A | 120 WELLINGTON ST. N | THOROLD | ON

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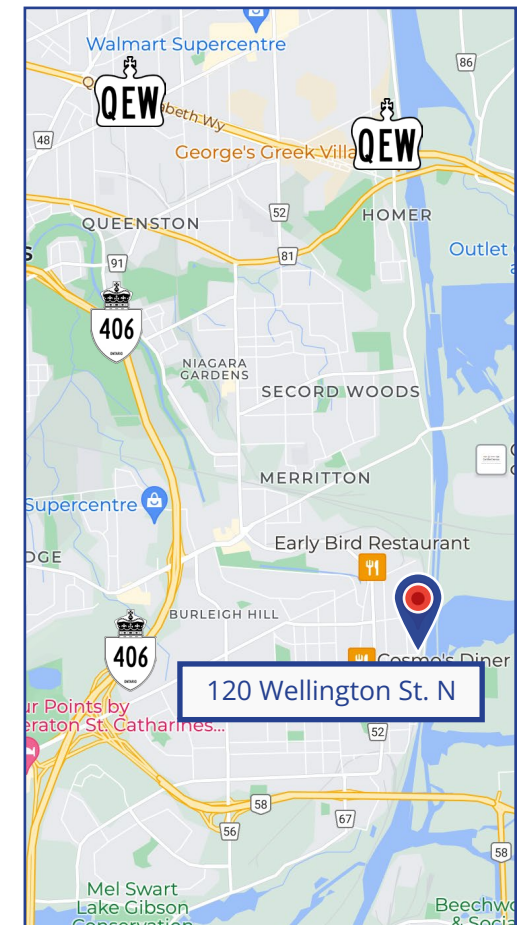
FD - FUTURE DEVELOPMENT ZONING

120 WELLINGTON ST. N | THOROLD | ON



Permitted Uses

- Agricultural use, including existing buildings and structures
- Existing single detached dwelling
- Existing use
- Home occupation



AREA NEIGHBOURS

120 WELLINGTON ST. N | THOROLD | ON



120 Wellington St. N
FOR LEASE | INDUSTRIAL UNIT



St David St E

St David St E

Thorold Secondary School

Thorold Community Arenas

McMillian Park



Bocchinfuso Funeral Home



Regent St

Regent St

Wellington St N

Welland Canals Parkway

Welland Canal

\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

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 February 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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