

PRICE REDUCED!!

FOR LEASE

BRAND NEW ROOF Sept. 2024!



4665 DURHAM ROAD | BEAMSVILLE | ON

**±35,000 SF Industrial Warehouse with
±2.6 Acres in the Beamsville Industrial Area**

LEASE RATE \$13.⁰⁰/SF Net + \$2.²⁵/SF TI + HST + Utilities

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Listing Specifications

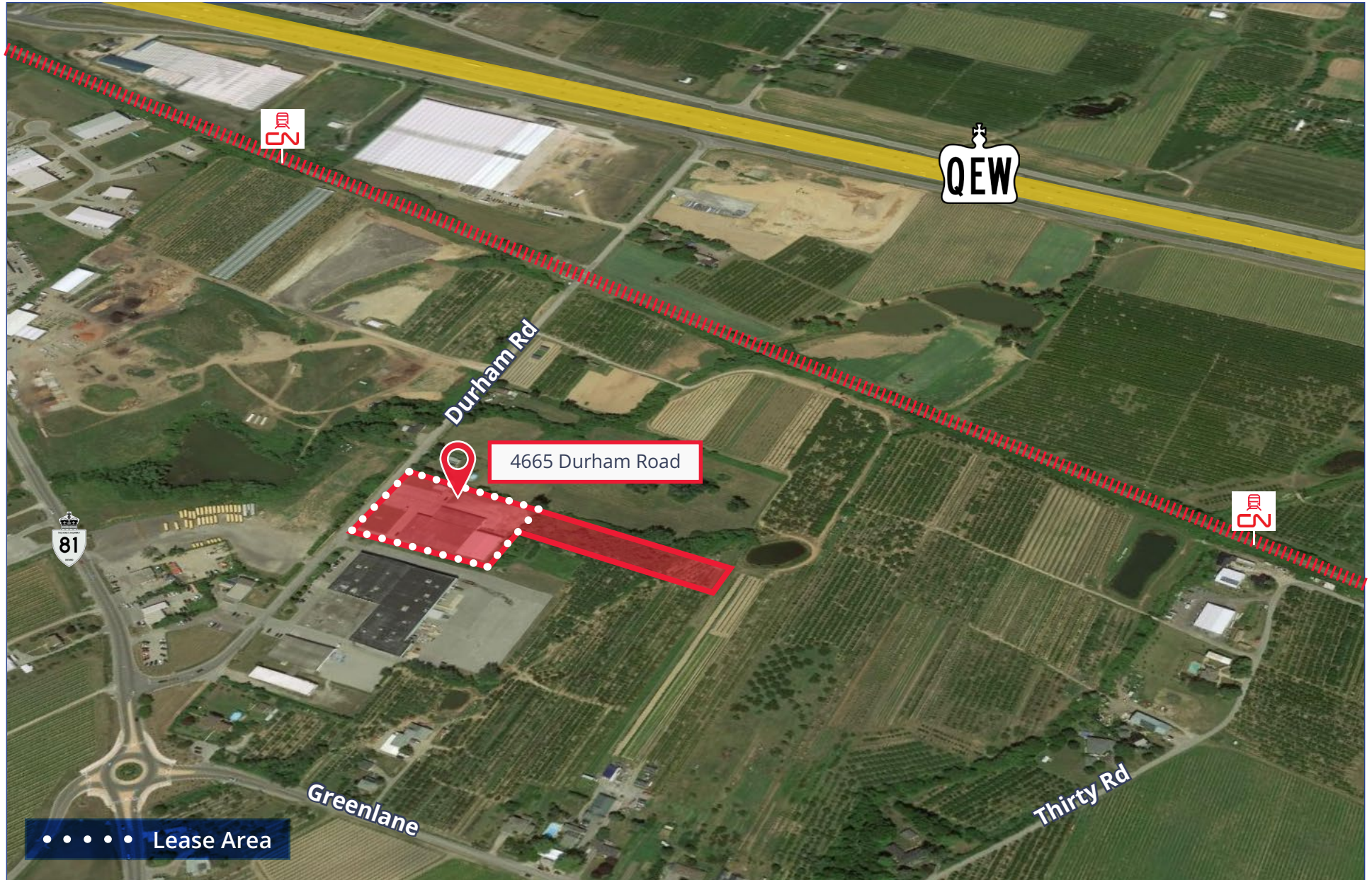
4665 DURHAM ROAD | BEAMSVILLE | ON

Lot Size	±2.6 Acres Useable (on ±3.98 Acres Total)	
Available Area	TOTAL AREA:	±35,000 SF
	Main Warehouse:	±19,000 SF
	Rear Shop Area:	±9,000 SF
	Lower Shops:	±7,000 SF
Lease Rate	\$13.00/SF Net + TI + HST + Utilities	
T.I.	\$2.25 PSF Taxes, Insurance	
Zoning	IN-5 Industrial	
Features	<u>Main Warehouse</u>	
	• Full racking	
	• Suspended gas heat	
	• Including ±3,300 SF Built-Out Office w/ separate HVAC	
	<u>Rear Shop Area</u>	
	• 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	
	<u>Lower Shops</u>	
	• 11'9" clear height to 14'9" under deck	
	• ONE 12' x 12' Drive-In Door	
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

4665 DURHAM ROAD | BEAMSVILLE | ON



Exterior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



Exterior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



Interior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON

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Interior Photos

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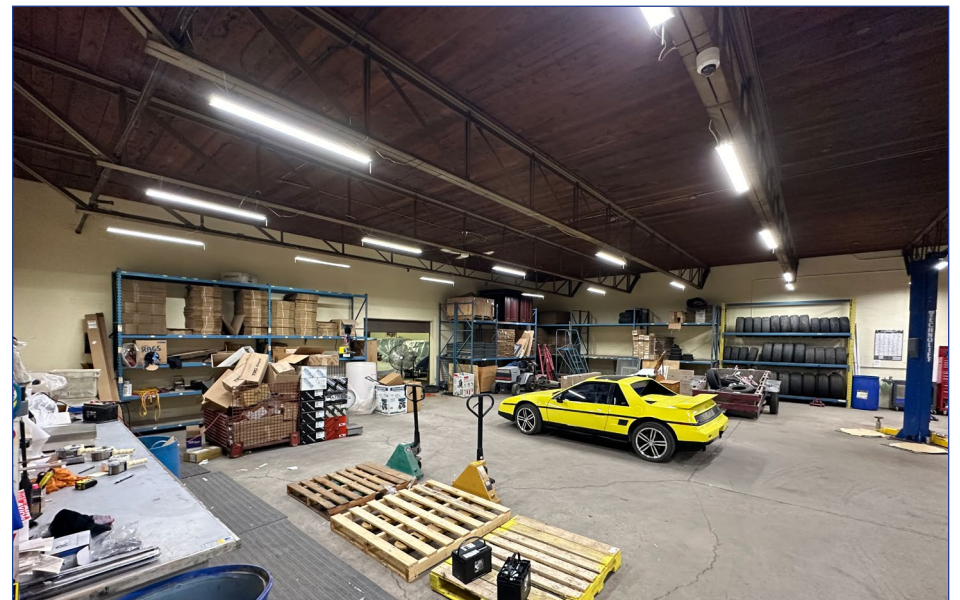
Office Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



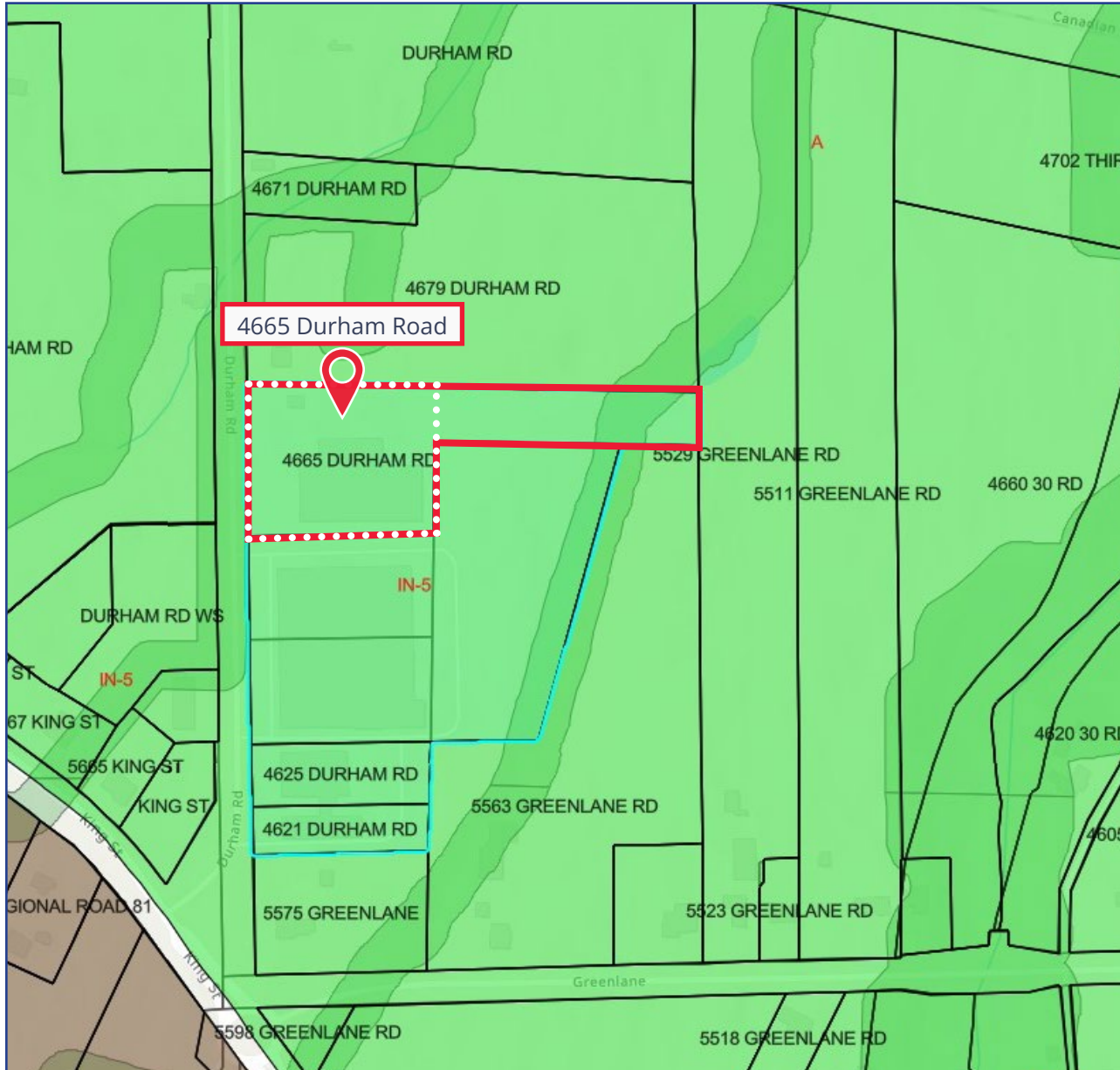
Lower Shop Photos

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Zoning IN-5 Industrial

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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

4665 DURHAM ROAD | BEAMSVILLE | ON

Colliers



4665 Durham Road
FOR LEASE | INDUSTRIAL BLDG.

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

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