

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 **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

**Lower Shops**

- 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

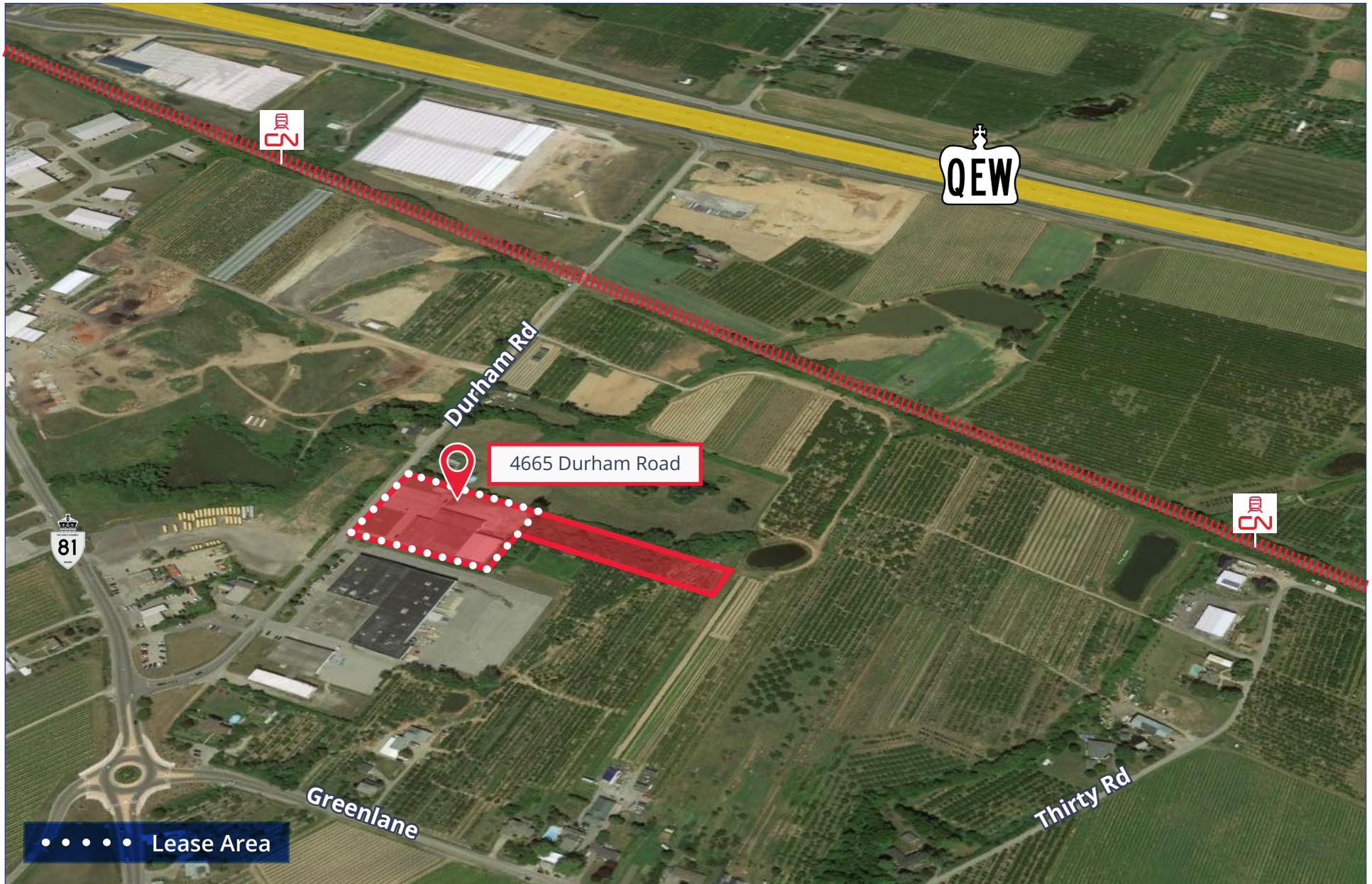


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# Location Overview

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4665 DURHAM ROAD | BEAMSVILLE | ON



# Exterior Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



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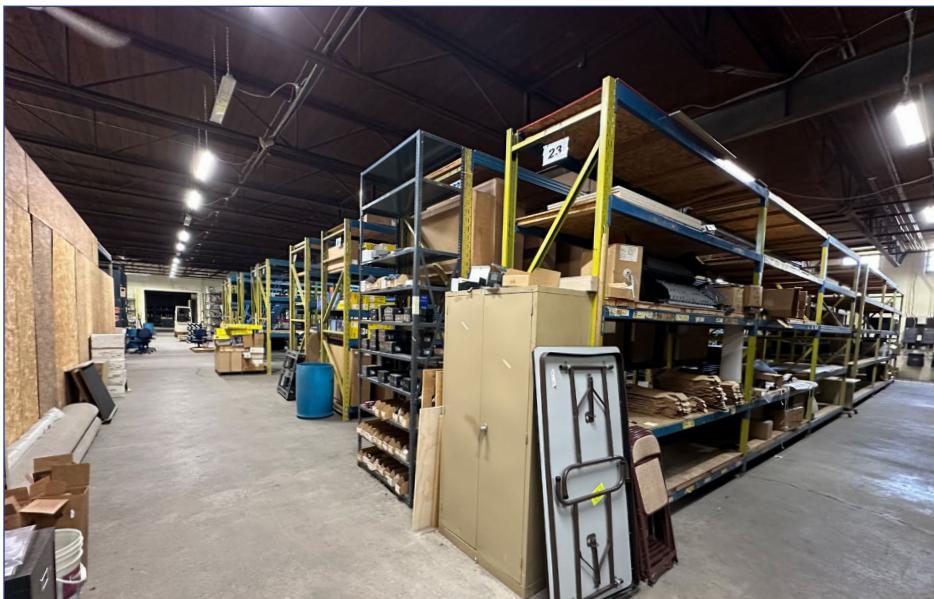
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# Interior Photos

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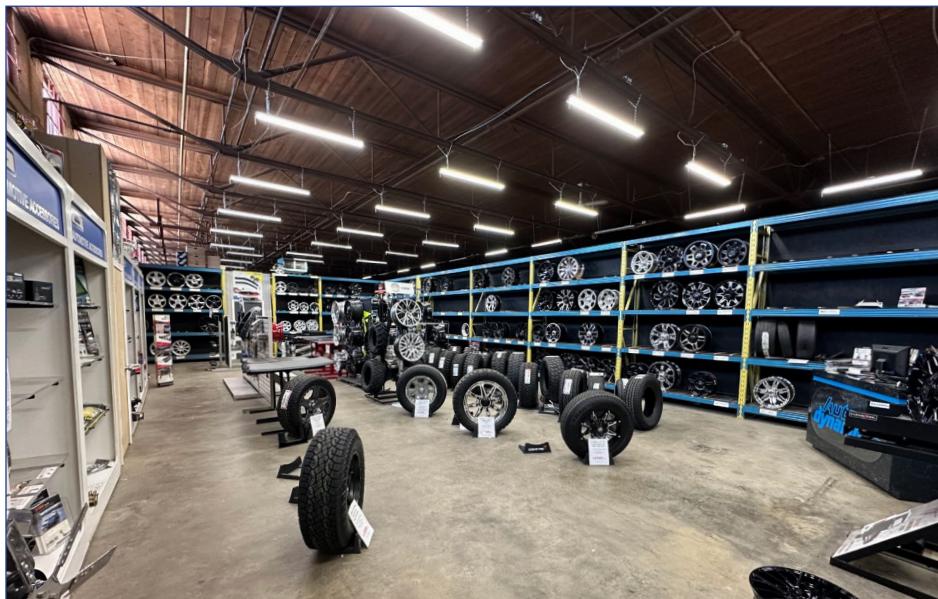
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# Interior Photos

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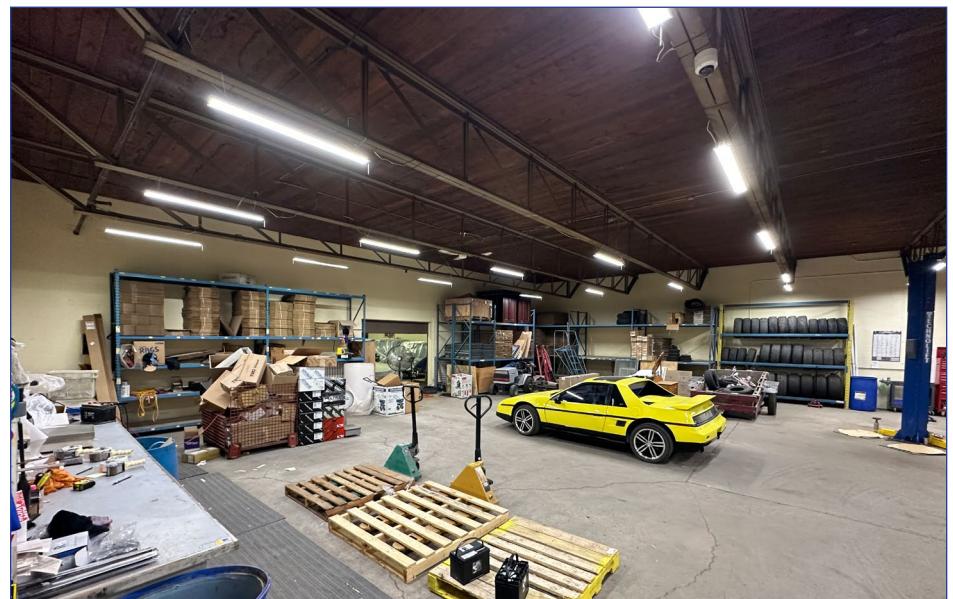
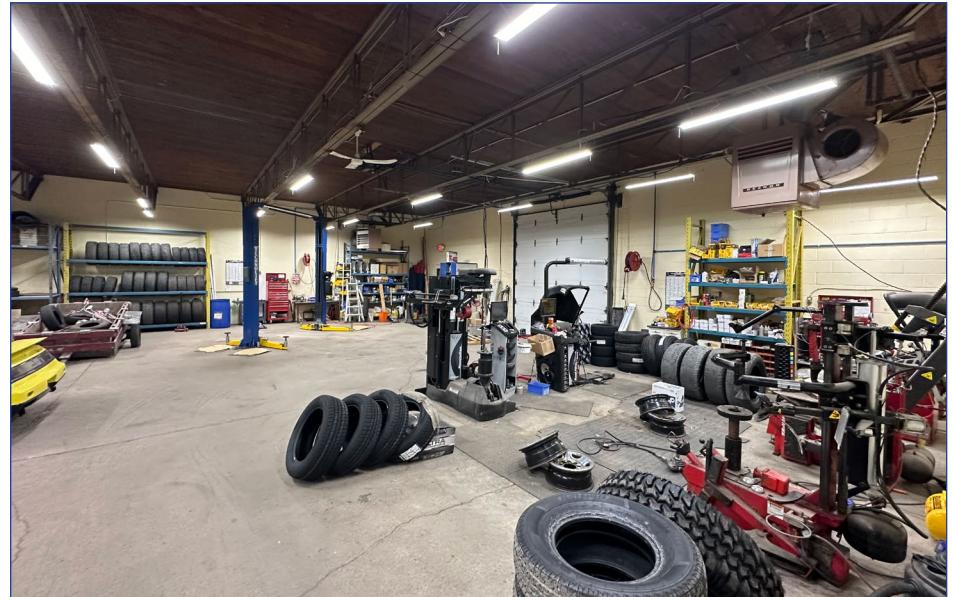
# Office Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



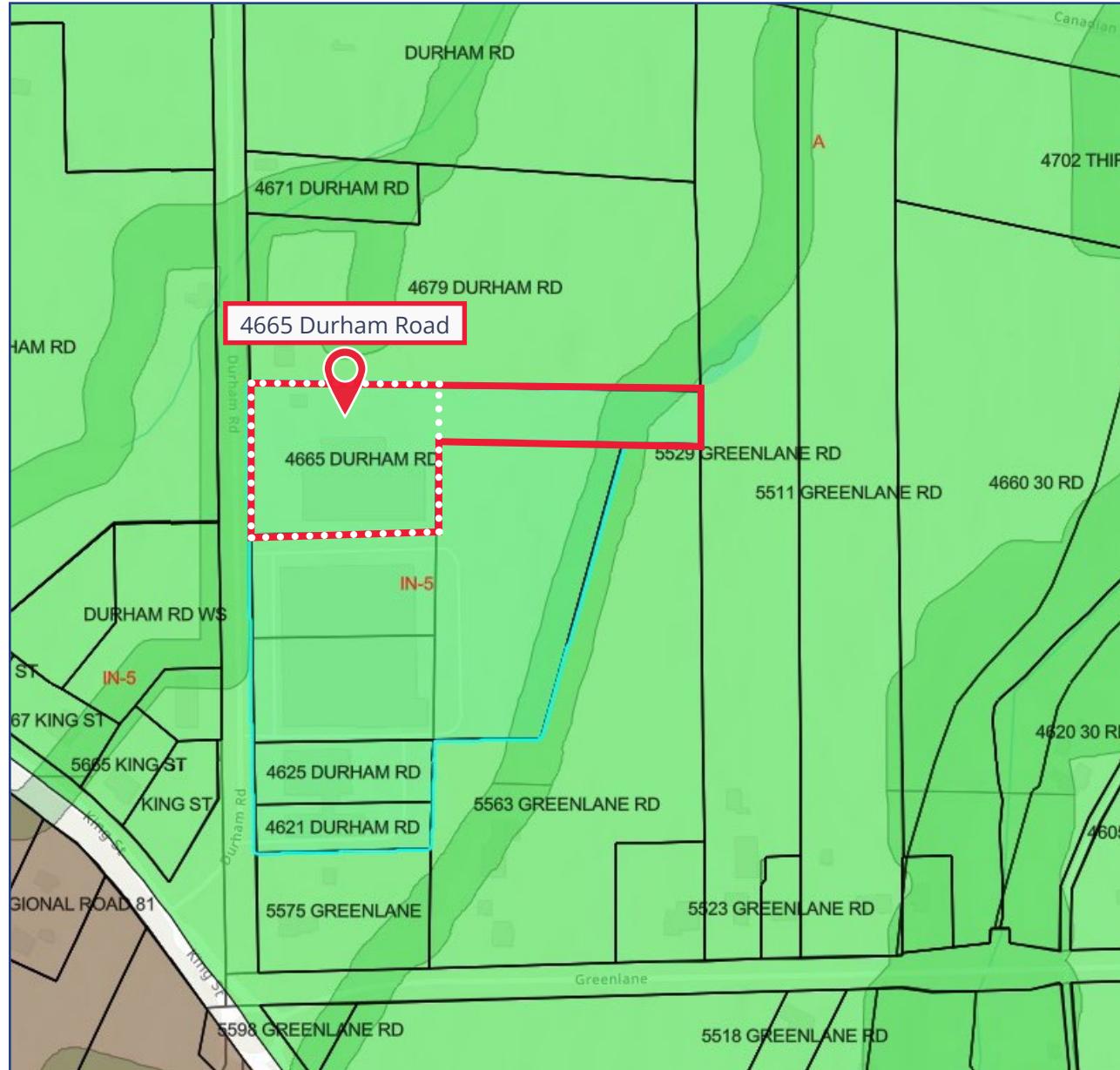
# Lower Shop Photos

4665 DURHAM ROAD | BEAMSVILLE | ON



## 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

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\$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*

VIEW ONLINE 

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## About Colliers

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](http://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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