



# AVAILABLE FOR SALE

## 14.74 ACRES OF INDUSTRIAL ZONED LAND



8.27 useable  
acreage



Fenced and  
secured



Active  
power



For more information, please contact:

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**1829**  
**ALLANPORT ROAD**  
THOROLD | ONTARIO



# Property Specifications

Industrial zoned land for sale in Thorold offering 14.74 acres with approximately 8.27 acres of useable land. The useable land is graded and partially paved/graveled.

## Key Features:

- » **Size:** 14.74 acres, 8.27 acres of usable land
- » **Utilities:** Equipped with active power and serviced buildings; the property operates on both well and septic systems
- » **Security:** Fully fenced and secured
- » **Environmental Assessment:** ESA Phase I completed, ESA Phase II in progress



<b>LOT SIZE</b>	14.74 acres
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<b>USEABLE ACREAGE</b>	8.27 acres
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<b>ASKING PRICE</b>	\$1,650,000
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<b>TAXES (2024)</b>	\$32,443.57
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<b>ZONING</b>	M4, DI-5 & EP2
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# Aerial Photography



*Outlines are approximate*

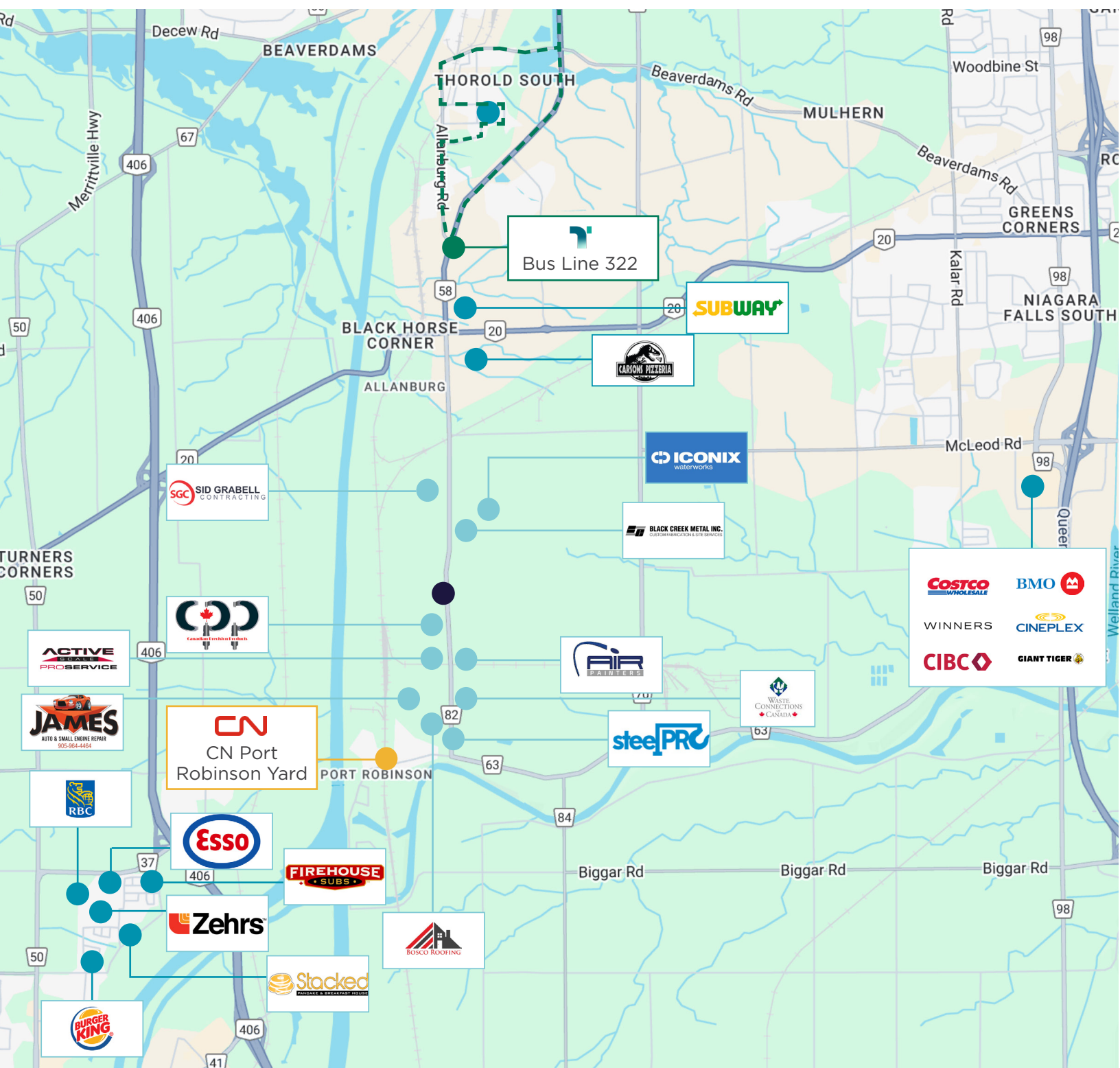


# Exterior Photography





# Corporate Neighbours & Amenities Map



● Amenities
 ● Corporate Tenants
 ● Subject Property
 #322
CN Yard

This Information Has Been Obtained From Sources Believed To Be Reliable But Has Not Been Verified. No Warranty Or Representation, Express Or Implied, Is Made As To The Condition Of The Property (Or Properties) Referenced Herein Or As To The Accuracy Or Completeness Of The Information Contained Herein, And Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Withdrawal Without Notice, And To Any Special Listing Conditions Imposed By The Property Owner(S). Any Projections, Opinions Or Estimates Are Subject To Uncertainty And Do Not Signify Current Or Future Property Performance.

# Zoning: M4/DI-5/EP2

## PERMITTED USES:

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### The following are permitted uses in the M4 variation:

- Licensed Marijuana Production Facility
- Catering establishment
- Commercial recreation facility
- Contractor's facility
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental establishment
- Farm implement dealer
- Fuel storage depot
- Heavy manufacturing establishment
- Heavy service shop
- Industrial mall
- Industrial use
- Intermodal shipping yard
- Laboratory
- Office
- Open/outside storage
- Light equipment/machinery rental establishment
- Light service shop
- Motor vehicle recycling
- Motor vehicle repair shop/ garage
- Printing establishment
- Propane dispensing station
- Public service facilities
- Pulp and paper mill
- Recycling facility
- Research and development
- Self-storage establishment
- Shipping container
- Storage trailer
- Transportation depot
- Veterinary clinic
- Warehouse
- Wholesale establishment

### The following are permitted uses in the DI-5 variation:

- Manufacturing, providing no water requirements are necessary for processing purposes;
- Automobile service and repair establishment;
- Vehicle body shop;
- Building materials establishment;
- Carpentry shop;
- Contractor's yard and/or shop;
- Construction trades establishment;
- Custom workshop;
- Equipment sales, rental and service;
- Printing and/or publishing establishment;
- Warehouse

### The following are permitted uses in the EP2 variation:

- Agricultural-related use
- Conservation area
- Existing use
- Forestry and resource management use
- Infrastructure
- Mineral aggregate operation







*Outlines are approximate*



For more information, please contact:

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