



4665 DURHAM ROAD, BEAMSVILLE

±35,000 SF Industrial Warehouse w/Office **for sale**

±35,000 SF Free Standing Industrial Property on ±3.98 Acres located in the Beamsville Industrial area, Town of Lincoln.

Less than 5 minutes to **QEW Highway access** in convenient Industrial area location.

Featuring a **brand new roof** (2024).

19,000 SF Main Warehouse, 9,000 SF Rear Shop, 7,000 SF Lower Shop area & 3,300 SF Office.

Zoned IN-5 Industrial, this location is great for a warehouse or manufacturing facility offering **many permitted uses**. Three phase, 600 volt, 400 amp power, 17 ft. to 19 ft. clear heights, one truck level and one drive-in overhead door, and full racking in main warehouse.

Accelerating success.

List Price:

\$7,499,000



Quick access to QEW Hwy



Great for Automotive, Warehouse+



One TL & One Drive-in Door



3-Phase/
600V/ 400A
Hydro Service

Ralph Roselli, SIOR

Sales Representative

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Listing Details

BUILDING FEATURES

- 600V/ 400A 3-Phase Hydro Service
- Suspended gas heat
- Updated lighting

MAIN WH: ±19,000 SF

- Full racking & Suspended gas heat
- ±3,300 SF Built-Out Office, separate HVAC

REAR SHOP AREA: ±9,000 SF

- 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: ±7,000 SF

- 11'9" clear height to 14'9" under deck
- ONE 12' x 12' Drive-In Door



Lot Size ±3.98 Acres

Building Area TOTAL: ±35,000 SF
Industrial Shops: ±31,700 SF | Office: ±3,300 SF

Zoning IN-5 Industrial

List Price \$7,499,000

Taxes (2025) ±\$33,375 (2025)

Comments

- Close & convenient QEW Highway access.
- NEW Roof - replaced 2024
- Full racking in Main WH - to be certified by Buyer
- Many permitted uses incl. Automotive, Building Supply, Garden Centre, Contractor, Service/ repair, Vehicle Body Shop, Warehouse, Wholesale & more.
- Outside storage accessory to a permitted use

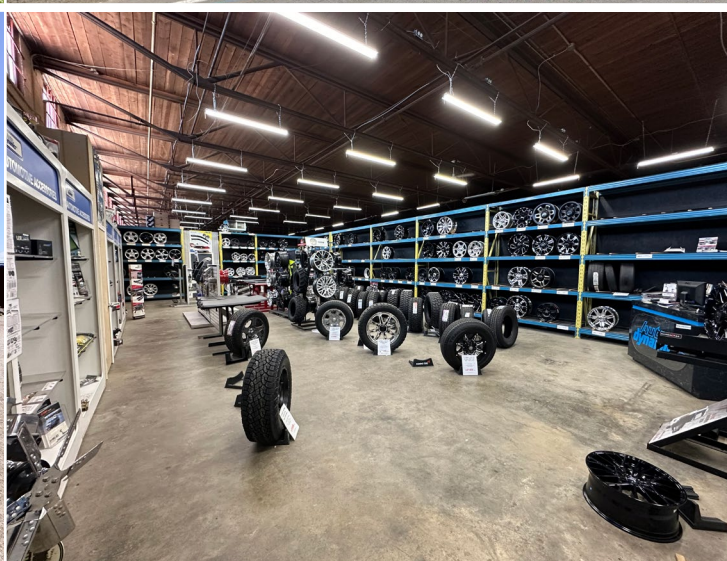


Industrial Location

Convenient location in the Beamsville Industrial Area with quick access to all amenities.

Industrial zoning

Permitted uses include Automotive, Building Supply, Garden Centre, Contractor, Service/repair, Vehicle Body Shop, Warehouse, Wholesale & more.



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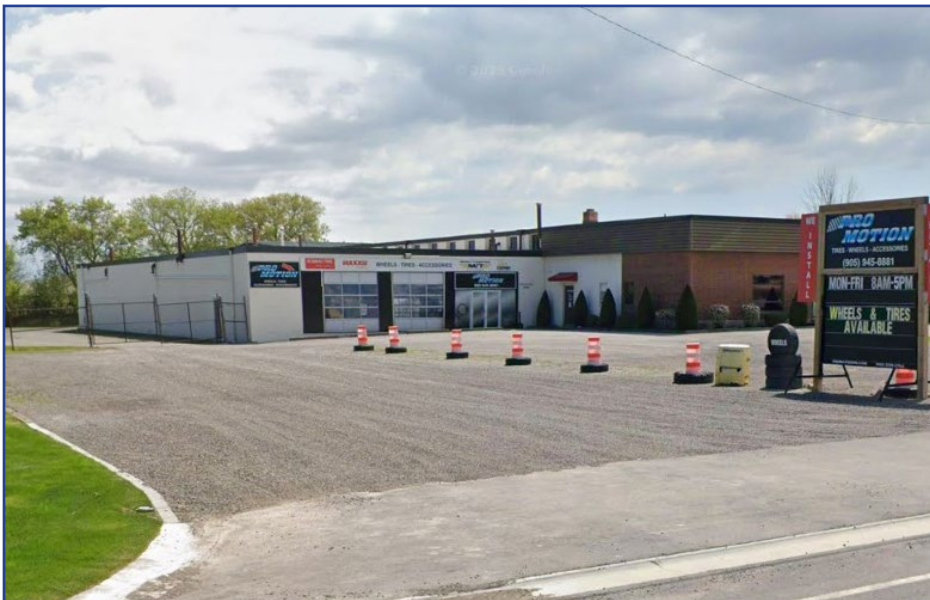
Location Overview

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Property Exterior

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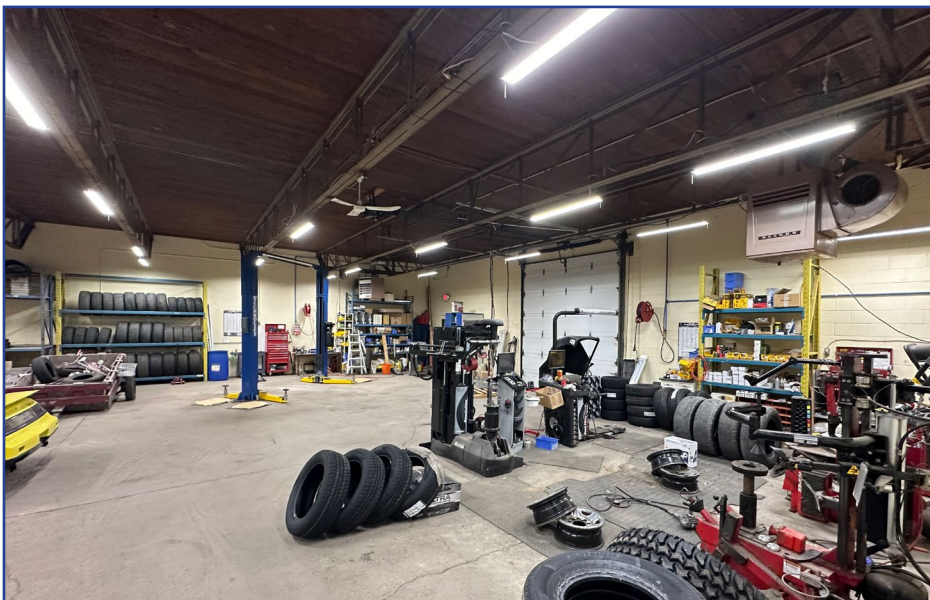
Warehouse & Shops

Colliers



Warehouse & Shops

Colliers



Offices

Colliers



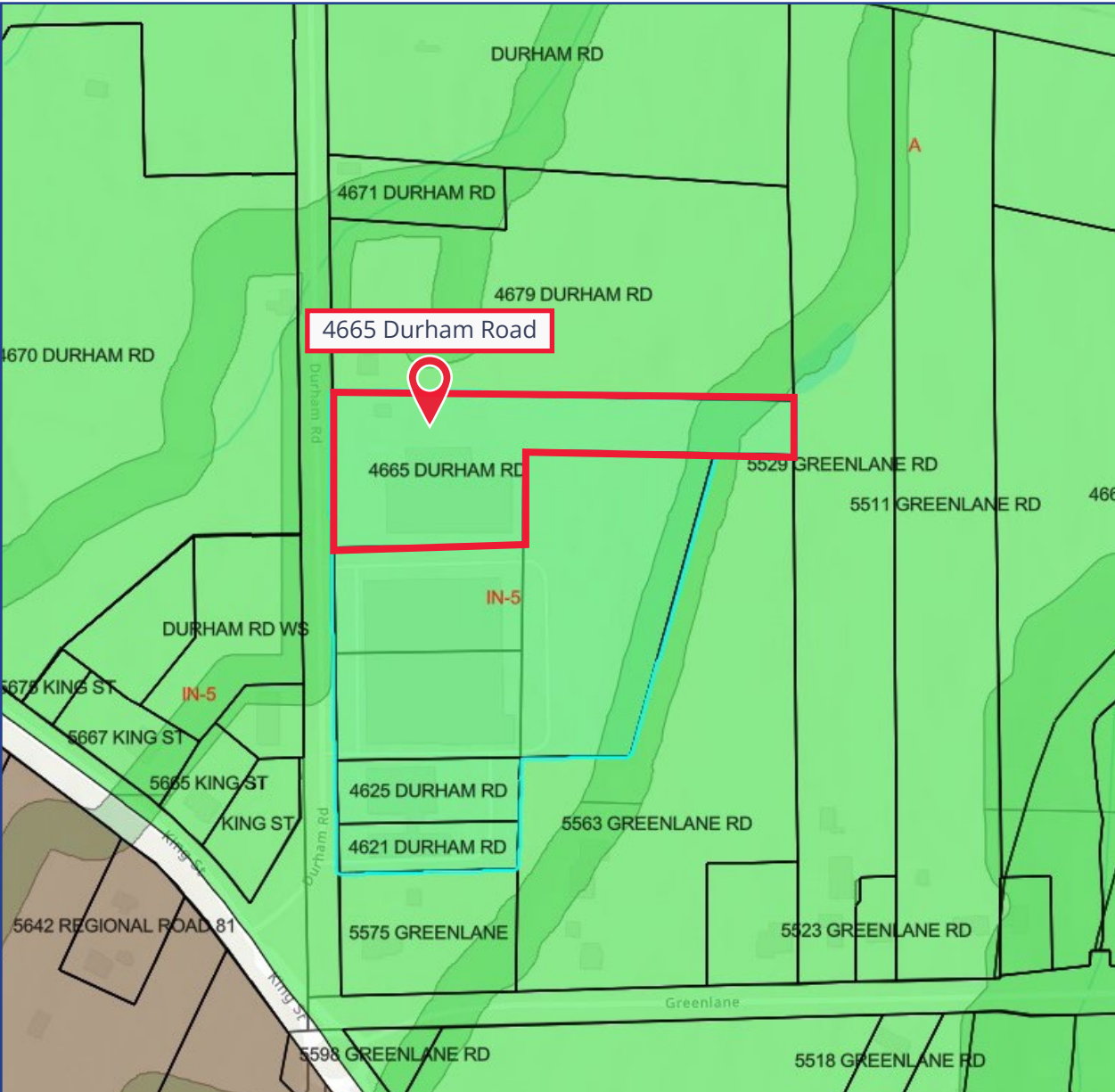
Offices

Colliers



Zoning - IN-5 Industrial

Colliers



PERMITTED USES

- (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

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

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 February 2026

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