



\$7,295,000

4850 UNION ROAD, BEAMSVILLE, ON

- ▶ Freestanding Industrial Investment property for sale in Beamsville
- ▶ Well maintained and clean manufacturing area along with professional offices
- ▶ Fully air conditioned and sprinklered
- ▶ Excellent shipping capabilities
- ▶ Close to QEW with connections to US Border crossings
- ▶ New five-year lease to long term tenant - call LB for lease details

▶ **Andrew Patrick Blair**

Broker of Record

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▶ **Gary D. Stapleton**

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▶ **Alexandra Blair**

Sales Representative

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PROPERTY BACKGROUND

Freestanding industrial investment property for sale in Beamsville. Ideal location just minutes to the QEW, with connections to the US Border and the Greater Toronto Area via the Skyway Bridge. Currently home to a long-term, qualified tenant on a 5-year lease with option to renew. Warehouse is fully air conditioned and sprinklered, with additional in-floor radiant heat. Offices are clean and professional, with 10,000 sq. ft. ideal for a corporate setting. Property has outdoor seating for employees, great parking, and is well-equipped with eight washrooms. As a commercial income property with an impressive, well maintained building and a respectable tenant, this is a great opportunity to be a part of Niagara Region's economic growth.

PROPERTY DETAILS

Asking Price:	\$7,295,000
Property Taxes (2023)	\$78,000
Total Building Area:	34,075 sq. ft.
Office Area:	10,000 sq. ft.
Industrial Area:	24,075 sq. ft.
Clear Height	18' / 22'
Drive-In Doors	(2) 12' x 16'
Truck Level Doors	(3) 8' x 10'
Parking	38 Spaces
Property Size	2.006 ac
Zoning:	IN

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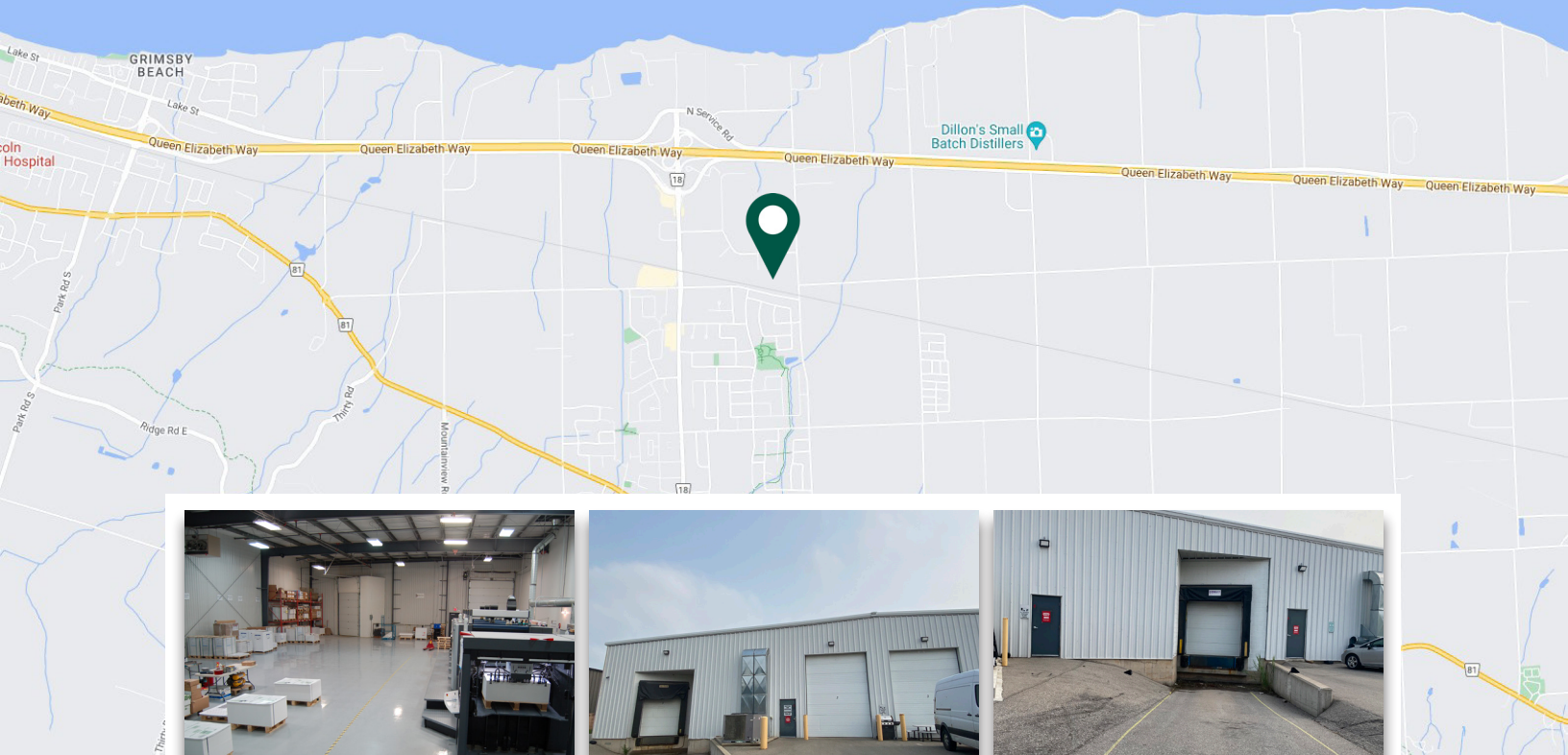
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LOCATION



INDUSTRIAL INVESTMENT BUILDING FOR SALE

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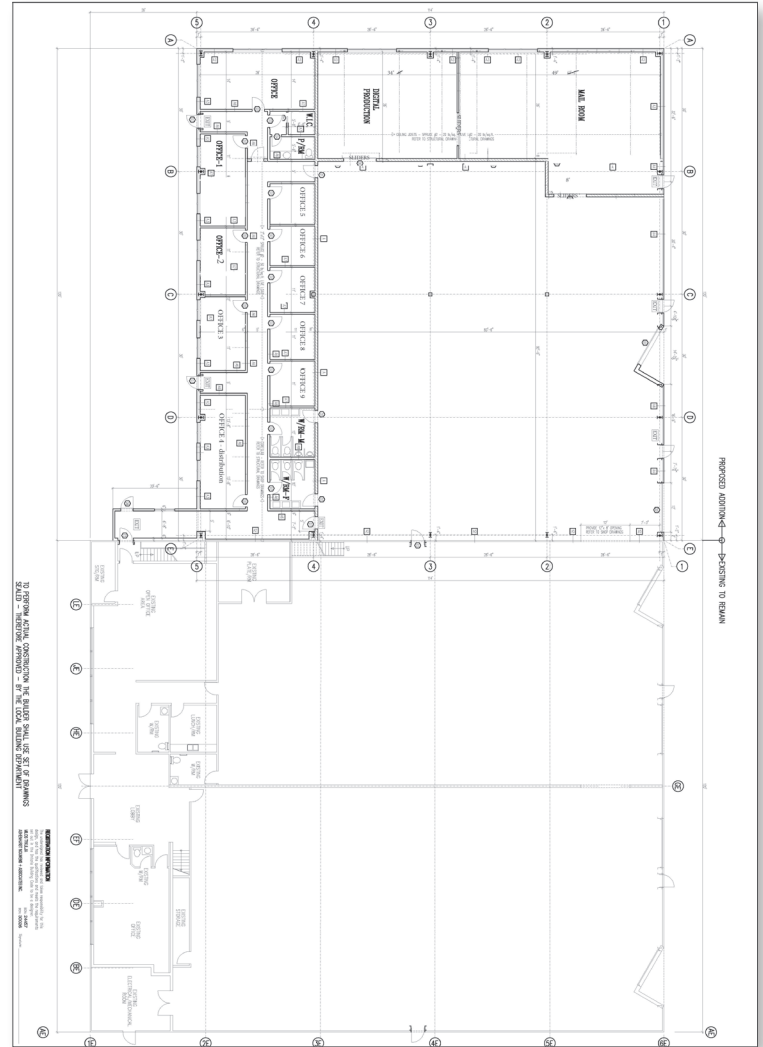
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