

\$ - 4256 Carroll Avenue Unit# 3, Niagara Falls

MLS® #40694391

\$

0 Bedroom, 0.00 Bathroom, 5,507 sqft
Industrial on 10.00 Acres

211 - Cherrywood, Niagara Falls, Ontario

Fantastic industrial leasing opportunity at 4256 Carroll Avenue, Unit 3, Niagara Falls! Featuring approximately 5,507 sq ft of high-quality industrial space with impressive 25+ ft clear heights, this unit is ideally suited for a range of industrial operations. Benefit from convenient drive-in loading (10' x 12' door), radiant heating, and ample outdoor storage capabilities if required. Strategically located near Thorold Stone Road with quick access to major transportation routes, this property positions your business for efficiency and growth. Additional units from 6,400 to 15,000 sq ft are also available, providing flexibility to scale your operations seamlessly. Aggressively priced below market at \$8.00 PSF Net, this space represents exceptional value for tenants seeking affordability without compromising on location or quality. Immediate availability and easy showings. Book your tour today! (id:6289)



Essential Information

Listing #	40694391
Bathrooms	0.00
Square Footage	5,507
Acres	10.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address	4256 Carroll Avenue Unit# 3
Subdivision	211 - Cherrywood
City	Niagara Falls
Province	Ontario
Postal Code	L2E7J2

Amenities

Features	Industrial mall/subdivision
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Interior

# of Stories	1
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Listing Details

Listing Office	Real Broker Ontario Ltd.
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