

\$ - 4256 Carroll Avenue Unit# 11, Niagara Falls

MLS® #40766859

\$

0 Bedroom, 0.00 Bathroom, 12,783 sqft
Industrial on 10.00 Acres

211 - Cherrywood, Niagara Falls, Ontario

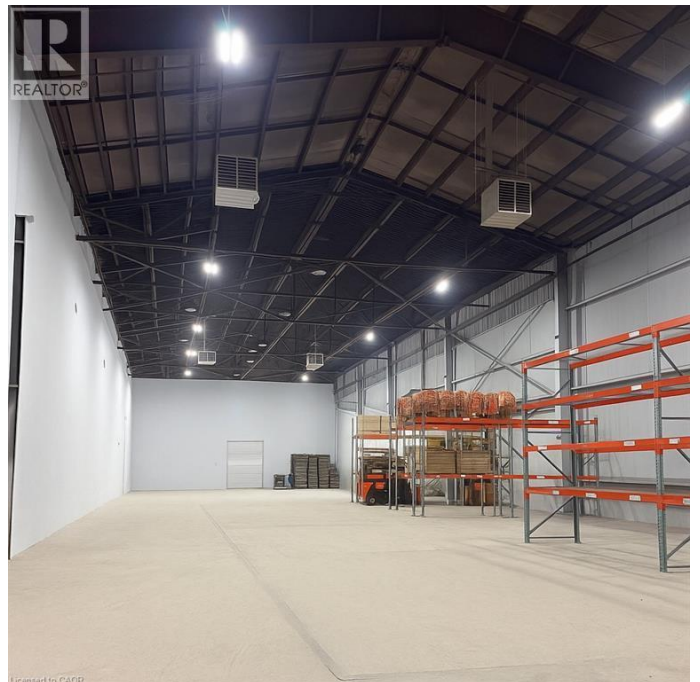
Impressive 12,783 SF industrial unit with 31 clear heights and two oversized loading doors including one drive-in (16.10 W x 20.6 H) and one truck-level dock (17 W x 22.5 H). The internal dock accommodates large vehicles with depth for partial trailer entry, offering exceptional functionality for shipping and receiving. Open floor plate, heavy power (200A/600V/3 phase with upgrade potential), radiant heat, partial HVAC, and sprinklers in place. Strategically located near Thorold Stone Road with excellent access to major highways, transit, and cross-border routes. Outdoor storage up to 2 acres available. Professionally managed building with additional units available for tenants seeking expansion. Available December 1, 2025. (id:6289)

Essential Information

Listing #	40766859
Bathrooms	0.00
Square Footage	12,783
Acres	10.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address	4256 Carroll Avenue Unit# 11
Subdivision	211 - Cherrywood
City	Niagara Falls



Province Ontario
Postal Code L2E7J2

Interior

of Stories 1

Listing Details

Listing Office Real Broker Ontario Ltd.



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