

\$ - 4256 Carroll Avenue Unit# 7, Niagara Falls

MLS® #40766875

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0 Bedroom, 0.00 Bathroom, 4,525 sqft
Industrial on 10.00 Acres

211 - Cherrywood, Niagara Falls, Ontario

Distinctive 4,525 SF industrial + office unit featuring dramatic skylights, clear heights up to 258, and finished office space. Flexible layout with 4,225 SF industrial area plus 300 SF office. Includes one grade-level roll-up door (6 wide x 10.5 high), 200A/600V 3-phase power (upgradable), and partial HVAC. Excellent Niagara Falls location near Thorold Stone Road with access to major highways. Available November 1, 2025. (id:6289)

Essential Information

Listing #	40766875
Bathrooms	0.00
Square Footage	4,525
Acres	10.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address	4256 Carroll Avenue Unit# 7
Subdivision	211 - Cherrywood
City	Niagara Falls
Province	Ontario
Postal Code	L2E7J2

Interior

# of Stories	1
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Listing Details



Listing Office

Real Broker Ontario Ltd.



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