

## 4256 CARROLL AVENUE 11, NIAGARA FALLS, ON L2E 7J2

<https://linaandteam.com>

\$12

- Commercial
- Industrial
- Active

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 [...]

---

### Basics

**Sale/Rent Type:** For Lease

**Type:** Commercial

**Category:** Industrial

**Status:** Active

---

### Building Details



Lot Depth: 0 sq ft

Building Area Total: 12783 sq ft

CoolingYN: No

Lot Width: 500 sq ft

Tax Annual Amount: 3.5

## Agent and Agency Details

Agency: REAL BROKER ONTARIO LTD.

## Amenities & Features

View: No

Cooling: Partial

Fireplace: No

Sauna: No

