



3468 South Service Rd., Vineland, ON

For Sale

- **±24,220 SF Building on ±1.5 Acres**
- Warehouse and Office - **QEW Exposure** - AADT 110,000 (2019)
- **\$4,950,000**

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Location



Subject Property

- Easy access to QEW facilitating smooth logistics for deliveries, shipments, and employee commutes.
- Excellent central Niagara Horseshoe location for companies serving Niagara and the GTA corridor.
- In a Professional Services Hub including engineering, environmental, and consulting firms connected to agriculture/industrial sectors
- AADT 110,000 (2019)

Hamilton 20 mins

Toronto 80 mins

Niagara Falls 20 mins

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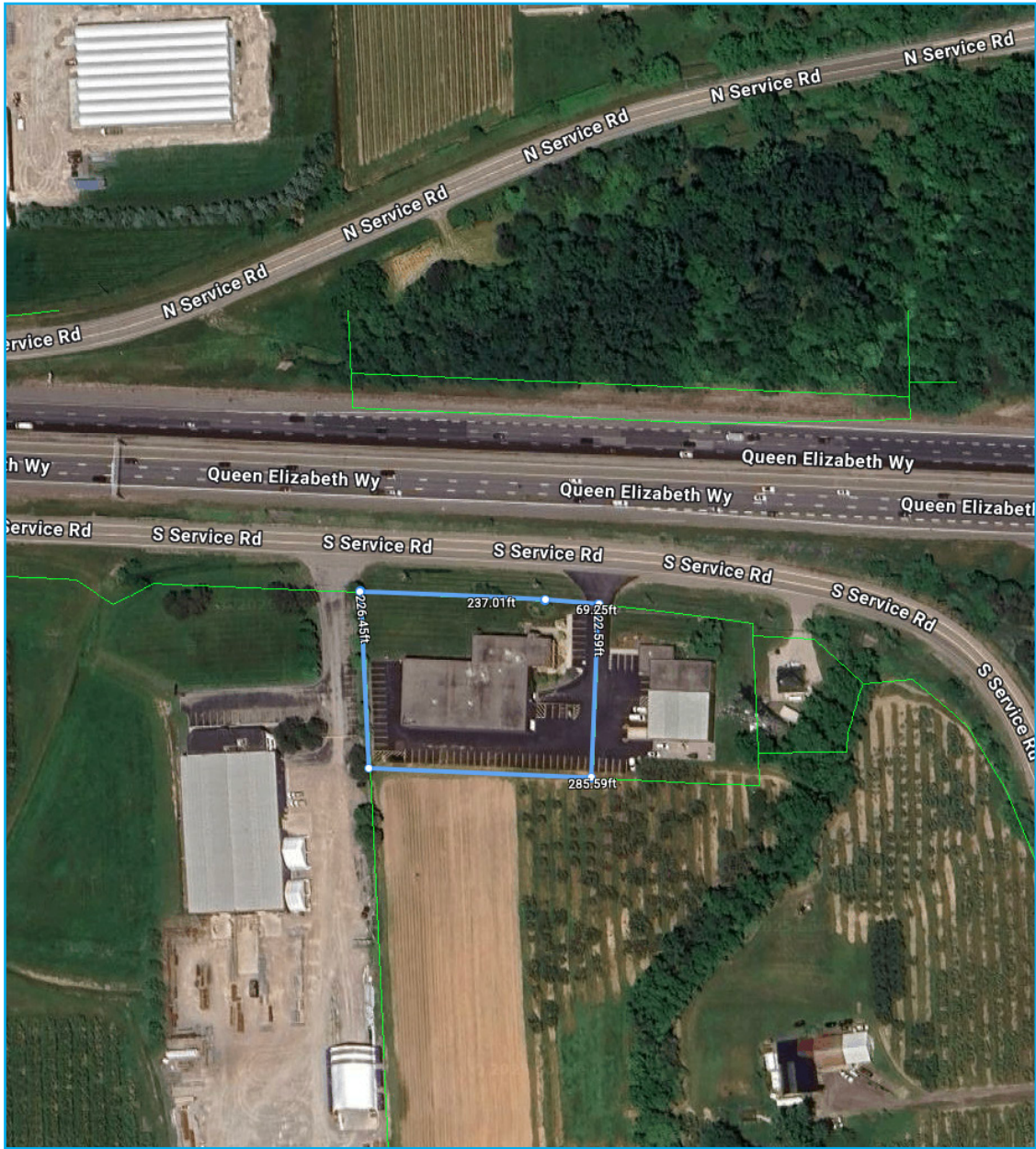
Location Cont'



Subject Property

- 3468 South Service Rd. is across the QEW from Prudhomme's Landing; a master-planned lakeside community on the southern shores of Lake Ontario, developed by Silvergate Homes. The development combines modern detached homes, townhomes, and live-work condos with a focus on walkability, natural spaces (trails, parks, beaches), public amenities, and urban conveniences.
- Vineland and Jordan are neighbouring communities in the Town of Lincoln, Niagara Region, celebrated for their vineyards, orchards, and wineries. Vineland is known for its agricultural roots and research innovation, while Jordan offers historic charm with boutique shops, galleries, and scenic views along the Niagara Escarpment. Together, they blend rural beauty, wine country experiences, and a welcoming small-town atmosphere.

Property Lines



Overview

Civic Address	3468 South Service Rd., Vineland, ON
Total Building Size	±24,220 SF
Ground Floor Warehouse	8,630 SF (Possible Demise expansion to 13,276 SF)
Warehouse Ceiling Height	23' clear to underside of deck, 20.8 clear to under-side of beam
Ground Floor Office	3,149 SF + 4,646 SF Prep Area
Second Floor Office	7,795 SF
Lot Size	±1.53 Acres
Parking	47 Stalls
Frontage	306 FF
Depth	226 Feet
Zoning	RUC-16 - Rural Commercial Zone
Power	600 AMP, 600 V, 3 Phase
Heating	Office - 4 HVAC roof top units Warehouse - 2 forced air gas furnaces
Grade Level Door	13' W x 13' H - Auto controls
Truck Dock Door	8' W x 8' H - Automatic opening, manual leveler
Taxes	\$65,689.98 (2025)
Price	\$4,950,000

Exterior Photos

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Interior - 1st Floor Photos

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Interior - 1st Floor Photos

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Interior - 2nd Floor Photos



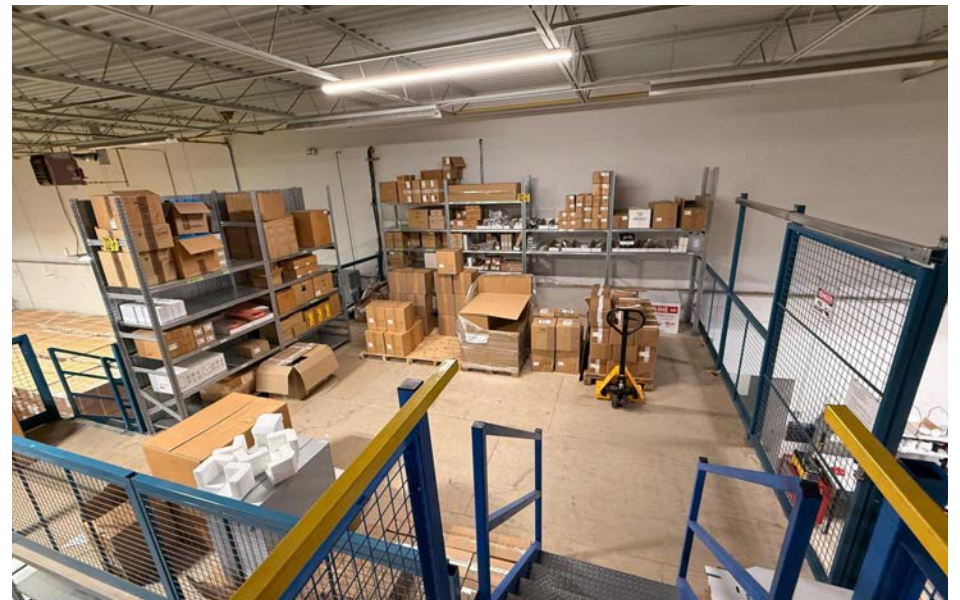
3468 South Service Rd., Vineland, ON



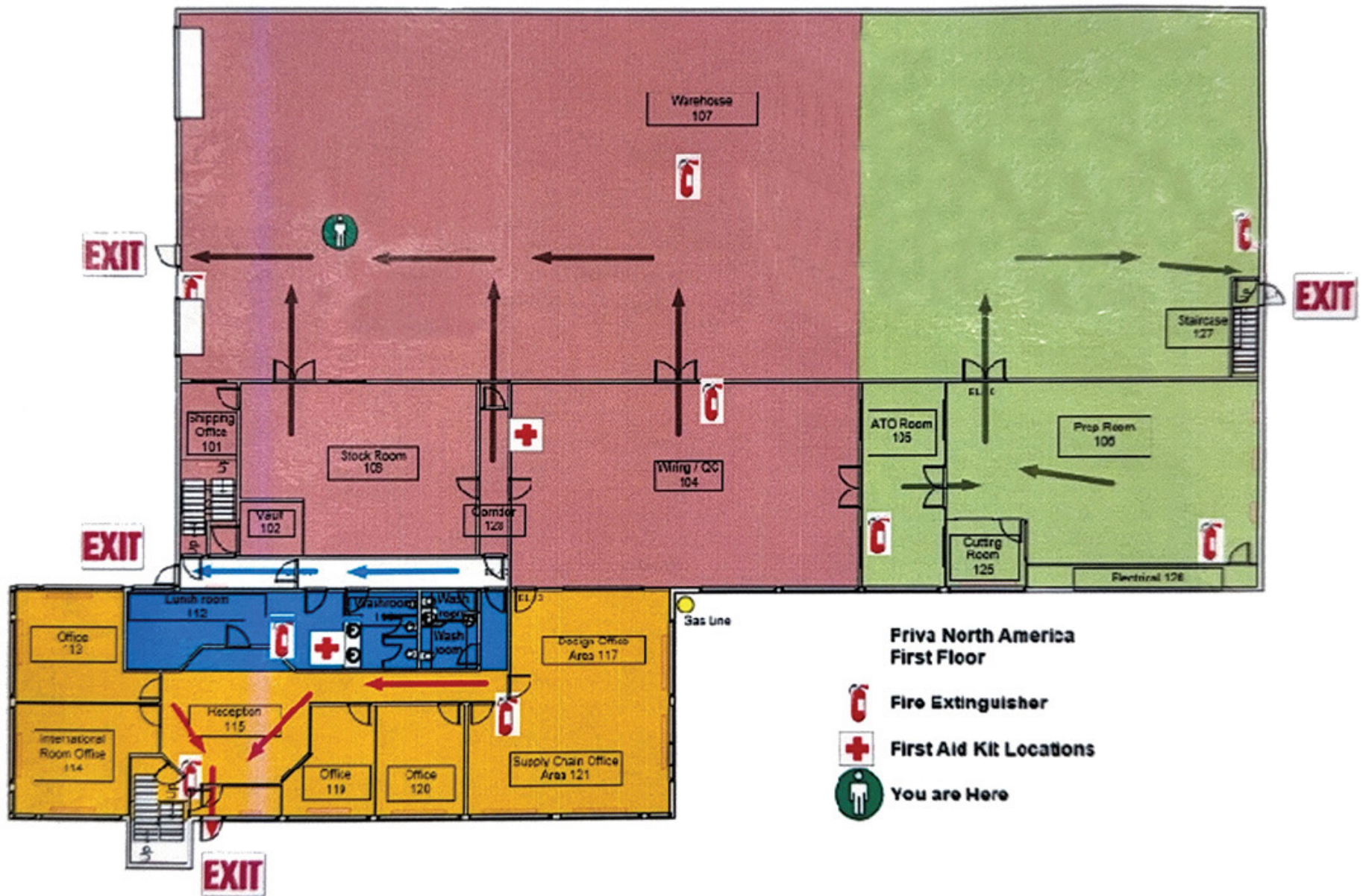
Interior - Warehouse

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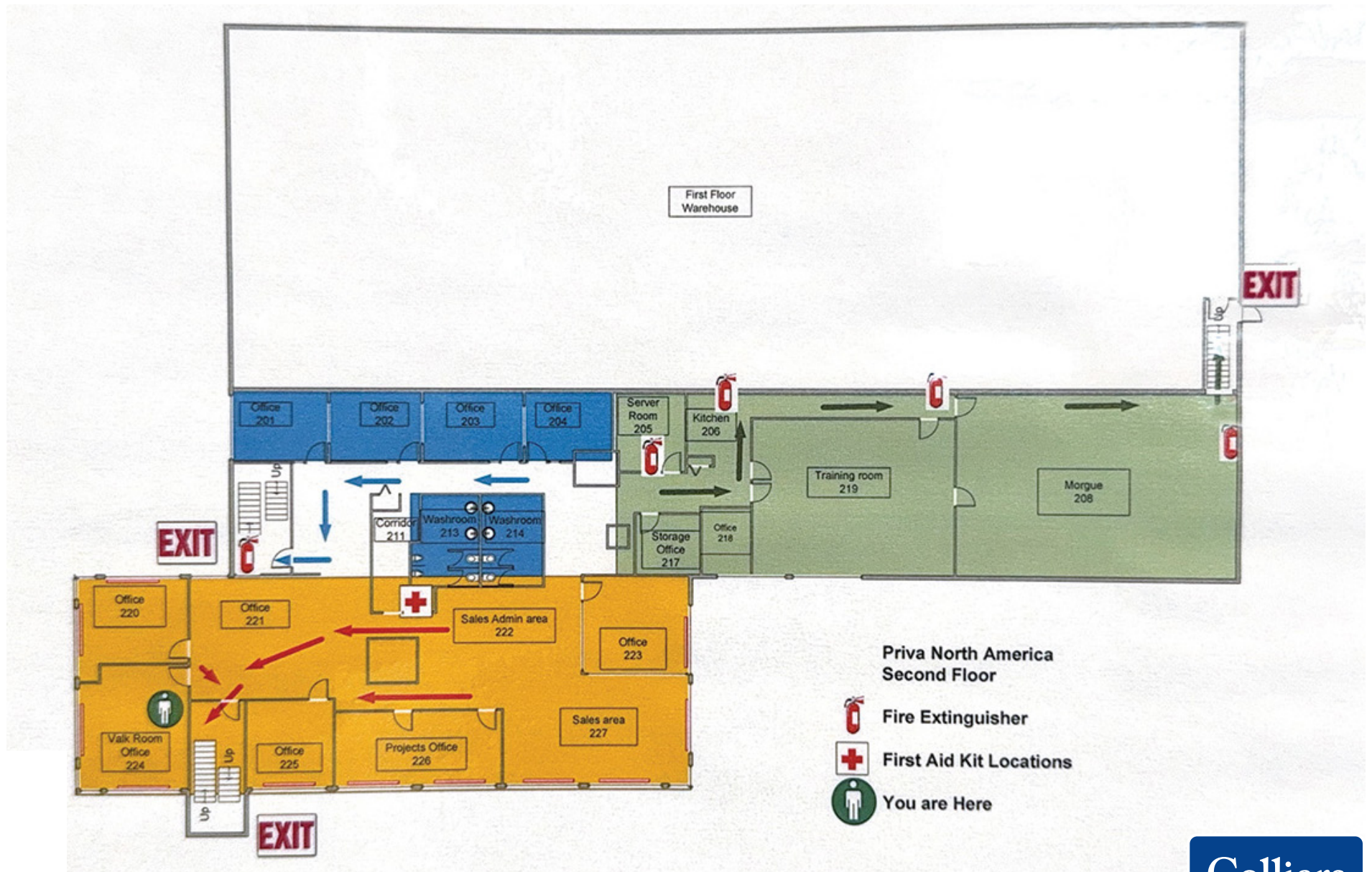
First Floor Plan

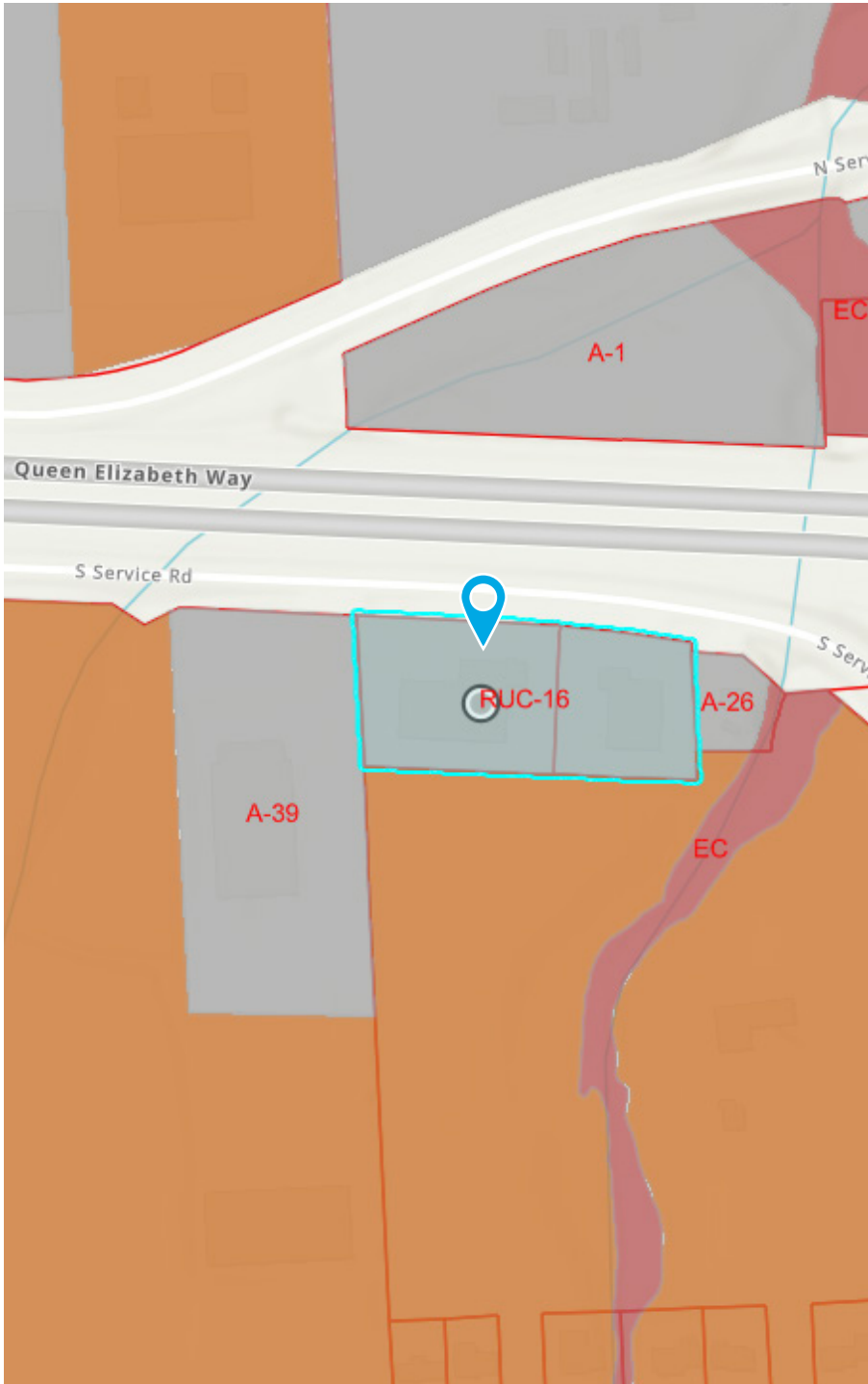


Features:

- Sump pump for truck dock shipping door
- 2 infloor lifts
- In floor water testing well
- Exterior tank
- Septic and Cistern
- EV Car charger

Second Floor Plan





Zoning - RUC-16

Rural Commercial Zone

PERMITTED USES

- (a) Agricultural produce warehouse and/or shipping
- (b) Agricultural research use
- (c) Artisan shop
- (d) Bed and breakfast establishment
- (e) Commercial grain storage and drying facility
- (f) Existing convenience store and additions thereto
- (g) Existing vehicle fueling station and additions thereto
- (h) Existing vehicle service and repair establishment and additions thereto
- (i) Farm produce outlet
- (j) Farm service and supply establishment
- (k) Feed mill
- (l) Garden centre
- (m) Large animal veterinary clinic
- (n) Private home daycare
- (o) Accessory single detached dwelling.

RUC-16 (PRIVA PLAN TECH) Roll #'s 040-005-14400, 040-005-14402

Notwithstanding the provisions of the Rural Commercial Zone, in addition to the uses permitted in the Rural Commercial Zone, the lands indicated as RUC-16 on Schedule 'A' may also be used for an office use and the manufacturing of thermostatic controls.

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