

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL/FLEX OFFICE SPACE FOR LEASE

BBSREALTY.COM

23,069 SF
INDUSTRIAL

22,952 SF
OFFICE



30 Milton Avenue, Hamilton, ON

Full floor plate of office space available. Serviced by passenger and freight elevator. Fully built out with private offices on the walls and open concept in the middle. Cubicles still in place. Great for a call center, or incubator space. Ample parking.

John MacNamara Sales Representative

Office: 905.529.5900 Ext. 211
Email: macnamara@bbsrealty.com

Paul Mariutti Sales Representative

Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com



HAMILTON OFFICE

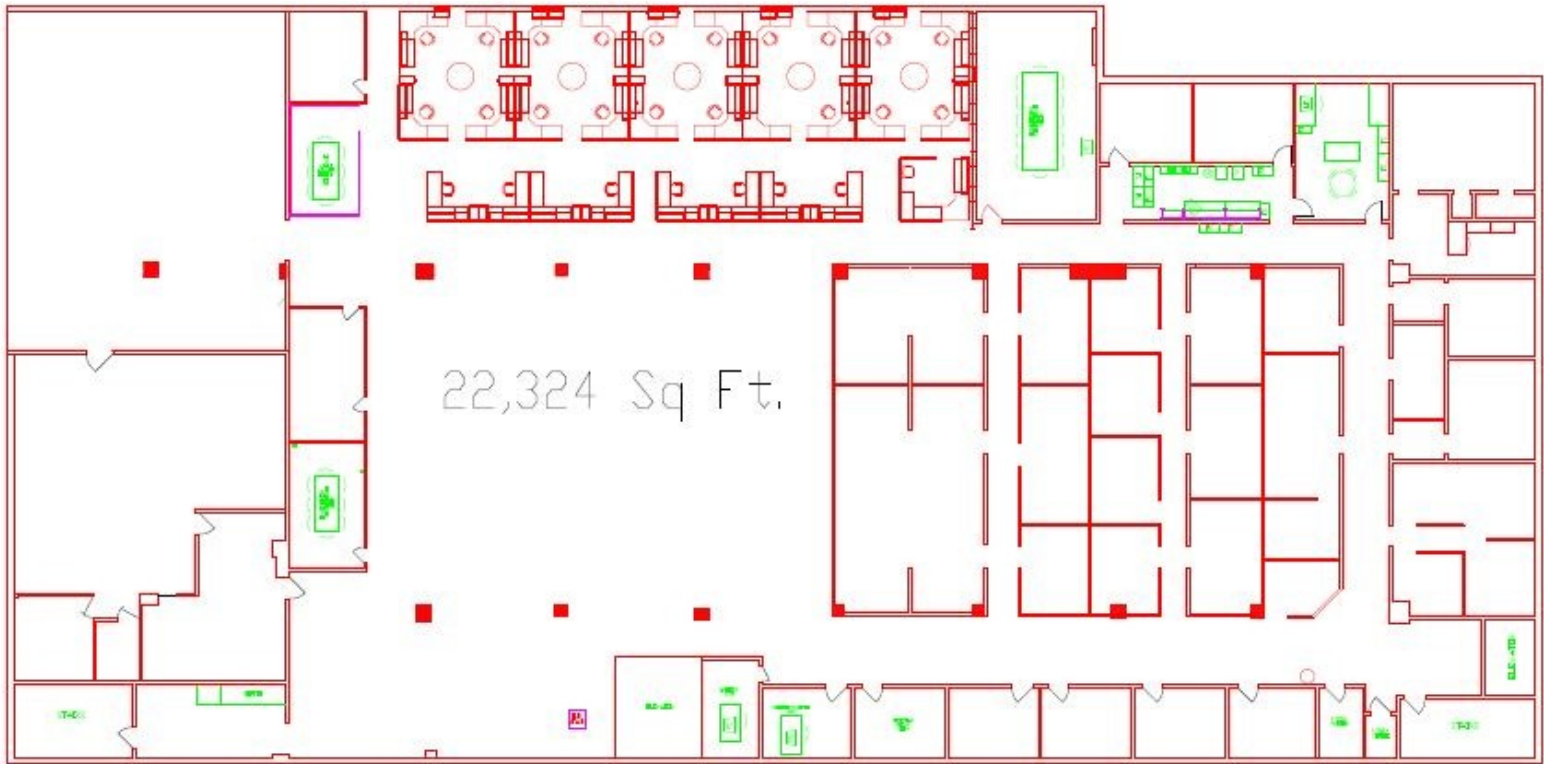
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness thereof. The information contained herein is subject to change without notice.

INDUSTRIAL/FLEX OFFICE SPACE FOR LEASE

Full floor plate of office space available. Serviced by passenger and freight elevator. Fully built out with private offices on the walls and open concept in the middle. Cubicles still in place. Great for a call center, or incubator space. Ample parking.

BBSREALTY.COM



PROPERTY DETAILS

NET LEASE RATE (INDUSTRIAL)	\$5.00 PSF
NET LEASE RATE (OFFICE)	\$12.00 PSF
OPERATING COSTS	\$2.00 PSF
SIZE (INDUSTRIAL)	23,069 SF
SIZE (OFFICE)	22,952 SF
PARKING	70 SPACES
VOLTS	600
LEASE TERM	3+ YEARS
CLEAR HEIGHT	10'

PROPERTY DETAILS

- 23,069 square feet industrial space and 22,952 square office floor plates available.
- Fully air conditioned office space with good natural light/ample parking
- Public transit nearby
- Dock and grade level loading available for industrial space
- Exterior signage possible
- Security company monitored

HAMILTON OFFICE

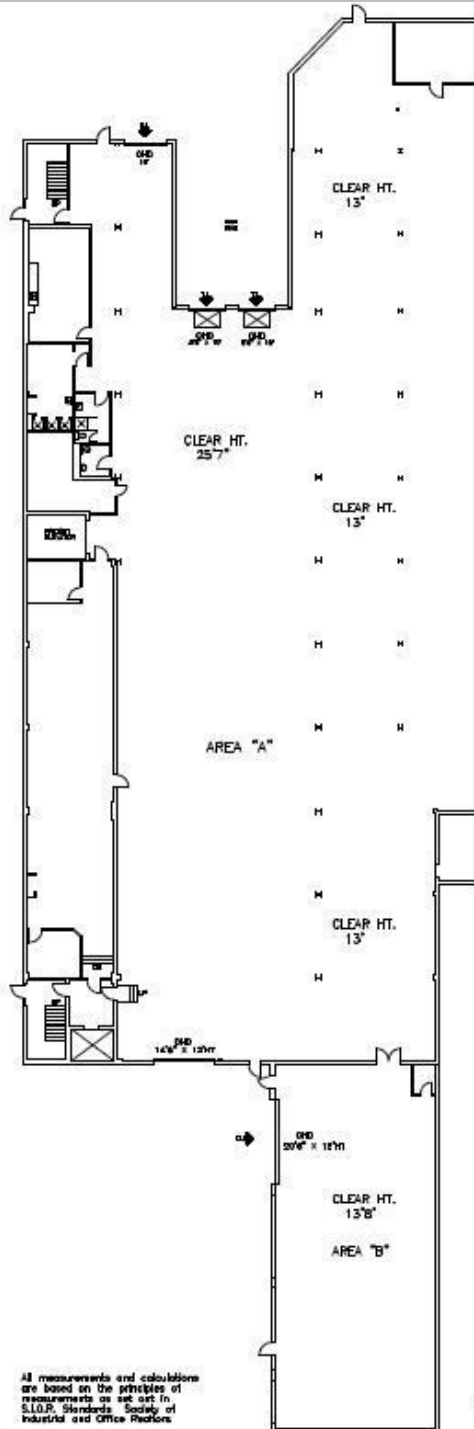
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness thereof. The information contained herein is subject to change without notice.

INDUSTRIAL/FLEX OFFICE SPACE FOR LEASE

Full floor plate of office space available. Serviced by passenger and freight elevator. Fully built out with private offices on the walls and open concept in the middle. Cubicles still in place. Great for a call center, or incubator space. Ample parking.

FLOOR PLAN



All measurements and calculations are based on the principles of measurements as set out in S.I.O.P. Standards. Society of Industrial and Office Planners.

AREA "A" 23,069 SQ. FT.
AREA "B" 3,538 SQ. FT.

TOTAL RENTABLE AREA: 26,547 SQ. FT.

PREPARED FOR:
BLAIR BLANCHARD STAPLETON

LOCATION:
GROUND FLOOR
30 MILTON
HAMILTON ONT.



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: SEPT. 29 2018
FILE # SCALE
I-H30M NOT TO SCALE

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness thereof. The information contained herein is subject to change without notice.