

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

# INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

**\$9.00PSF**

NET LEASE RATE

**\$2.50PSF**

T.M.I. (2023)

**40,000**

SQUARE FEET

## 29 Linden Street, Unit 103, Hamilton, ON

Economical industrial space. Fully sprinklered. Two docks with drive-in door currently being added. Clear height ranges from 14'10" to 16'4". New LED motion lighting throughout. Landlord possibly willing to subdivide the space as Tenants require. Located in the heart of the industrial sector with easy access to major highways. Flexible move-in date.

### John MacNamara Sales Representative

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### Paul Mariutti Sales Representative

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#### 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 or completeness thereof. The information contained herein is subject to change without notice.



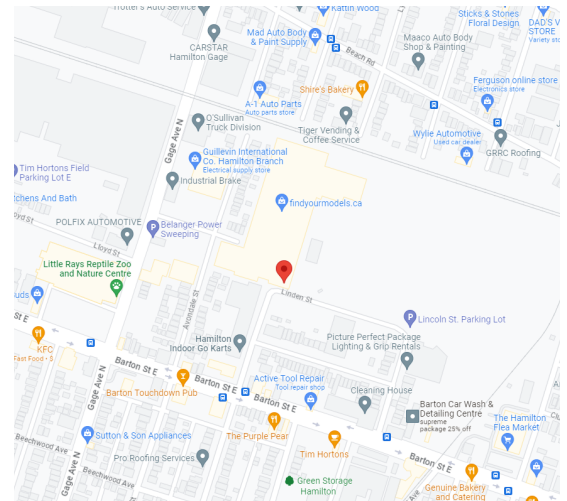
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## PROPERTY DETAILS

NET LEASE RATE	\$9.00 PSF
T.M.I. (2023)	\$2.50 PSF
UNIT SIZE	40,000 SF
CLEAR HEIGHT	14'10" - 16'4"
DOCK LEVEL	2 (8' x 9')
PARKING	10 SPACES
POWER	600V
ZONING	M6
AVAILABILITY	FLEXIBLE



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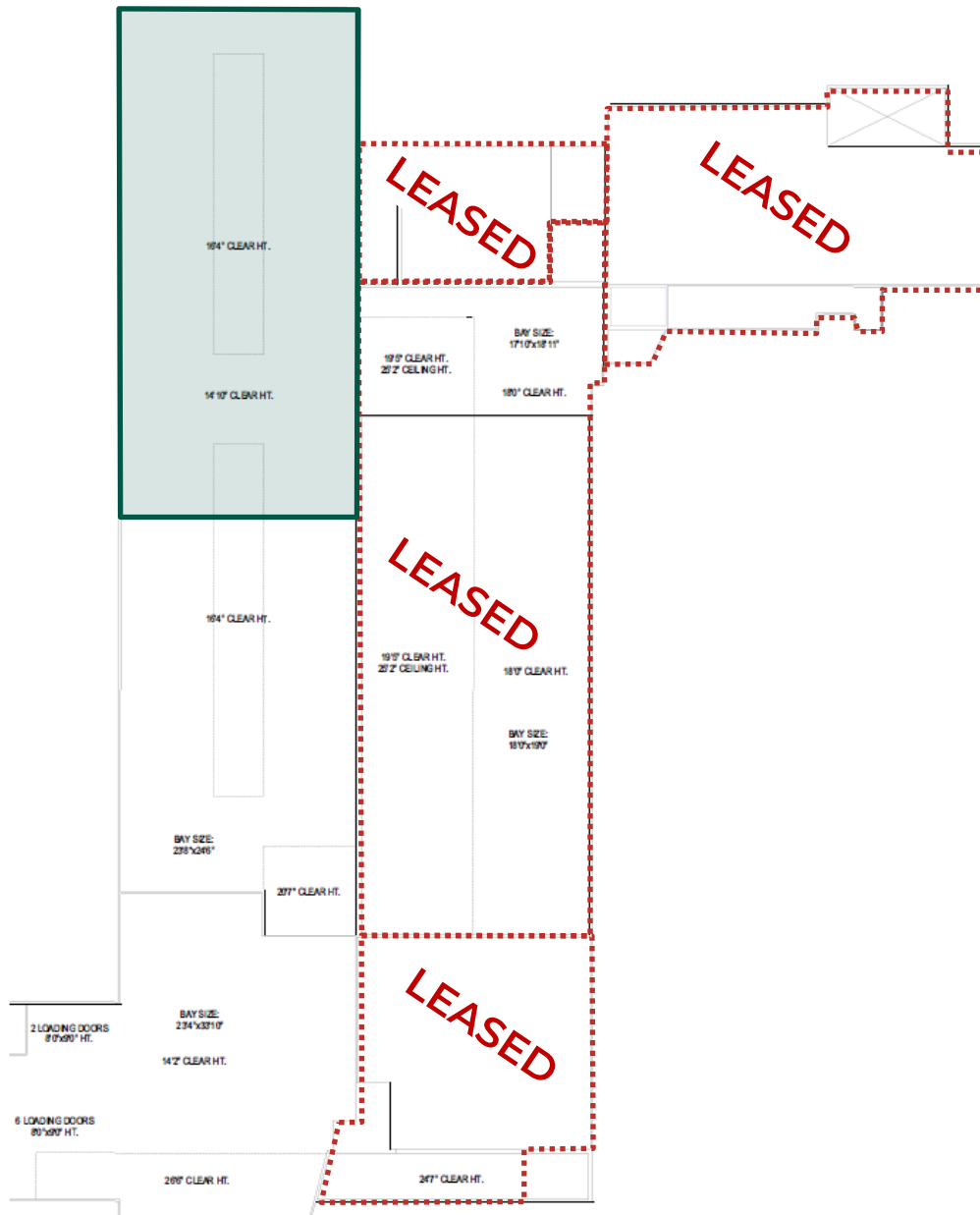
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