

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL STORAGE SPACE FOR LEASE

BBSREALTY.COM

\$7.50PSF
GROSS LEASE RATE

23,100
SQUARE FEET



1201 4th Concession Road W, Unit B, Hamilton, ON

Heated storage in an agriculturally zoned area. Two buildings that can be leased separate or together, or divisible upon agreeable terms to smaller units with their own entrances. Perfect storage for farm equipment or many other storage uses. Property shared with Landlord. Close to Highways 5 and 8. Clean uses only. Possible additional charges for utilities to be discussed pending use.

Michael Beaudoin
Sales Representative

Office: 905.529.5900 Ext. 211
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HAMILTON OFFICE

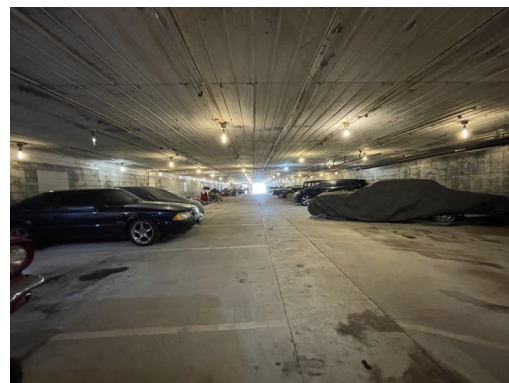
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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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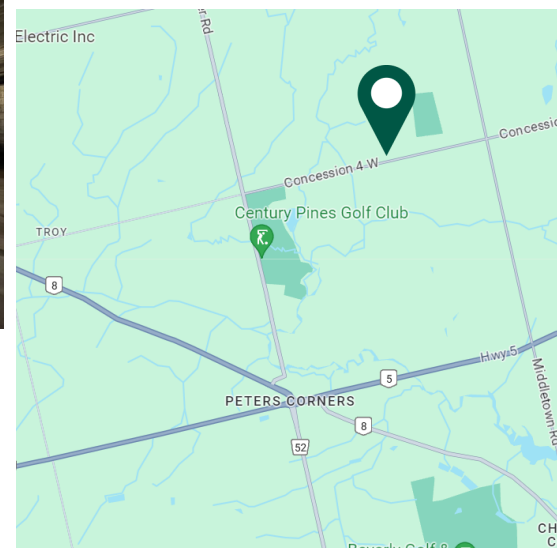


PROPERTY DETAILS

GROSS LEASE RATE	\$7.50 PSF
SIZE	23,100 SF
CLEAR HEIGHT	11'
LAND SIZE	233.42' x 3,228.27'
LOADING	3 Drive-In
PARKING	Yes
ZONING	A1

PROPERTY DETAILS

- Heated storage facility ideal for farm equipment or other uses
- A1 (Agricultural) zoning allows for outside storage
- Buildings can be leased separately or together but property to be shared with Landlord
- Located just minutes from Highway 8/ Highway 5 traffic circle with connections to Cambridge, Hamilton/ Ancaster, and Waterdown



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