

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL STORAGE SPACE FOR LEASE

BBSREALTY.COM

\$1,500.00PSF
GROSS LEASE RATE

2,500
SQUARE FEET



1201 4th Concession Road West, Unit 1B, Hamilton, ON

Heated storage in an agriculturally zoned area. Two buildings can be divisible upon agreeable terms to as small as 2,500 square feet units each with their own entrances. Price reflective of smallest unit size available. Perfect storage for farm equipment or many other storage uses. Property shared with Landlord. Close to Highways 5 and 8. Clean uses only, minimal utilities available and included in gross rent. Reach out to listing agent for other sizes available and applicable pricing.

Michael Beaudoin

Sales Representative

Direct: 905.978.3770

Email: michael@bbsrealty.com

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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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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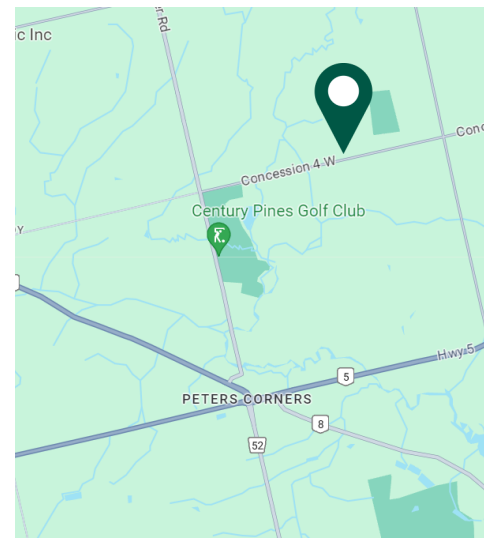
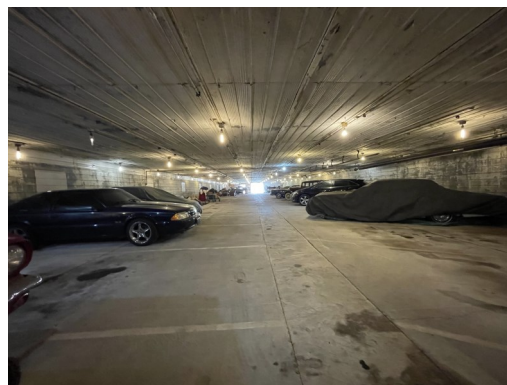
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PROPERTY DETAILS	
GROSS LEASE RATE	\$1,500.00 psf
SIZE	2,500 sf
CLEAR HEIGHT	11'
LOADING DOORS	1 Bay (11' x 11')
PARKING	Yes
ZONING	A1



- | 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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