

BLAIR BLANCHARD STAPLETON

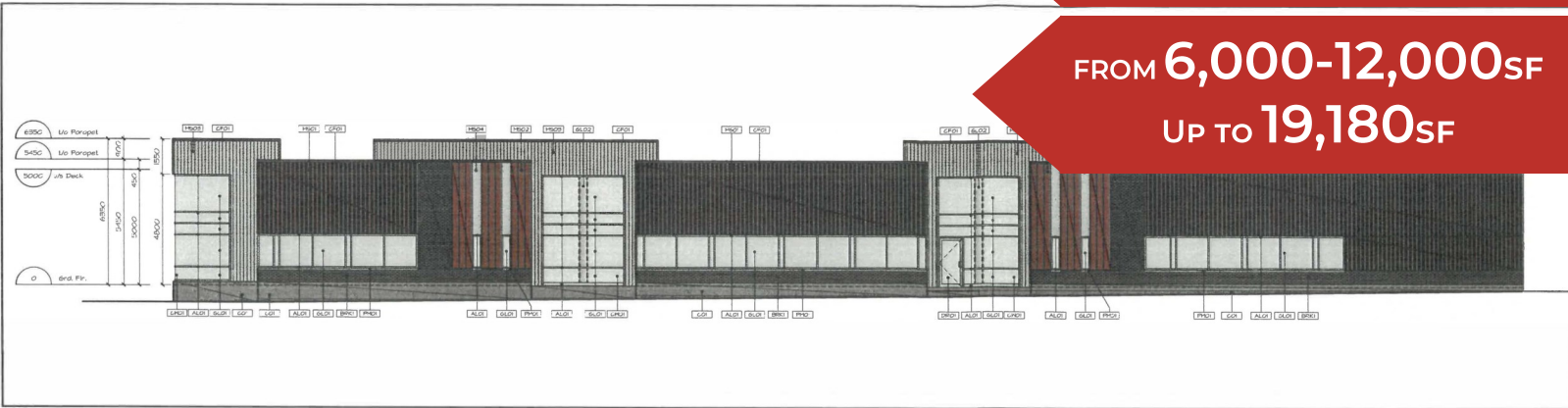
LIMITED, REAL ESTATE BROKERAGE

NEW INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

FROM **\$14.00-\$15.00**
PER SQ. FT. NET

FROM **6,000-12,000SF**
UP TO **19,180SF**



4 Studebaker Place, Hamilton, ON

New state of the art industrial building, similar to be built, can be customized to suit Tenant, property is serviced and ready to build. Building contains 24' ceilings, multiple drive-in doors, 32 parking spaces, office to suit, and more. M6 zoning permits a wide range of uses including manufacturing, automotive, medical, offices, and many other uses. Ideal Central Hamilton location with easy access to major arterial roadways, highways, marine and port facilities, Hamilton General Hospital, waterfront, and more. Building divisible from 6,000 sf to 12,000 sf.

 **John Hryczynski**
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Sales Representative

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HAMILTON OFFICE

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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.

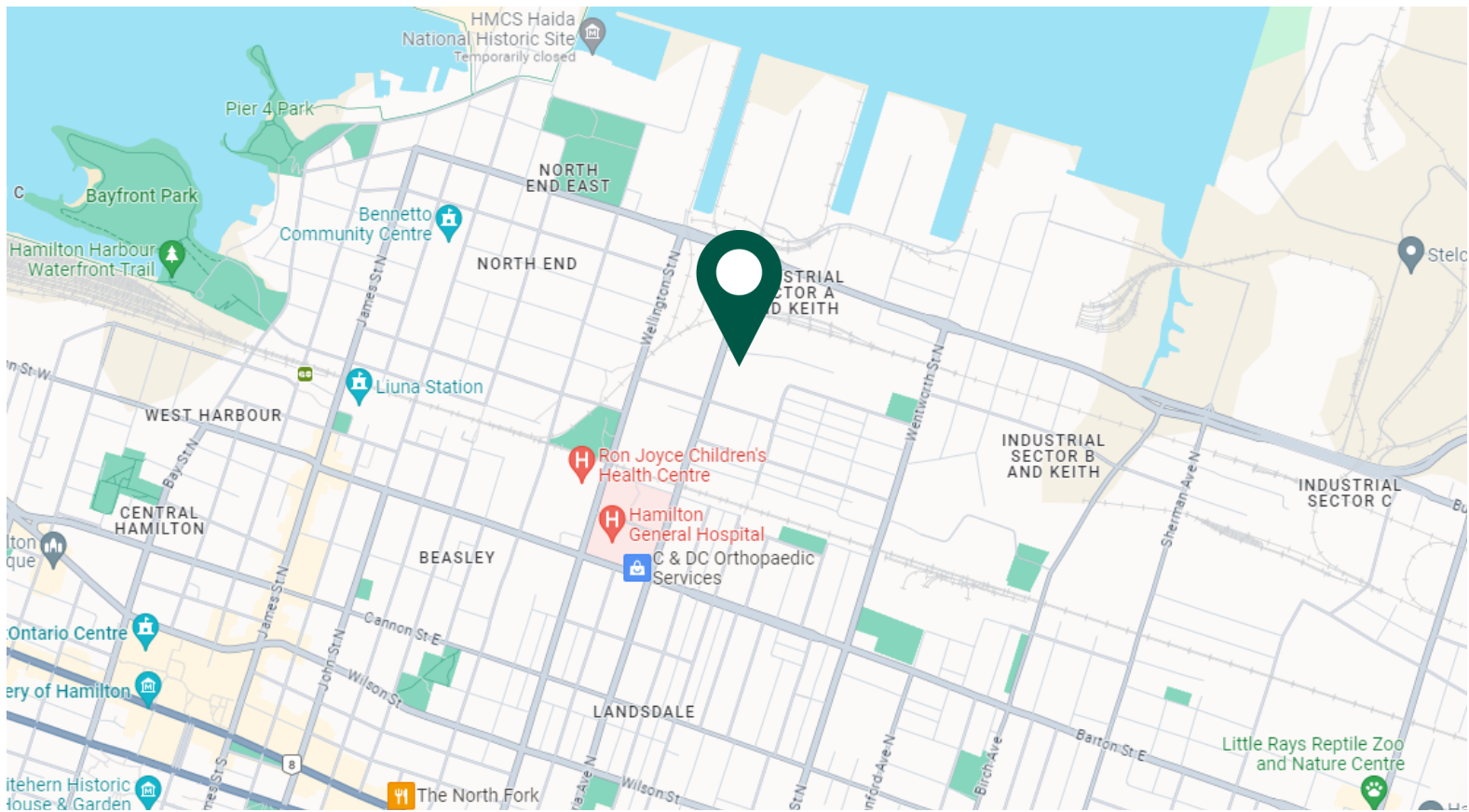
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UNIT	SIZE	ASKING RENT	SHIPPING
1	19,180 sf	\$14.00 psf	(3) 14' x 16' Grade Lvl
2	12,000 sf	\$14.50 psf	(2) 14' x 16' Grade Lvl
3	6,000 sf	\$15.00 psf	(1) 14' x 16' Grade Lvl

PROPERTY DETAILS	
NET LEASE RATE	FROM \$14.00-\$15.00 PSF
T.M.I. (2023)	\$6.50 PSF
SIZE	up to 19,180 SF
CLEAR HEIGHT	24'
GRADE LEVEL DOORS	Up to 3 (14' x 16')
ZONING	M6 Exp. 667
OCCUPANCY	AUG/SEPT 2024

of shipping doors approximate.



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