

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## Industrial Unit For Lease

BBSREALTY.COM

**\$11.95psf**  
NET LEASE RATE

**\$5.65psf**  
T.M.I. (2024)

**1,650sf**  
OFFICE/WAREHOUSE



### 130 Lancing Drive, Unit 1, Hamilton, ON

PROPERTY DETAILS

NET LEASE RATE	\$11.95 PSF
T.M.I. (2024)	\$5.65 PSF
SIZE	1,650 SF
CLEAR HEIGHT	9'6"
LOADING (GRADE)	(1) 8' x 7'
PARKING	4 SPACES
POWER	220V, 60A
SHOWROOM/OFFICE	50%
ZONING	M3

Ideal location just off Nebo Road. Currently used as a Printing and Clothing business but is ideal for any type of business. 50% showroom / office component. 4 parking spaces. Fully air conditioned. Clear height 9'6".

**Paul Mariutti**  
Sales Representative

Office: 905.529.5900 Ext. 212  
Email: [mariutti@bbsrealty.com](mailto:mariutti@bbsrealty.com)

**Michael Beaudoin**  
Sales Representative

Office: 905.529.5900 Ext. 211  
Email: [michael@bbsrealty.com](mailto:michael@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 or completeness thereof. The information contained herein is subject to change without notice.