

# BLAIR BLANCHARD STAPLETON

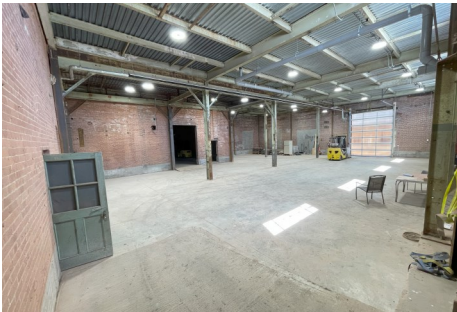
LIMITED, REAL ESTATE BROKERAGE

## HEAVY INDUSTRIAL BUILDING FOR SALE

BBSREALTY.COM

**13,250**  
SQUARE FEET

**5.5**  
ACRES



## 405 Humberstone Road, Welland, ON

13,250 square foot industrial building located on a 5.5 acre gated lot. Zoning allows for heavy industrial, outside storage, warehousing, trucking and more. Recent upgrades make it a turn-key operation.

**John MacNamara**  
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	
ASKING PRICE	Speak to List Agents
POWER	400a, 600v
BUILDING SIZE	13,250 sf
CRANES	(1) 5 ton
CLEAR HEIGHT	17'6"
LOADING	(3) Drive-In, (1) Dock
OUTSIDE STORAGE	Yes
ZONING	C1



- | PROPERTY DETAILS  |  |
|---|--|
| <ul style="list-style-type: none"><li>• 13,250 square foot industrial building</li><li>• 5.5 acre gated lot</li><li>• Recently refreshed with many new doors, electrical work &amp; heating upgrades</li><li>• Multiple loading doors of varying sizes</li><li>• Zoned for Industrial which allows for heavy industrial, outside storage, warehousing, trucking and more</li><li>• Surrounded by current and future development</li><li>• Speak to Listing Agents regarding price</li></ul> |  |



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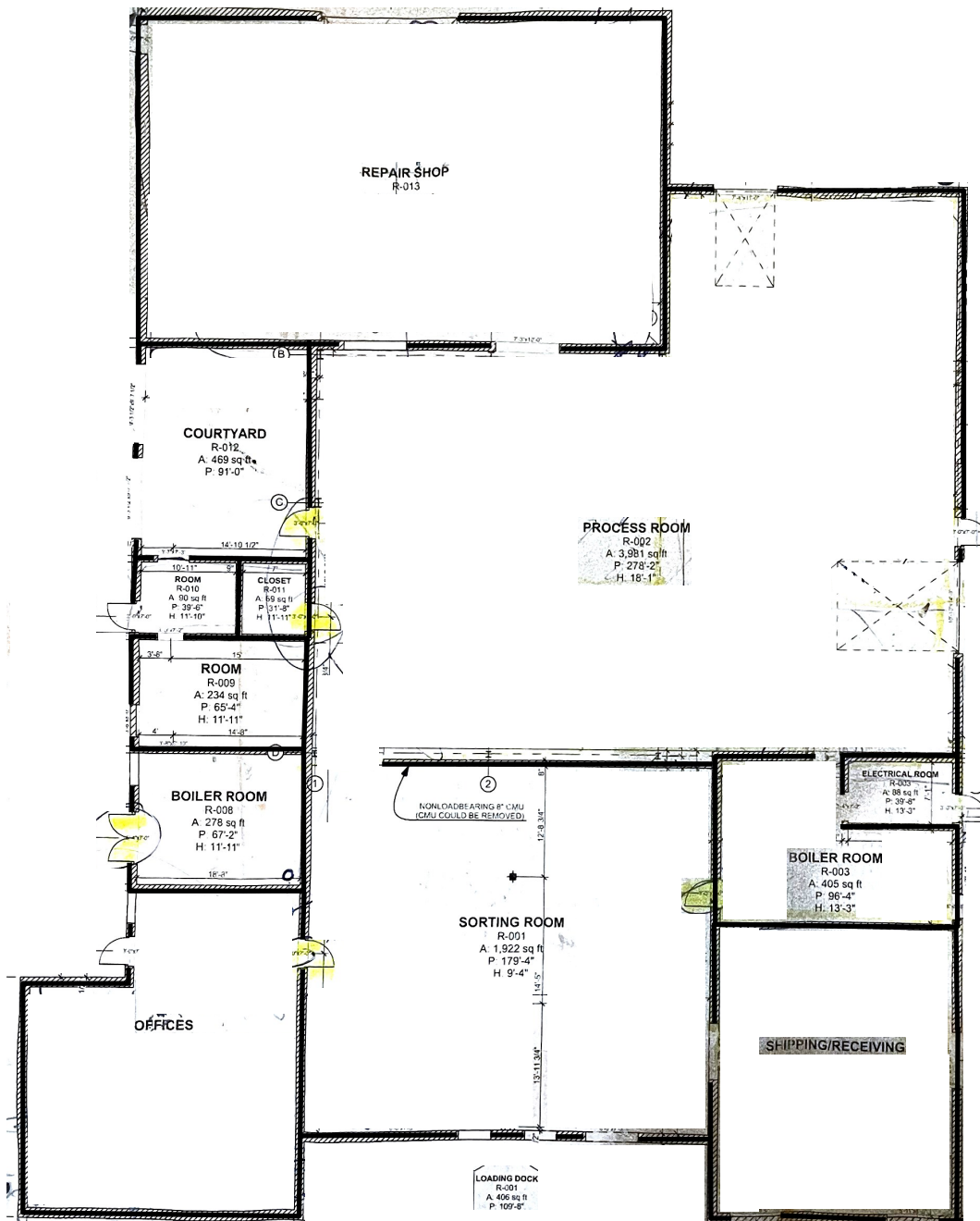
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## FLOOR PLAN



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