

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MULTI UNIT INDUSTRIAL FOR LEASE

BBSREALTY.COM

1,453SF TO 8,879SF

\$16.00-18.00PSF  
NET RENT

\$5.50PSF  
T.M.I. (estimated) 2025



### PROPERTY DETAILS

|                         |                     |
|-------------------------|---------------------|
| NET LEASE RATE          | \$16.00 - 18.50 psf |
| T.M.I. (estimated) 2025 | \$5.50 psf          |
| TOTAL SIZE              | 18,135 sf           |
| CLEAR HEIGHT            | 24'                 |
| LOT SIZE                | 285' x 219'         |
| TRUCK LEVEL DOORS       | (1) 8' x 10'        |
| DRIVE IN DOORS          | (7) 12' x 12'       |
| ZONING                  | M3                  |

## 230 Lancing Drive, Hamilton, ON

Prime east mountain location. Currently under construction. Convenient access to Redhill Valley Parkway, Lincoln M. Alexander Parkway (LINC), Highway 403 and QEW. Front glazing. Dock level and drive-in doors. Currently available unit sizes range from 1,453 to 8,879 square feet.

### Paul Mariutti Senior Vice President Sales Representative

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### Michael Beaudoin Sales Representative

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### HAMILTON OFFICE

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## UNIT OPTIONS

| SPACE         | NET RENT             | SIZE      | PARKING      | LOADING DOORS  | CRANE     |
|---------------|----------------------|-----------|--------------|--|-----------|
| Full Building | <b>NOT AVAILABLE</b> | 18,135 sf | (50) Surface | (1) Truck Level 8' x 10', (7) Drive-In Level 12' x 12' | (1) 3-Ton |
| Unit 1 & 7    | \$18.00 psf          | 3,175 sf  | (9) Surface  | (2) Drive-In Level 12' x 12'                           |           |
| Unit 2 - 3    | \$16.00 psf          | 5,704 sf  | (15) Surface | (2) Drive-In Level 12' x 12'                           |           |
| Unit 4 - 5    | <b>LEASED</b>        | 5,704 sf  | (15) Surface | (2) Drive-In Level 12' x 12'                           |           |
| Unit 6        | <b>LEASED</b>        | 3,552 sf  | (10) Surface | (1) Truck Level 8' x 10', (1) Drive-In Level 12' x 12' | (1) 3-Ton |

## AERIAL



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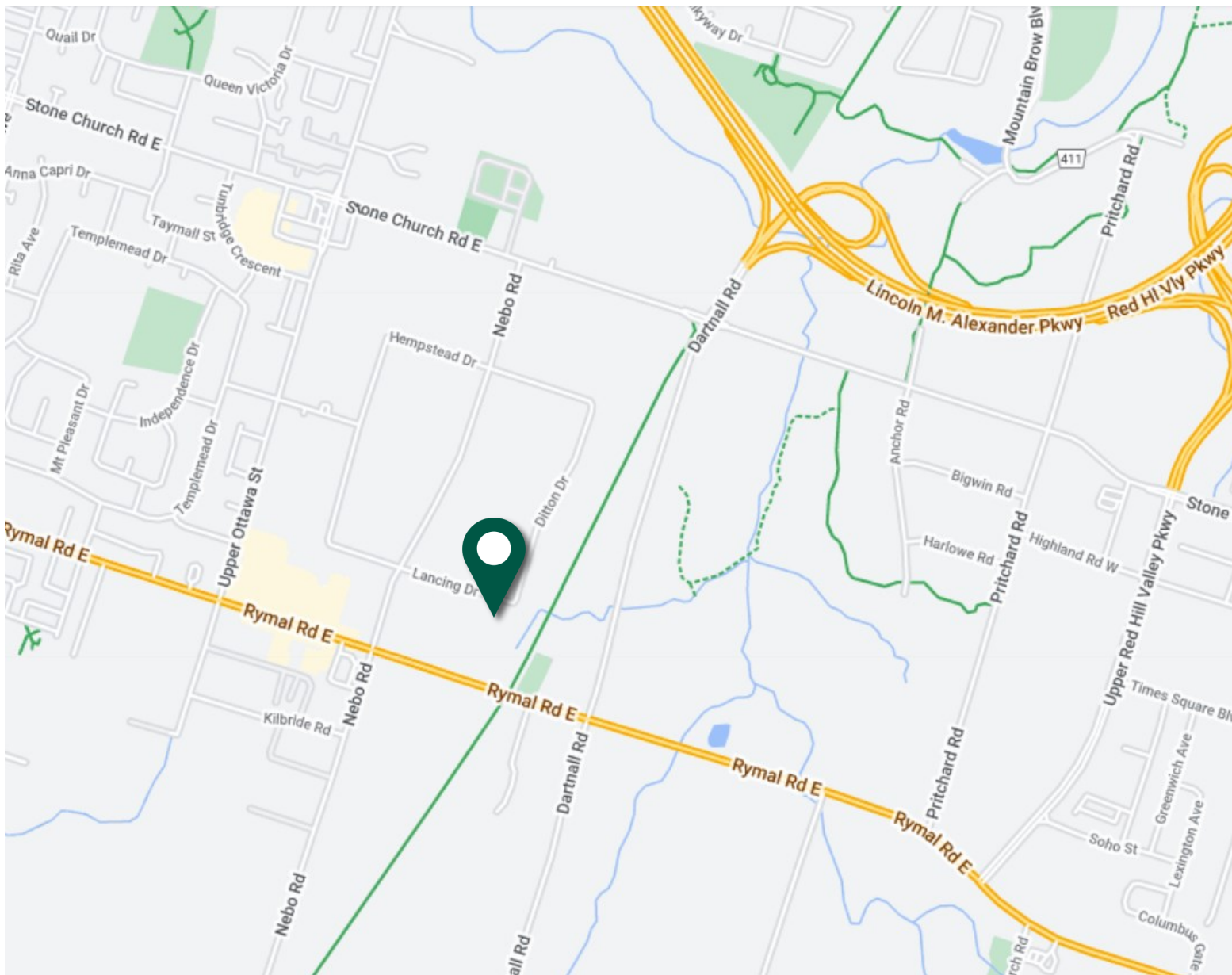
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## M A P



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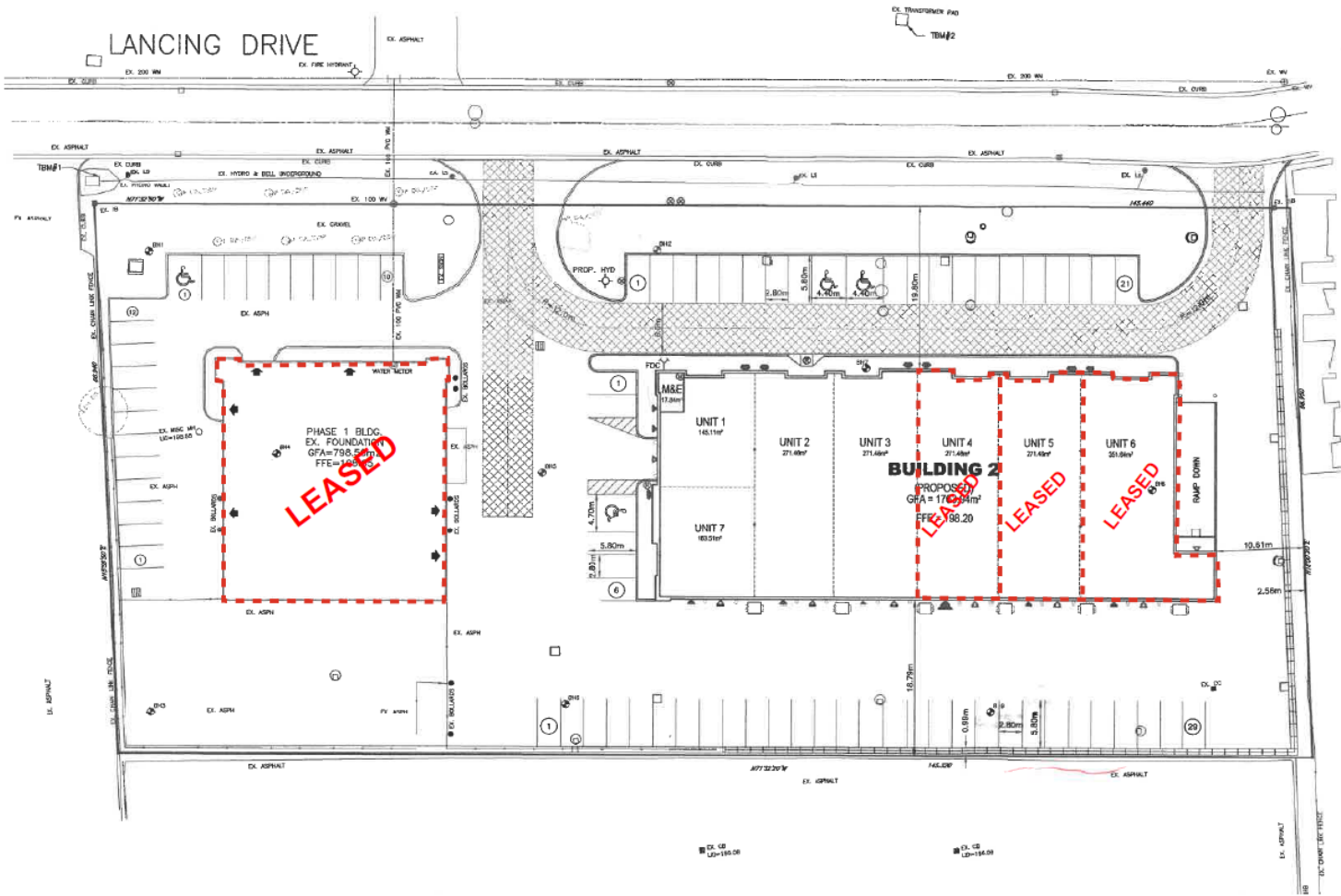
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## SITE PLAN



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