

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MULTI UNIT INDUSTRIAL FOR LEASE

BBSREALTY.COM

**\$16.00-18.00PSF**  
NET RENT

**1,453SF TO 7,157SF**

**\$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	\$18.00 psf	1,453 sf	(4) Surface	(1) 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
Unit 7	<b>LEASED</b>	1,722 sf	(5) Surface	(1) Drive-In Level 12' x 12'	

## AERIAL



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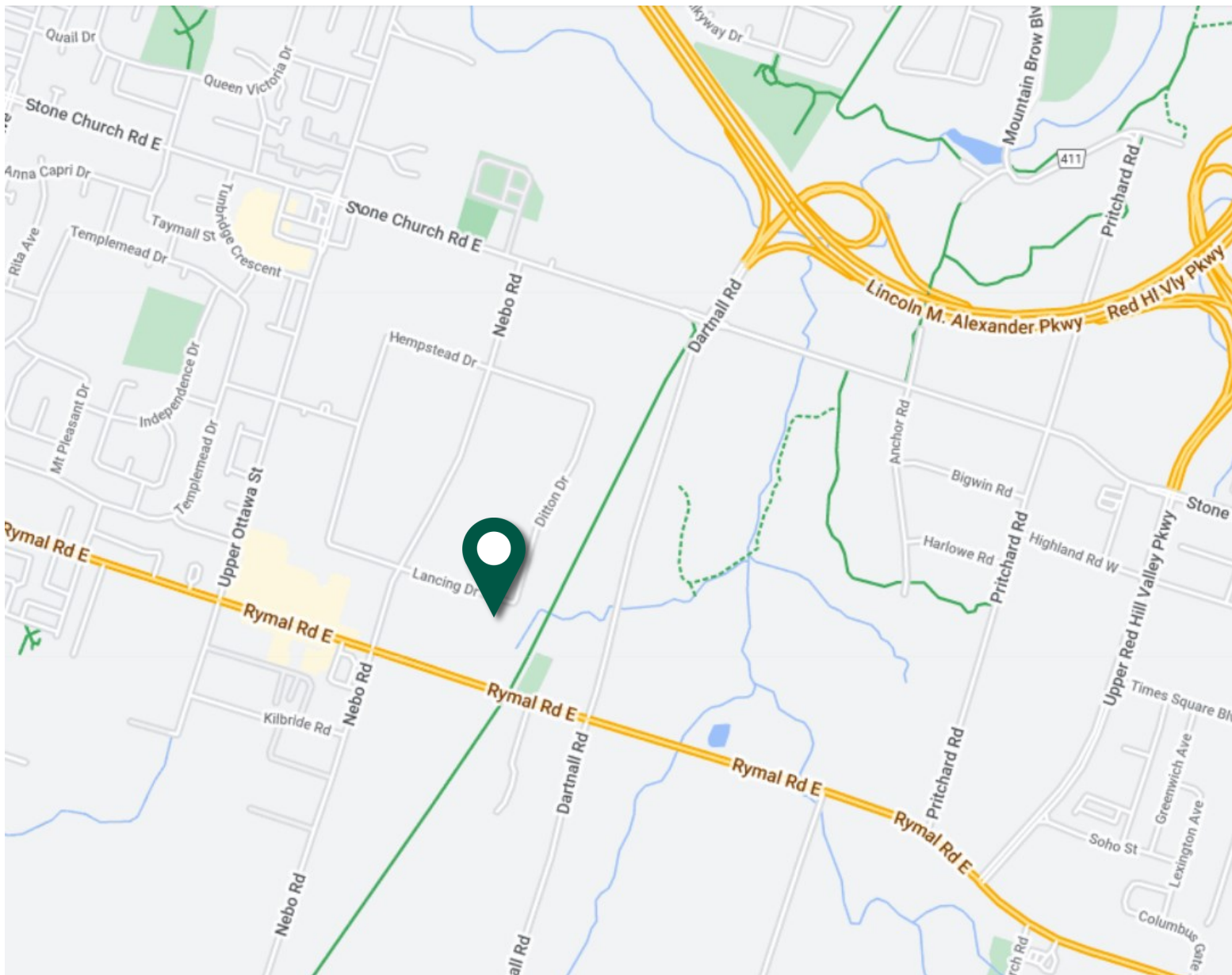
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## M A P



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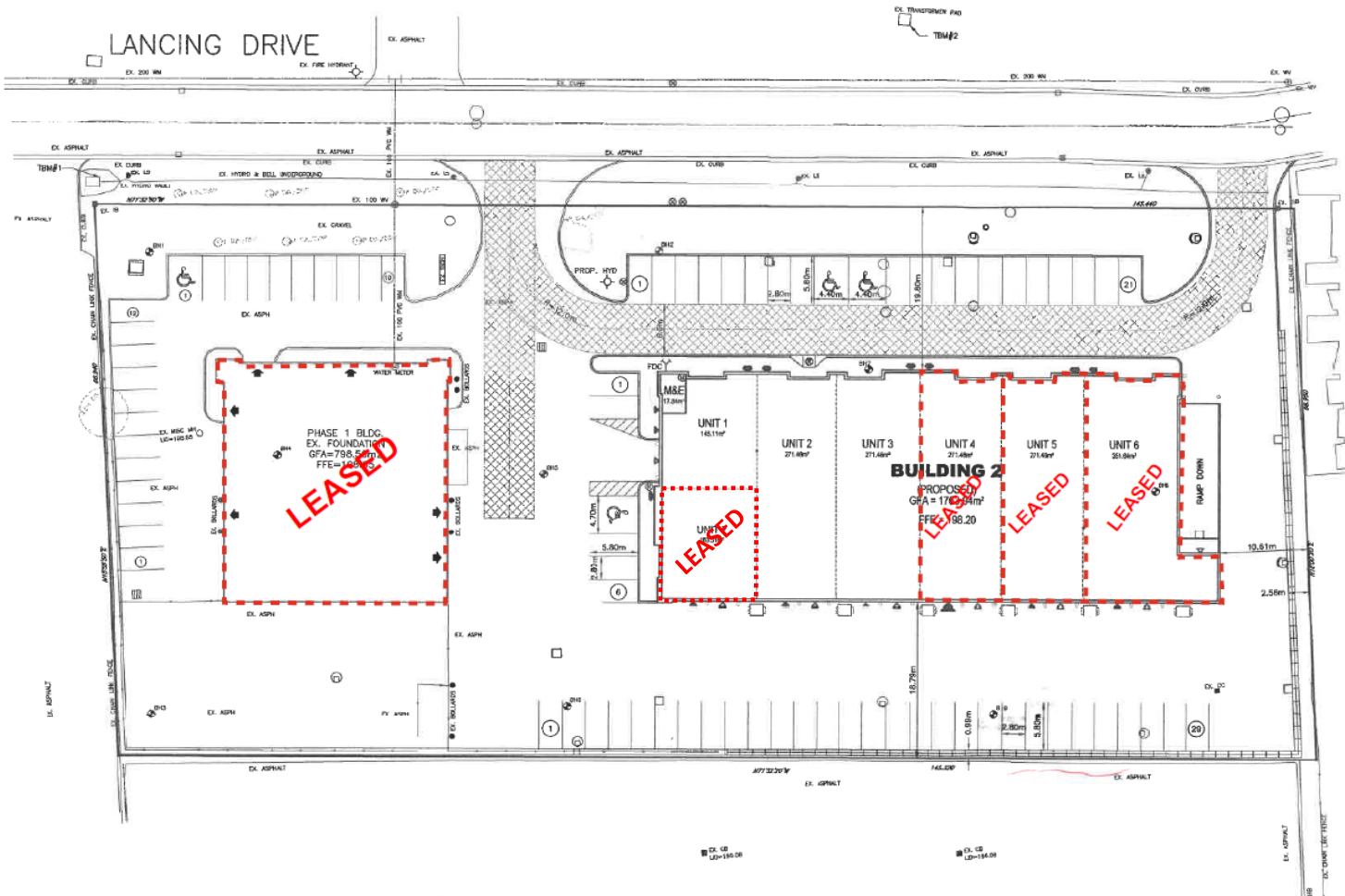
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## SITE PLAN



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