

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$9.00PSF
NET RENT

\$2.75PSF
T.M.I. (2024)

65,054
SQUARE FEET



11 Spalding Drive, Unit 2, Brantford, ON

PROPERTY DETAILS

| | |
|----------------|---------------|
| NET LEASE RATE | \$9.00 PSF |
| T.M.I. (2024) | \$2.75 PSF |
| SIZE | 65,054 SF |
| CLEAR HEIGHT | 14' |
| TRUCK LEVEL | (3) 8' x 9' |
| DRIVE-IN | (1) 10' x 10' |
| PARKING | Yes |
| ZONING | M2 |

This recently renovated property has a great location, right off of Colbourne St W/Veterans Memorial Parkway. With many truck level loading docks and one drive in door, this unit is perfect for any industrial, printing, catering, restaurant, trade schools or industrial use under the M2 zoning. Lots of parking onsite and potential for outside storage. There is only one other tenant in the whole building, making this huge 65,054 square foot unit easy to access.



Evan Apostol

Broker

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Keriann Harlow

Sales Representative

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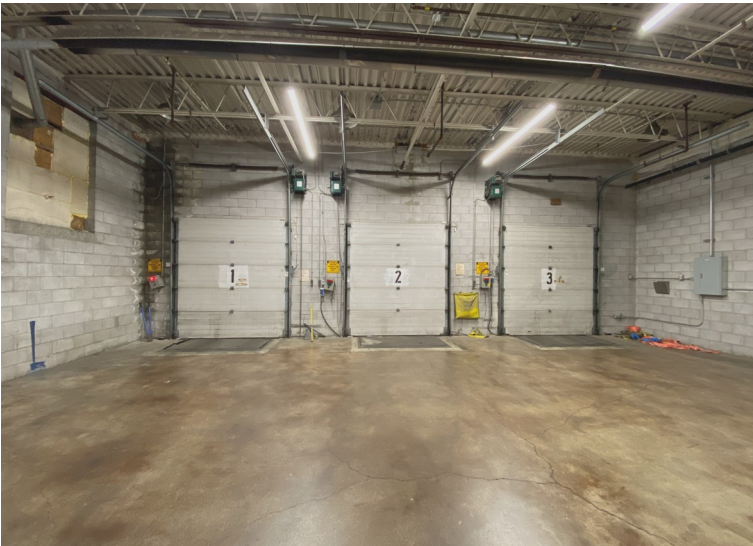
HAMILTON DOWNTON OFFICE

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INDUSTRIAL UNIT FOR LEASE

Situated around Bill Little Park, George Campbell Park, D'Aubigny Creek Park, and the Grand River this quiet area is prime for business that qualify under the M2 zoning. There are six truck loading docks with one drive in door for ease of deliveries. With a couple offices, one staff room, handicap washroom and other washrooms this unit is perfect for your business.



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