

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

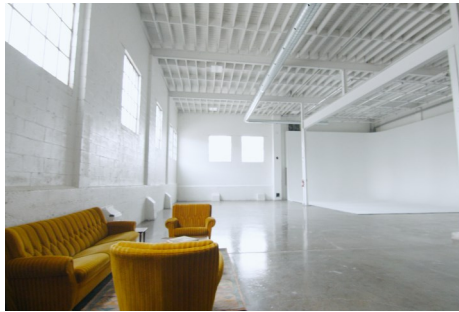
## INDUSTRIAL / RETAIL SPACE FOR LEASE

BBSREALTY.COM

**\$14.00PSF**  
NET RENT

**\$2.50PSF**  
T.M.I. (2024)

**8,900**  
SQUARE FEET



### 3-5 Gertrude Street, Hamilton, ON

This tenanted unit would be two units combined, so both offer a large open concept space with a 5 ton crane and 3 washrooms, one complete with a shower. One area was a former film studio that offers high ceilings (18'11") complete with a Cyclorama Wall (H: 16' - L: 28' - W: 24') with a lighting grid above the Cyc Wall.

**Evan Apostol**  
Broker

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#### HAMILTON DOWNTOWN OFFICE

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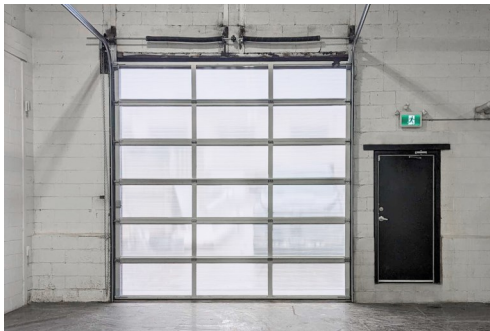
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# INDUSTRIAL / RETAIL SPACE FOR LEASE

With south and west facing windows (and black out window coverings), there is ample light in the units! There are two drive in doors (12x12 and 16x12) with a couple mandoor allows for many uses!

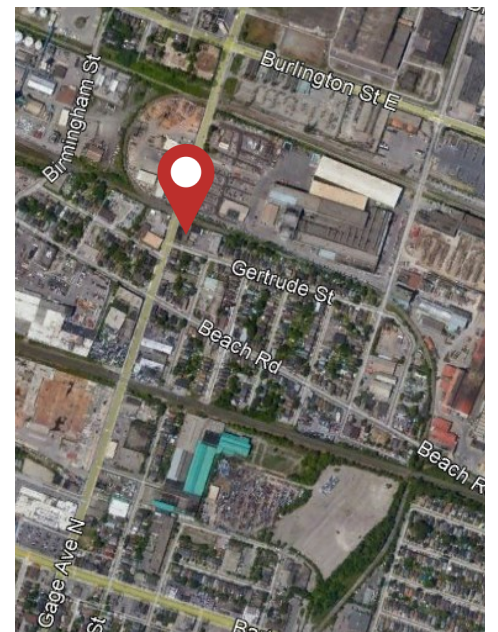
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3 GERTRUDE	
SIZE	3,800SF
CEILING HEIGHT	18'
KITCHENETTE	Yes
LOADING DOORS	(1) Grade Level 14' x 12'
PARKING	(4) Surface
WASHROOMS	2
ZONING	M6 Exception 375

## 3 GERTRUDE

- Former film studio
- Kitchenette / green room
- Gated surface parking & street parking



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PROPERTY DETAILS	
SIZE	5,100SF
CEILING HEIGHT	18'
CRANE	Yes, 5 ton
LOADING DOORS	(1) Drive In 16' x 12'
PARKING	(4) Surface
WASHROOMS	2
ZONING	M6 Exception 375

## 5 GERTRUDE

- Tenanted unit
- 5 ton crane
- Gated surface parking & street parking



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