

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

\$15.25PSF
NET LEASE RATE

\$3.14PSF
T.M.I. (2024)

10,000
SQUARE FEET

10,800
SQUARE FEET

20,800
SQUARE FEET

241 South Service Rd, Grimsby, ON

Industrial space for lease in Grimsby with QEW exposure. Fully air conditioned. Building has both dock and drive-in doors. Easy highway access and less than 2 km from downtown Grimsby.

John Edward MacNamara

Sales Representative

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Mike Beaudoin

Sales Representative

Direct: 905.978.3770

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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.

UNIT 101

10,800 square foot unit. Two interior dock level doors plus one drive-in door.

Attractive, fully air conditioned unit. Current tenant in place until February 2026.



UNIT 101 DETAILS

NET RENT	\$15.25psf
T.M.I. (2024)	\$3.14psf
SIZE	10,800 sf
OFFICE SIZE	2,700 sf
AIR CONDITIONED	yes
CLEAR HEIGHT	14'
DOORS - DRIVE-IN	(1) 12' x 12'
DOORS - TRUCK LEVEL	(2) 14' x 14'
PARKING	yes
ZONING	M1

- Ample parking
- Good visual
- High traffic area
- Highway access nearby
- Public transit



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UNIT 107

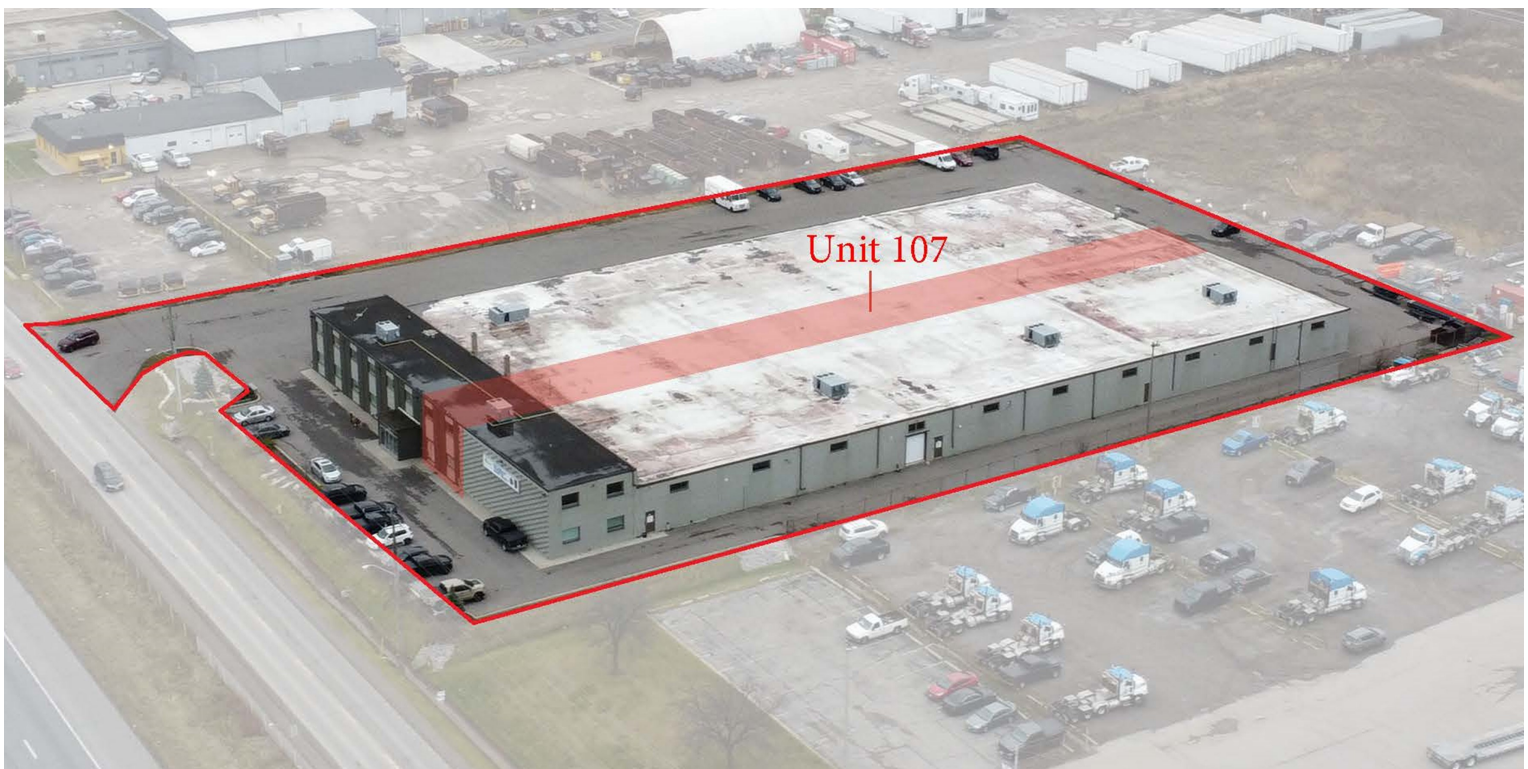
10,000 square foot industrial unit. Two interior dock level doors plus one drive-in door. Attractive, fully air conditioned unit.



UNIT 107 DETAILS

NET RENT	\$15.25psf
T.M.I. (2024)	\$3.14psf
SIZE	10,000 sf
OFFICE SIZE	835 sf
AIR CONDITIONED	yes
CLEAR HEIGHT	14'
DOORS - DRIVE-IN	(1) 12' x 12'
DOORS - TRUCK LEVEL	(2) 14' x 14'
PARKING	yes
ZONING	M1

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UNIT 112

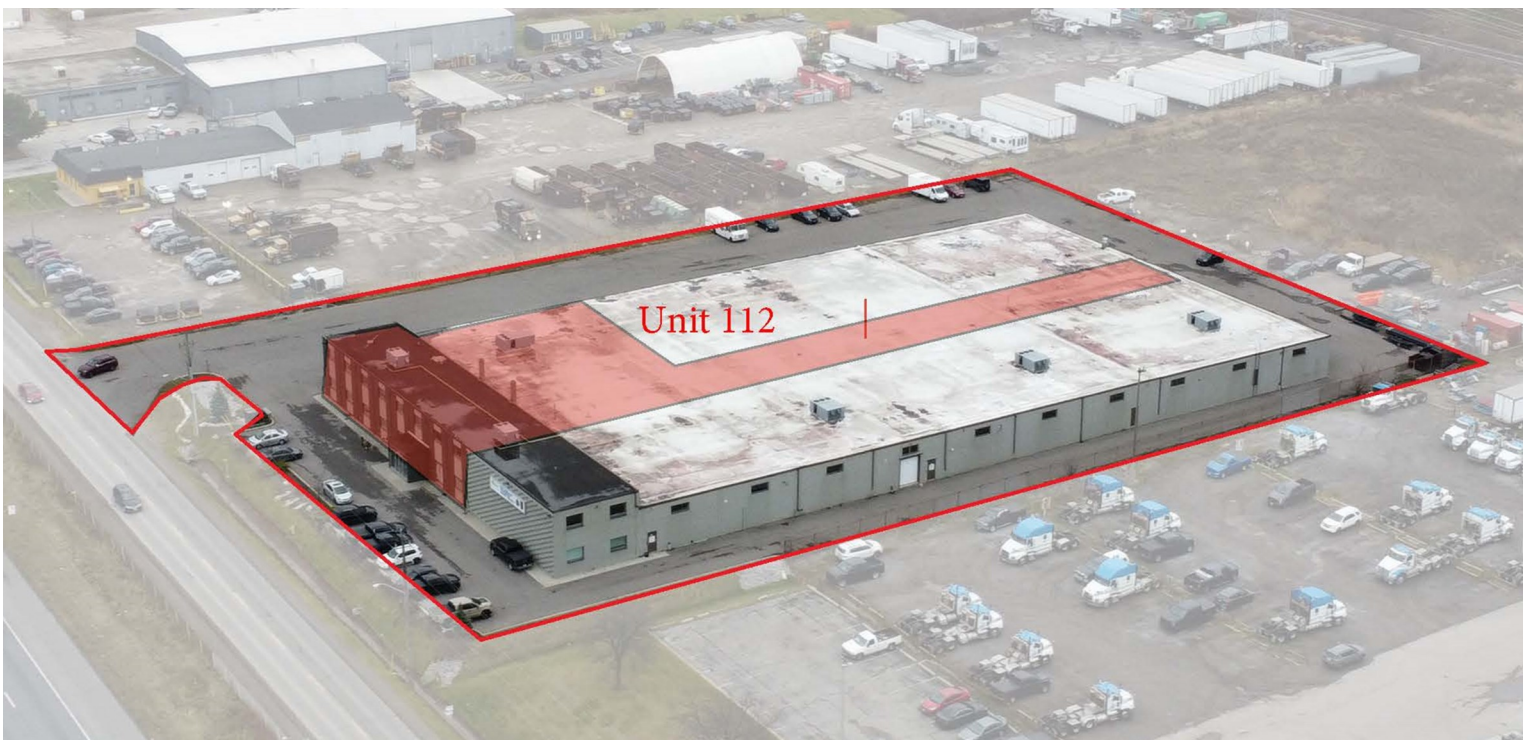
10,000 square foot industrial unit. Two interior dock level doors plus one drive-in door. Attractive, fully air conditioned unit.



UNIT 112 DETAILS

NET RENT	\$15.25psf
T.M.I. (2024)	\$3.14psf
SIZE	20,800 sf
OFFICE SIZE	3,535 sf
AIR CONDITIONED	yes
CLEAR HEIGHT	14'
DOORS - DRIVE-IN	(2) 12' x 12'
DOORS - TRUCK LEVEL	(2) 14' x 14'
PARKING	yes
ZONING	M1

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INDUSTRIAL SPACE FOR LEASE

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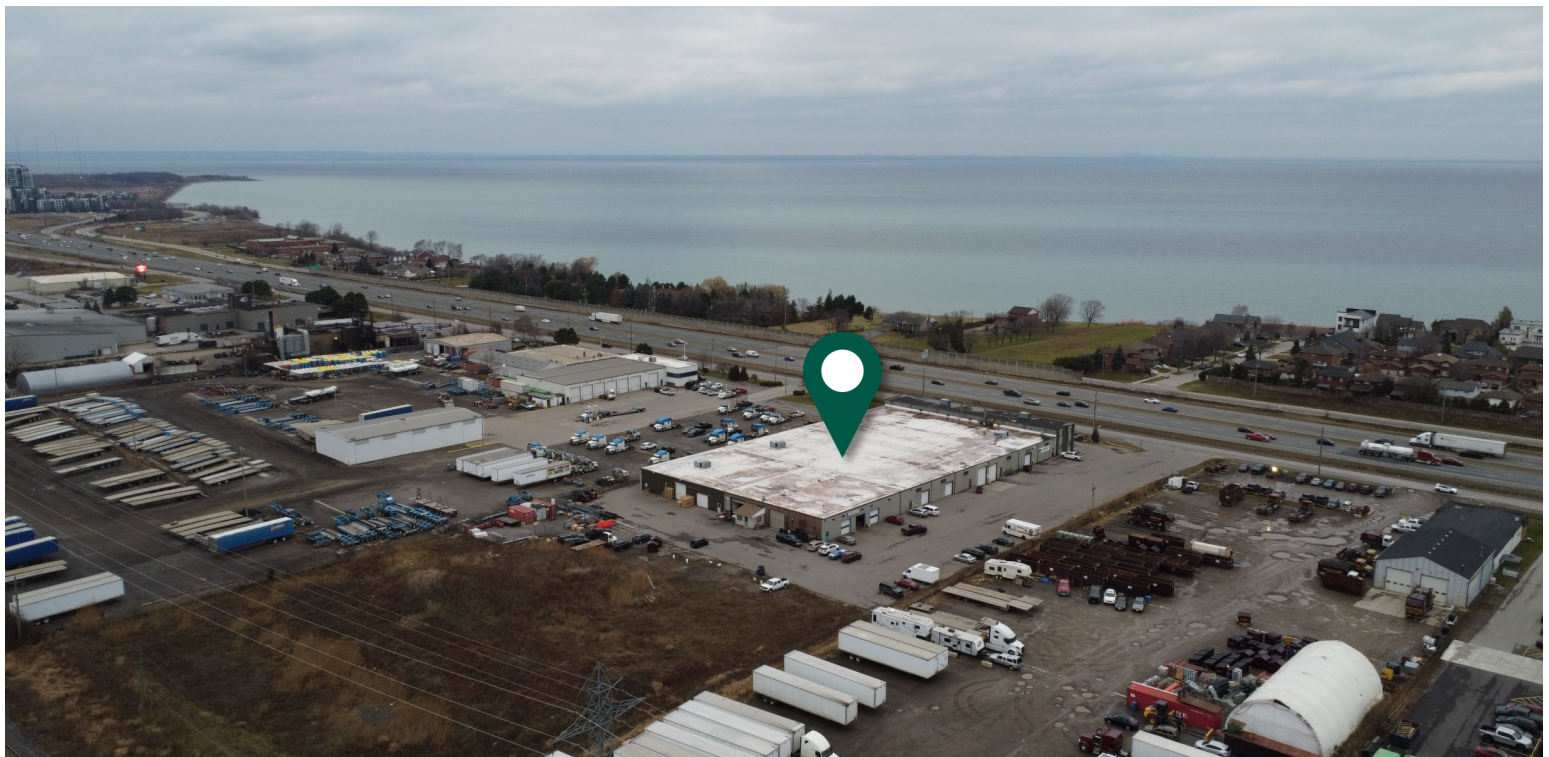
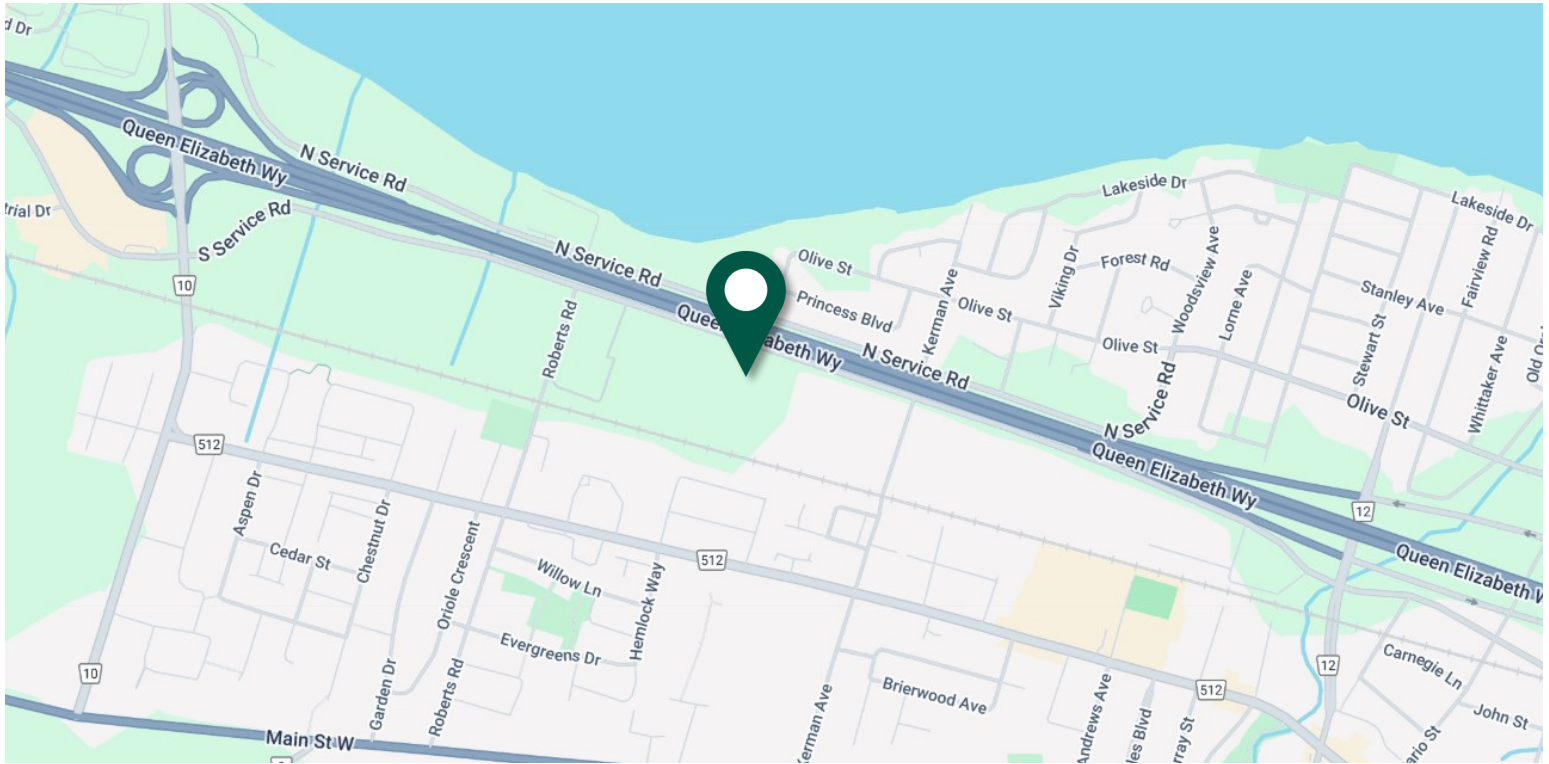
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