

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR SUB-LEASE

BBSREALTY.COM

\$7.00-8.00PSF
NET RENT

\$2.00PSF
T.M.I. (2024)

8,607-36,897
SQUARE FEET



11 Spalding Drive, Brantford, ON

Long term industrial / warehouse sub-lease opportunities. Building has new roof, interior freshly painted with all new LED lighting. Shared washrooms available. On site parking. Outside storage possible.

Robert William Miles

Sales Representative

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HAMILTON DOWNTON OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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.

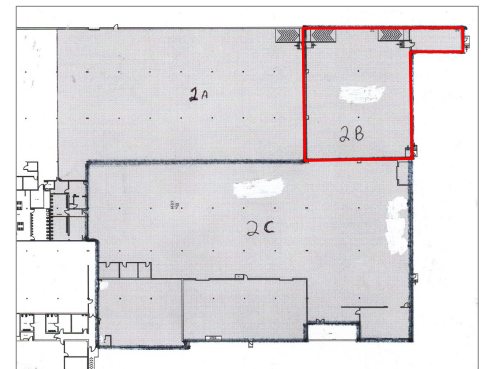
UNIT 2B

Long term sublease space opportunity. Unit is secure with three loading truck level docks. Large space available for outside storage subject to negotiation. Shared washrooms available. Loads of parking on site. Space is available for immediate occupancy. Building has new roof, interior freshly painted with all new LED lighting.



UNIT 2 B	
NET RENT	\$8.00 psf
T.M.I. (2024)	\$2.00 psf
SIZE	8,607 sf
DOORS - TRUCK LEVEL	(3) 8' x 7'
OUTSIDE STORAGE	yes
PARKING (CAR)	10 spaces
PARKING (TRAILER)	5 spaces
POWER	600 V / 200 A
ZONING	M2

- Long term sub-lease
- 3 truck level docks
- Large outside storage space subject to negotiation
- Shared washrooms
- Ample parking



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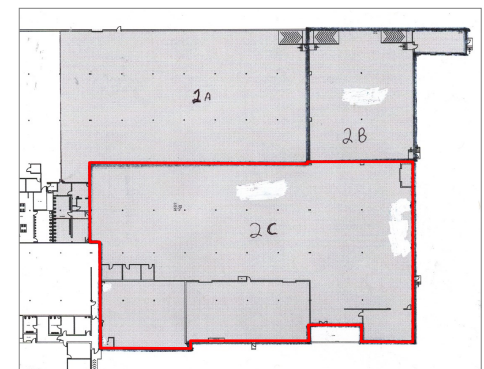
UNIT 2C

Great long term sublease industrial/warehouse space with good onsite parking, exterior storage with great truck access. Three loading docks with one drive-in door. Building has new roof, interior painted with all new lighting. Ample hydro in building with up to 600 amps of 600 volts available. Shared upgraded washrooms with showers. Space is available immediately.



UNIT 2C	
NET RENT	\$7.00 psf
T.M.I. (2024)	\$2.00 psf
SIZE	36,897 sf
DOORS - TRUCK LEVEL	(3) 8' x 7'
DOORS - DRIVE-IN	(1) 10' x 10'
OUTSIDE STORAGE	yes
PARKING (CAR)	30 spaces
PARKING (TRAILER)	15 spaces
POWER	600 V / 600 A
ZONING	M2

- Long term sub-lease
- 3 truck level docks, 1 drive-in door
- Large outside storage space subject to negotiation
- Shared washrooms, ample parking

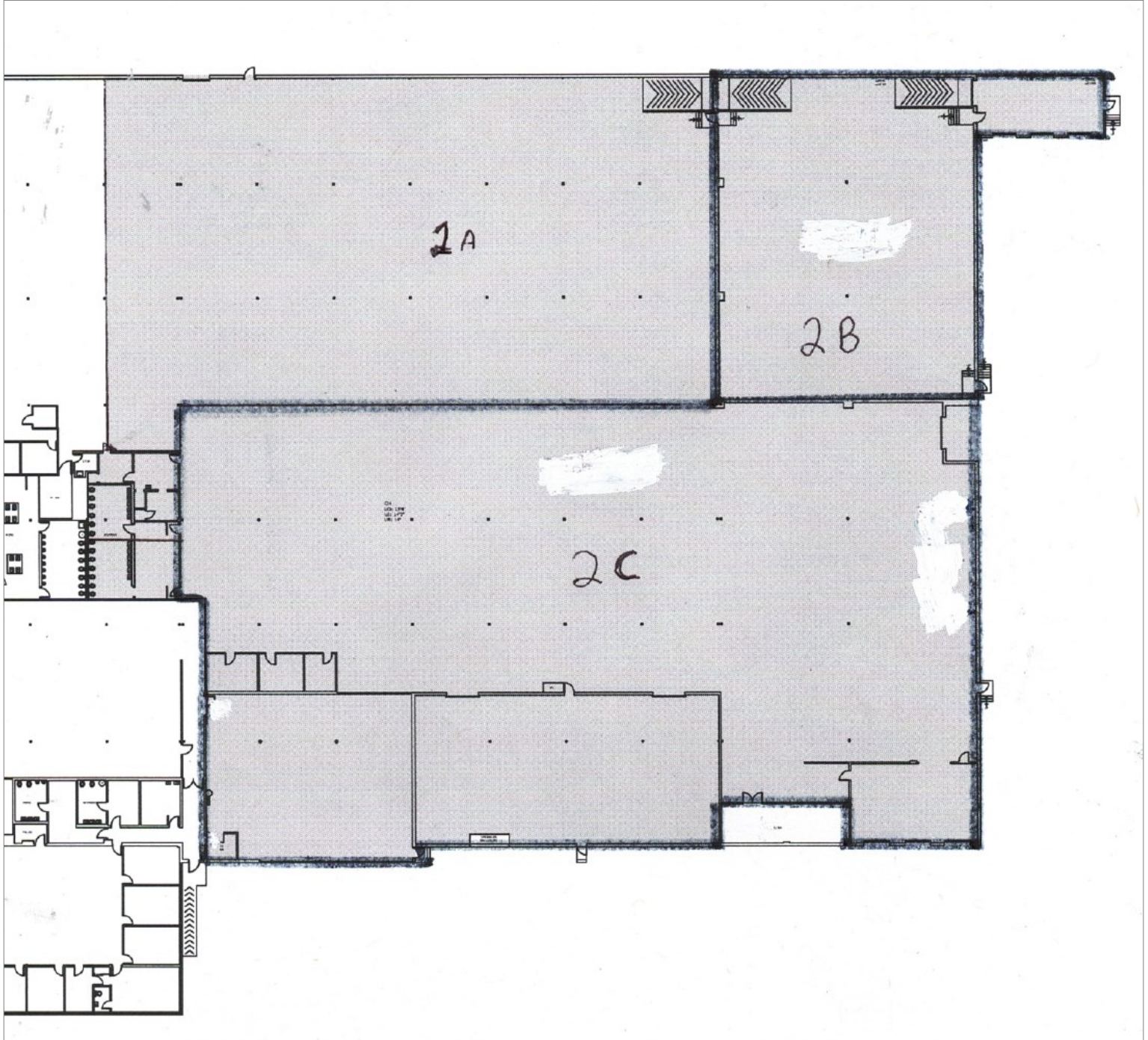


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