

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$11.95PSF**  
NET LEASE RATE

**\$3.50PSF**  
T.M.I. (2024)

**54,111**  
SQUARE FEET



## 20 Myler Street, Unit X, Hamilton, ON

Large manufacturing space in Hamilton's Downtown. Fully serviced by 4 cranes in long 450' bays, 33 ton, 2 x 30 ton and 20 ton. Close proximity to the industrial sector while having rail access. Offices located on second and third floor.

**Mike Beaudoin**  
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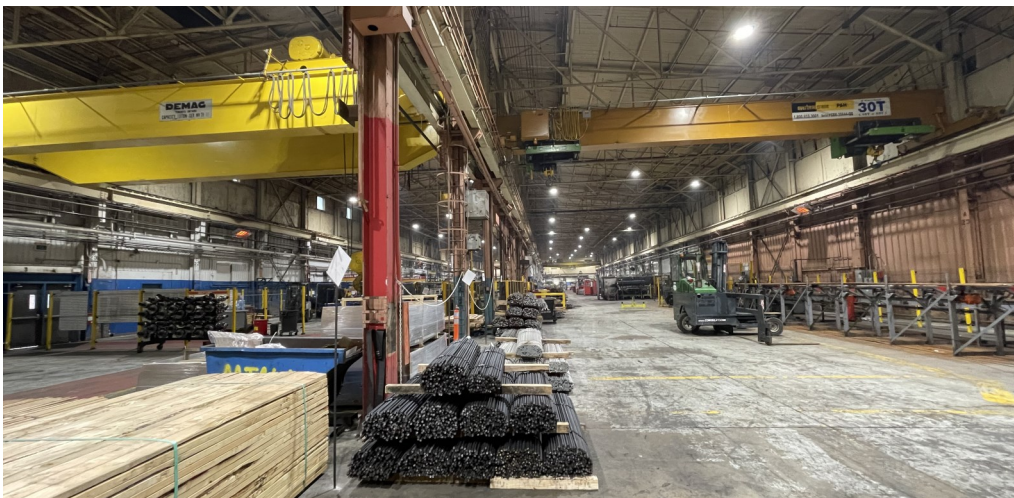
### HAMILTON OFFICE

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.

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UNIT DETAILS	
NET LEASE RATE	\$11.95 psf
T.M.I. (2023)	\$3.50 psf
BUILDING SIZE	54,111 sf
CLEAR HEIGHT	26 ft
CRANES	(1) 33 ton, (2) 30 ton, (1) 20 ton
LAND SIZE	15.591 acres
FLOORS	3
LOADING	Drive-In
OFFICE	6,838 sf
PARKING	Yes
POWER	2000 V
ZONING	M6

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  - rail access
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