

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL & OUTSIDE STORAGE SPACE FOR LEASE

BBSREALTY.COM

\$15.25 PSF
NET LEASE RATE

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

10,000 SF
UNIT 107

10,800 SF
UNIT 101

20,800 SF
ADJACENT UNITS COMBINED

2 ACRES
OUTSIDE STORAGE

241 South Service Rd, Grimsby, ON

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

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Sales Representative

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Mike Beaudoin

Sales Representative

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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.

INDUSTRIAL SPACE FOR LEASE: UNIT 101

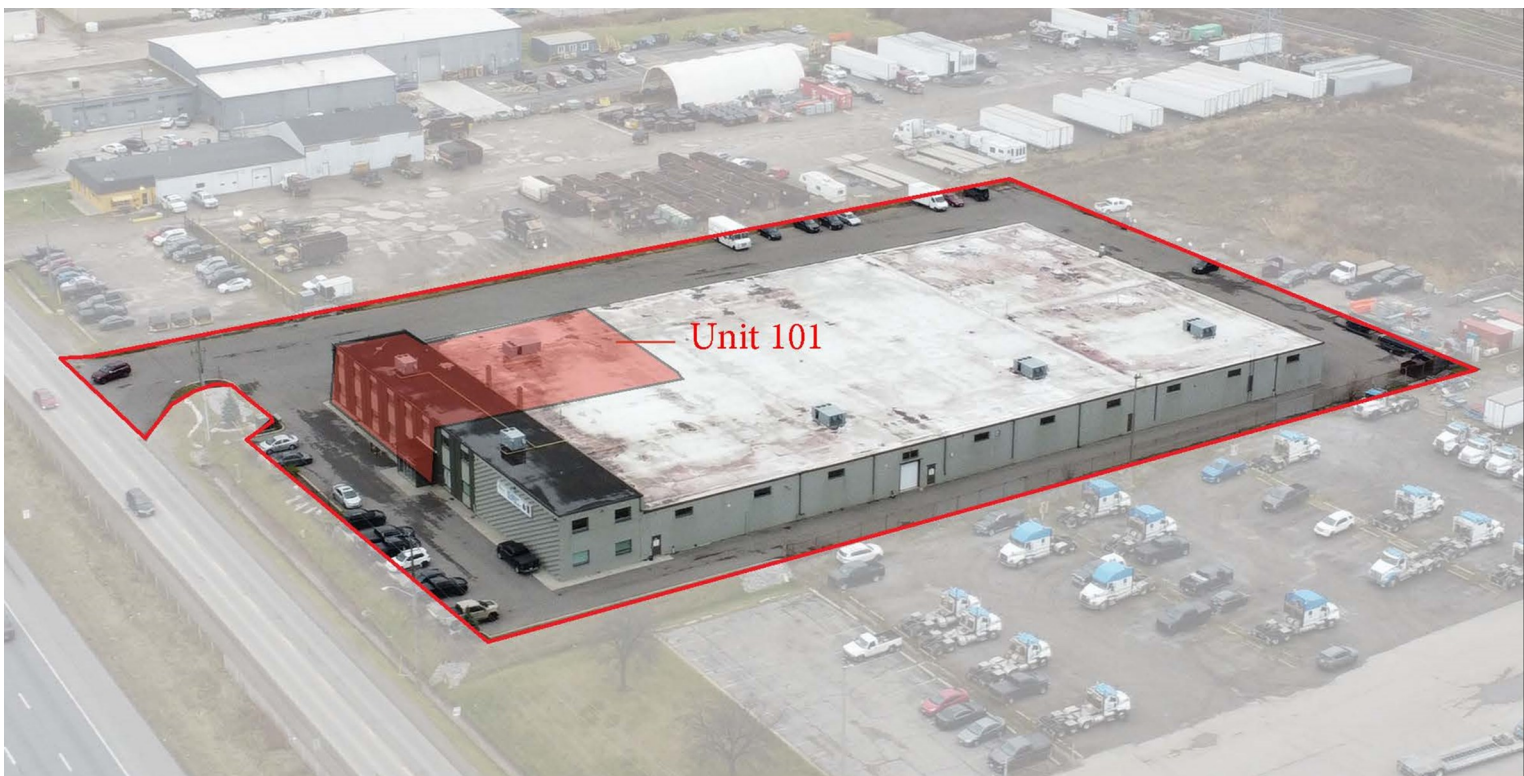
10,800 square foot unit. Two interior dock level doors plus one drive-in door.

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	GE

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



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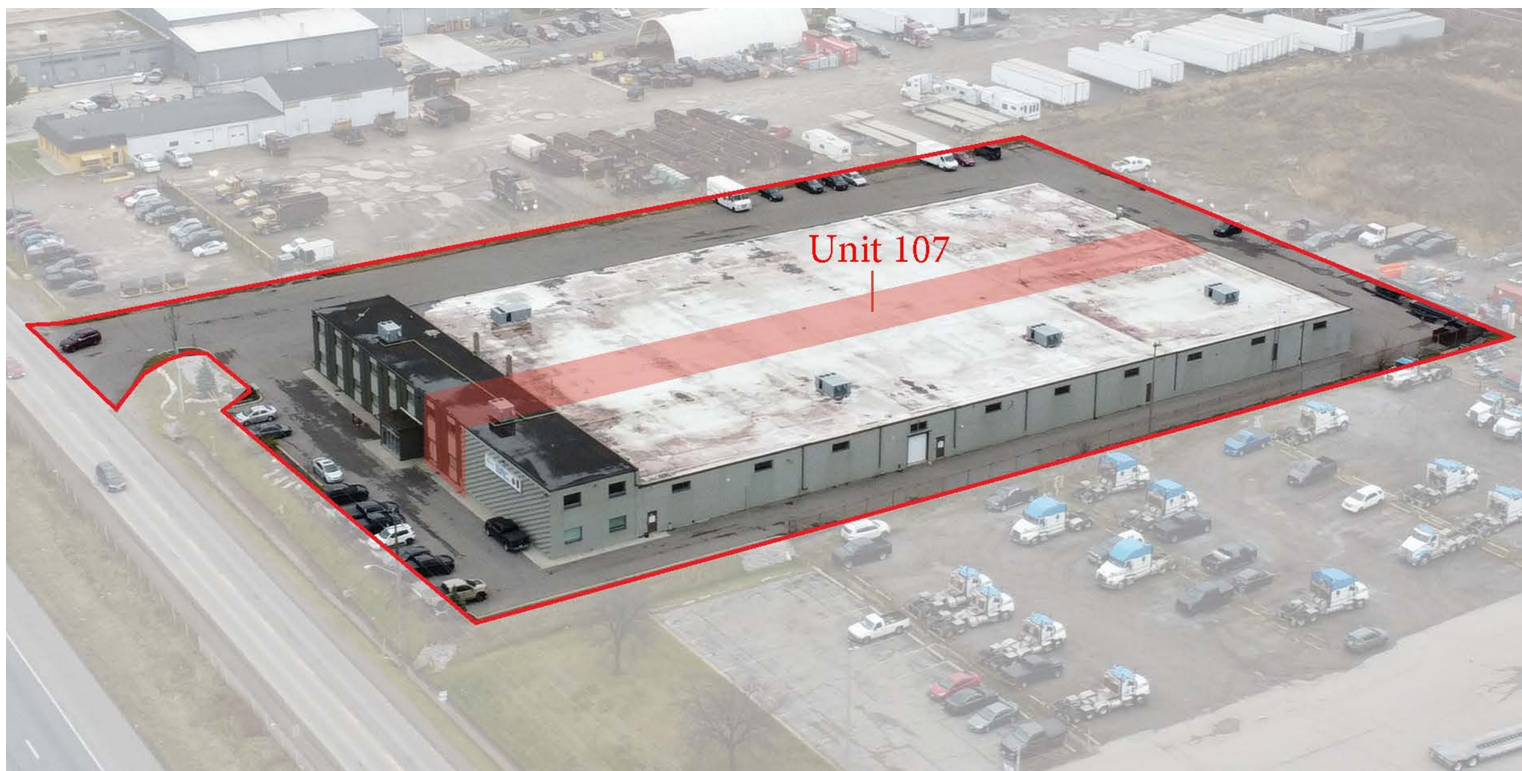
INDUSTRIAL SPACE FOR LEASE: UNIT 107

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



UNIT 107 DETAILS	
NET RENT	\$15.25psf
T.M.I. (2024)	\$3.14psf
SIZE	10,000 sf
OFFICE SIZE	835 sf
AIR CONDITIONED	no
CLEAR HEIGHT	14'
DOORS - DRIVE-IN	(1) 12' x 12'
DOORS - TRUCK LEVEL	(2) 14' x 14'
PARKING	yes
ZONING	GE

- Ample parking
- Good visual
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- Highway access nearby
- Public transit



Unit 107

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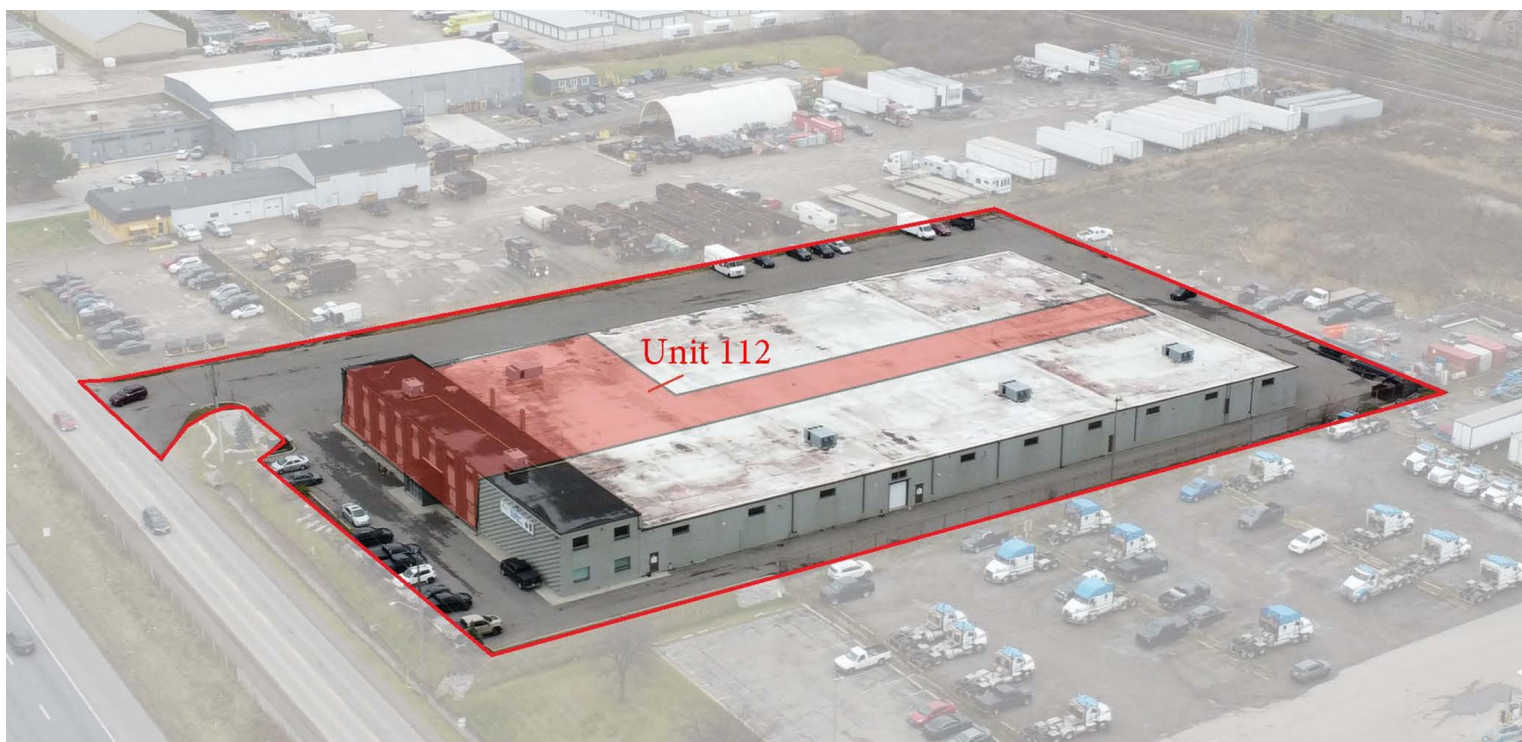
INDUSTRIAL SPACE FOR LEASE: UNIT 112

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	GE

- Ample parking
- Good visual
- High traffic area
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INDUSTRIAL SPACE FOR LEASE

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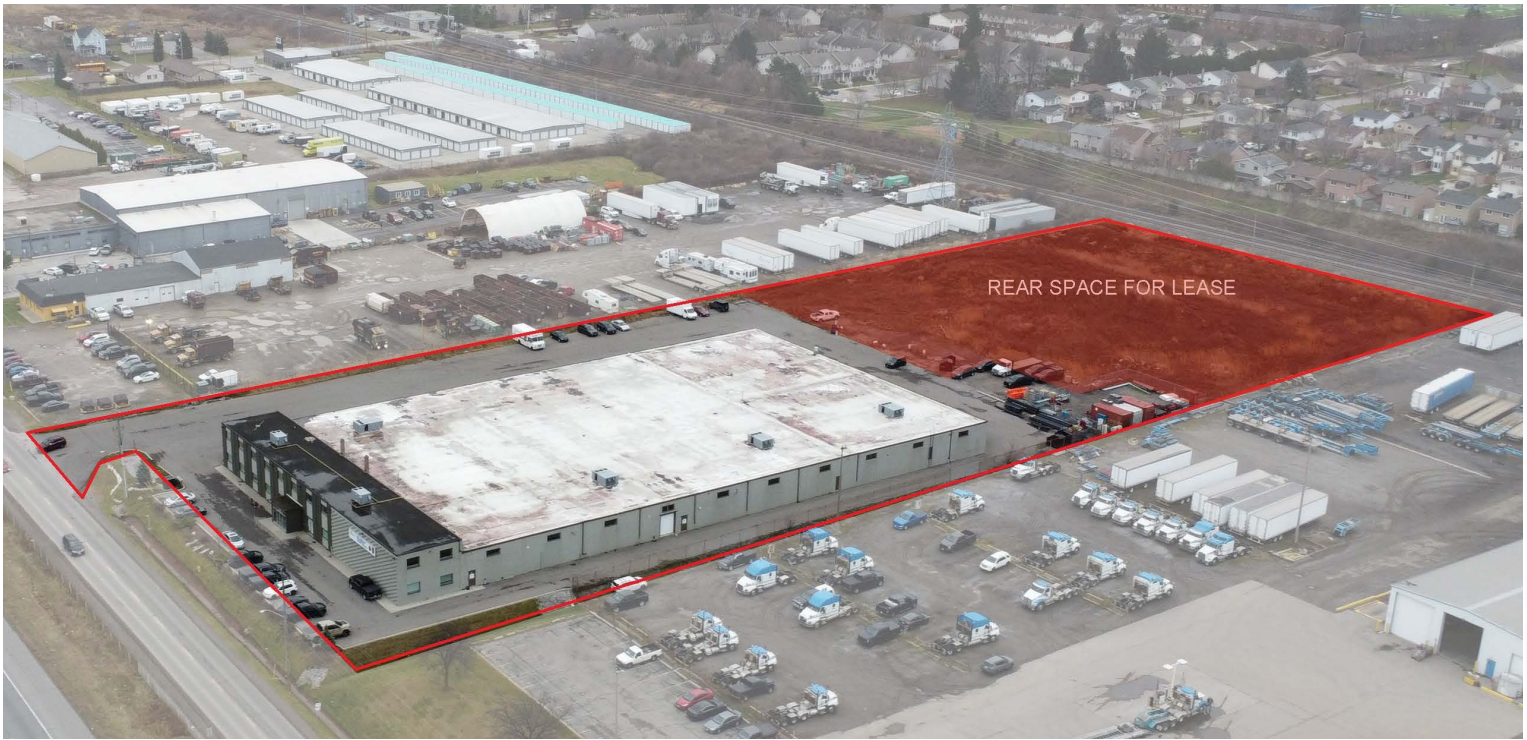
OUTSIDE STORAGE SPACE FOR LEASE

2 acres of cleared land with GE zoning available for outside storage. Building space available. Close proximity to highways, price is per acre gross annually.



OUTSIDE STORAGE DETAILS

GROSS YEARLY RENT	\$65,000.00 per acre
SIZE	2 acres
OUTSIDE STORAGE	yes
ZONING	GE



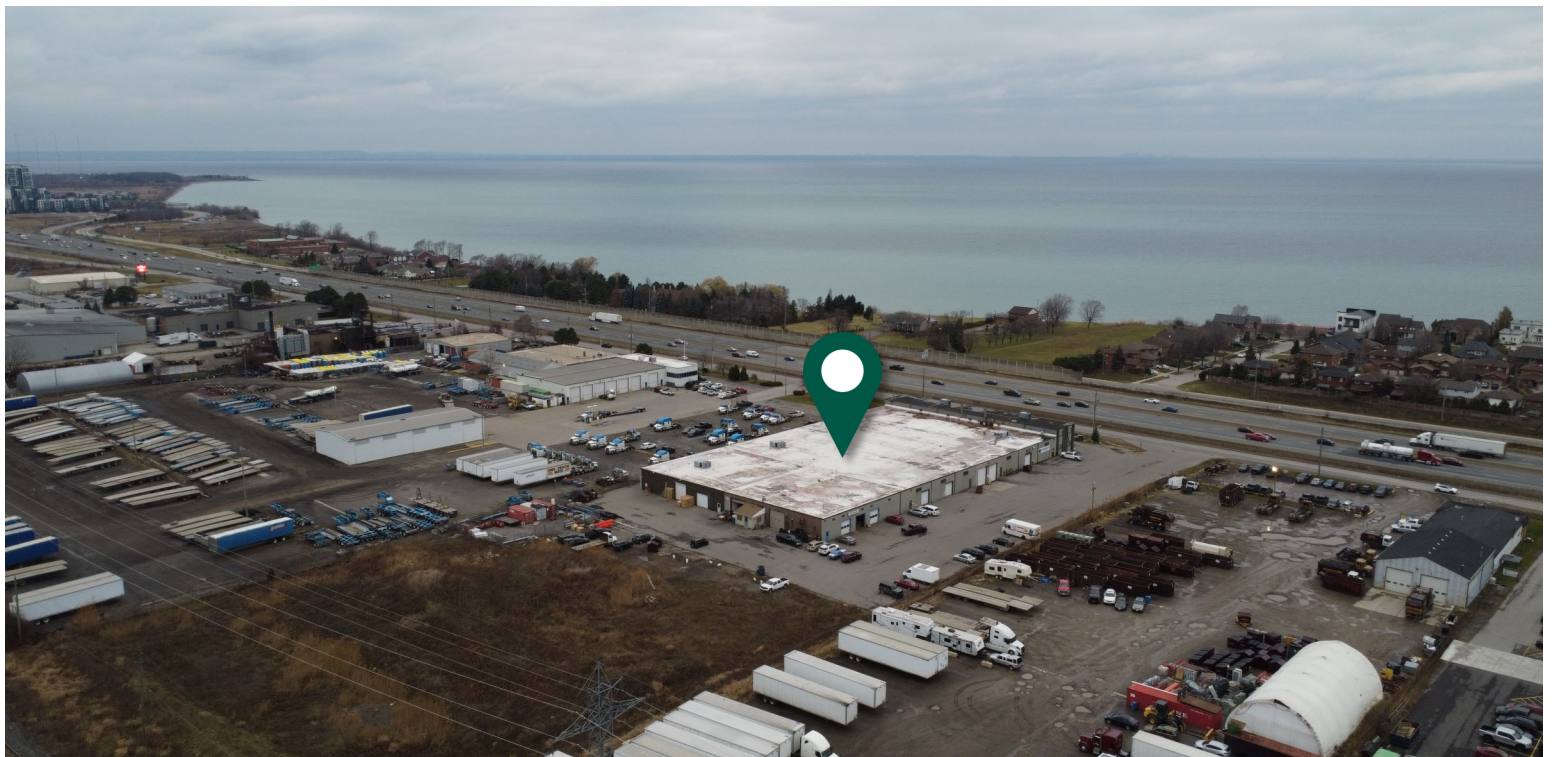
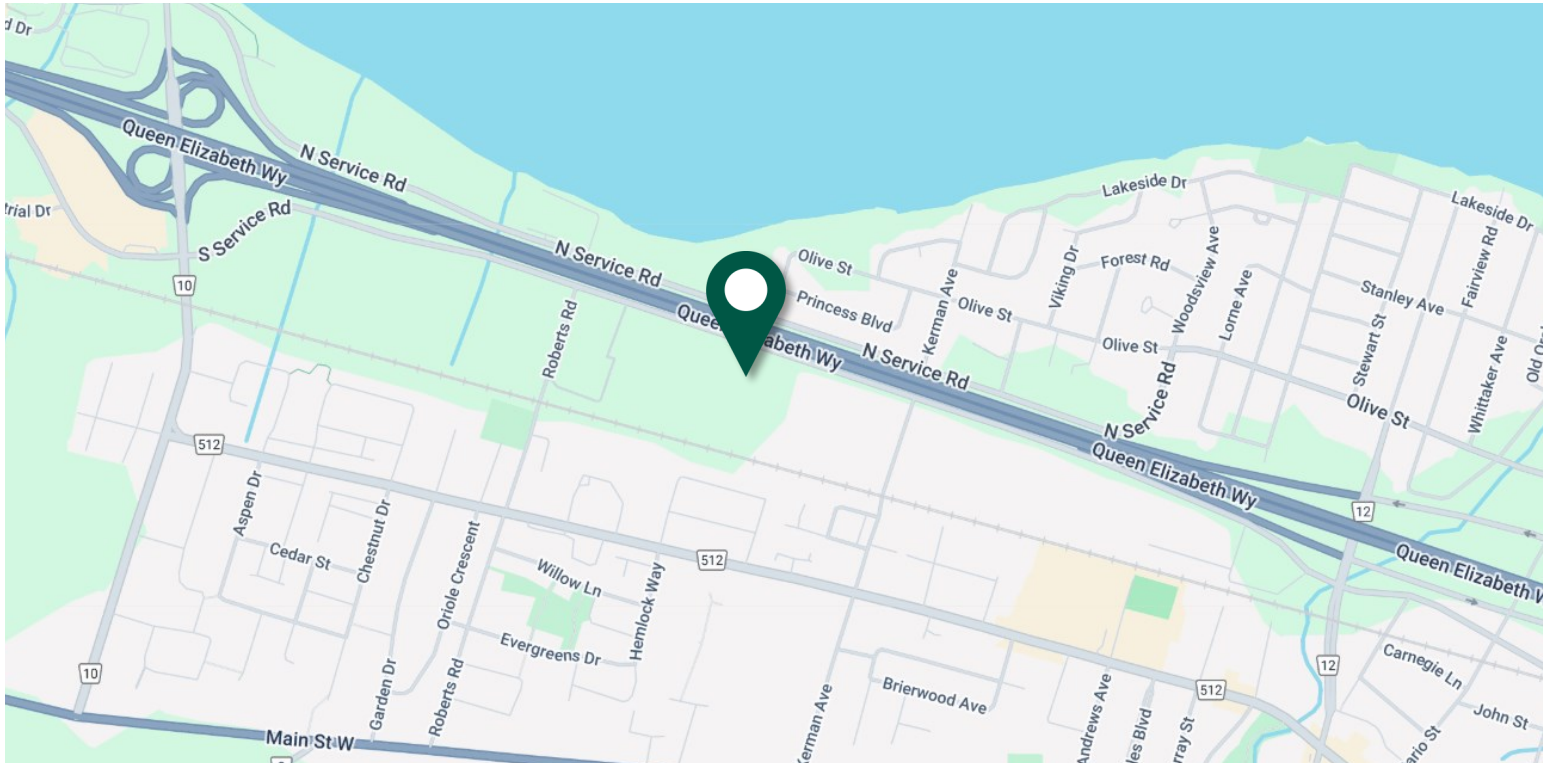
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