

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

FLEX INDUSTRIAL/OFFICE BUILDING FOR LEASE

BBSREALTY.COM

\$5,000/MO
NET LEASE

2,500
SQUARE FEET

72' x 75.6'
LOT SIZE



472 Beach Road, Hamilton, ON

Modern flex industrial and office space available for lease. Ideally located near major highways and local amenities. This meticulously upgraded building offers a professional, move-in ready environment with significant improvements completed over the past 7 years, including a new roof, siding, windows, doors, HVAC systems, plumbing, electrical, insulation, polished concrete floors, LED lighting, and a repaved driveway. Interior upgrades include a second bathroom, private offices, boardrooms, and a sleek new kitchen, making this a turnkey solution for businesses seeking quality and convenience.

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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.

FLEX INDUSTRIAL/OFFICE BUILDING FOR LEASE

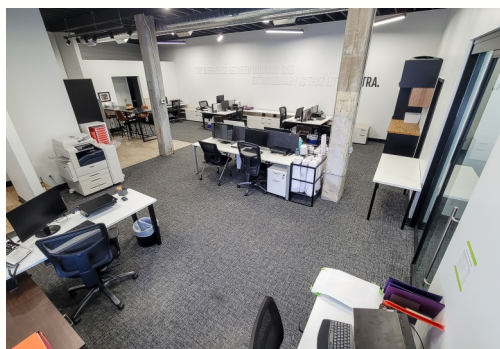
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PROPERTY DETAILS

BUILDING SIZE	2,500 sf
OFFICE SPACE	2,200 sf
LEVELS	1
PARKING	surface
POSSESSION	flexible
WASHROOMS	yes
ZONING	C2, J/S-740

- 2,500 square foot building on 72' x 75.6' lot
- Located on the corner of Beach Road and Dofasco Road,
- Property lends itself to many possibilities for business and professional offices
- Great location within close proximity of a variety of amenities
- Good parking
- Highway access nearby
- Vacant, flexible possession



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