

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR LEASE

BBSREALTY.COM

\$10.95 PSF
NET LEASE RATE

\$4.50PSF
T.M.I. (2025)

7,500
SQUARE FEET



1853 Upper James Street, Rear Building, Hamilton ON

PROPERTY DETAILS

DOORS - TRUCK LEVEL	(1) 10' x 8'
DOORS - DRIVE-IN	(1)
LOT SIZE	3.774 acres
OFFICE	13%
PARKING	Surface
POSSESSION	Immediate
ZONING	C7-Exception 303

Property offers approximately 6,500 SF of warehouse/industrial space and 1,000 SF of office space. Located on Hamilton's West Mountain, the site provides convenient highway access. Zoning permits a variety of uses. Tenant is responsible for all maintenance and utilities. Contact Listing Agent for further details. Available immediately.



Shawn Doiron

Sales Representative

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HAMILTON OFFICE

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