

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR LEASE

BBSREALTY.COM

**\$10.95 PSF**  
NET LEASE RATE

**\$4.50 PSF**  
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.

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