

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. (2026)

7,500
SQUARE FEET



1853 Upper James Street, Rear Building, Hamilton ON

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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HAMILTON MAIN 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.

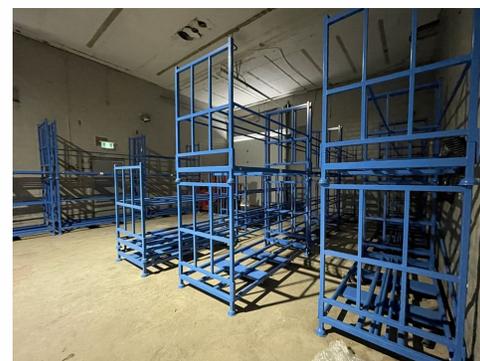
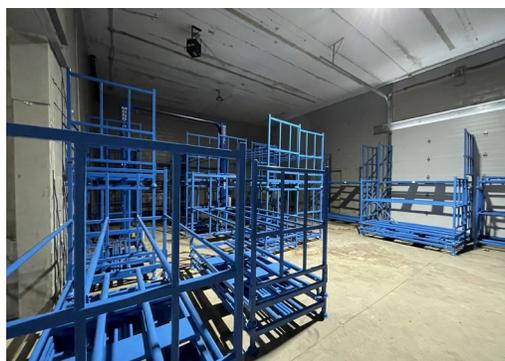
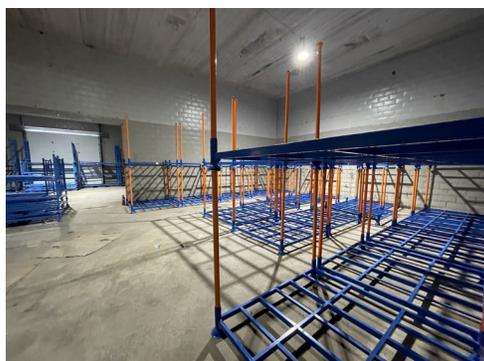
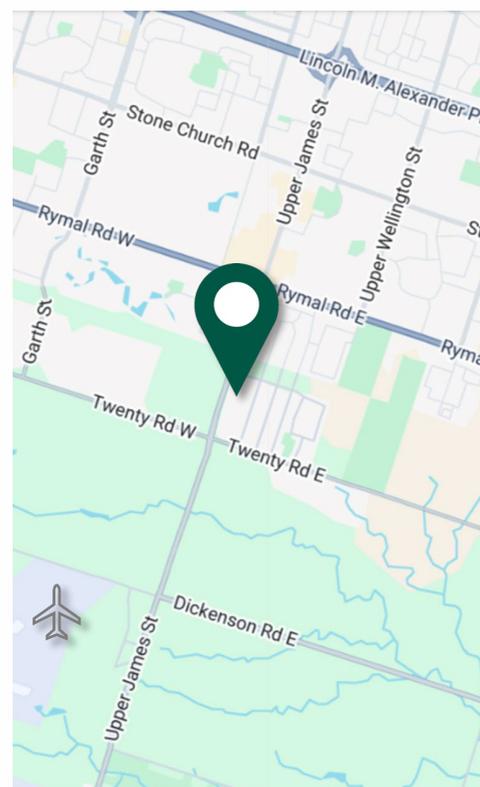
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DETAILS

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



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