

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$12,499,000

ASKING PRICE

57,026

SQUARE FEET

3

ACRES



275 Nebo Road, Hamilton, ON

Light manufacturing or warehouse space with frontage on Nebo Rd. Building equipped with multiple dock level doors as well as drive-in to suit any business needs. Currently fully tenanted. Multiple lot entrances/exits both off Nebo Rd. and Lancing Dr. Abundant parking on a total of over 3 acres of land.

Mike Beaudoin

Broker of Record

Direct: 905.978.3770

Email: michael@bbsrealty.com

John Edward Macnamara

Sales Representative

Senior Vice President

Direct: 289.244.6096

Email: macnamara@bbsrealty.com

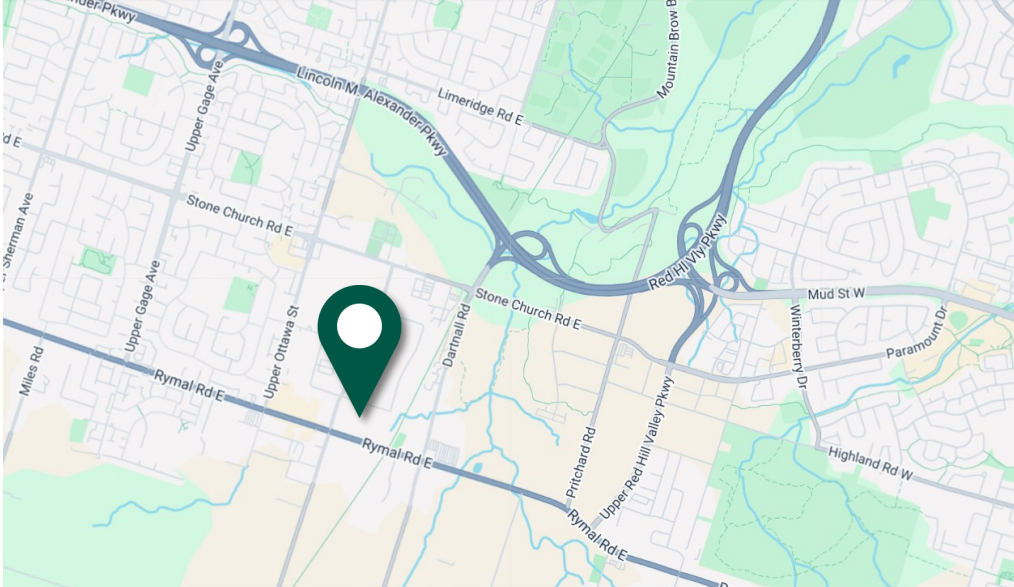


HAMILTON OFFICE

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 PROPERTY FOR SALE

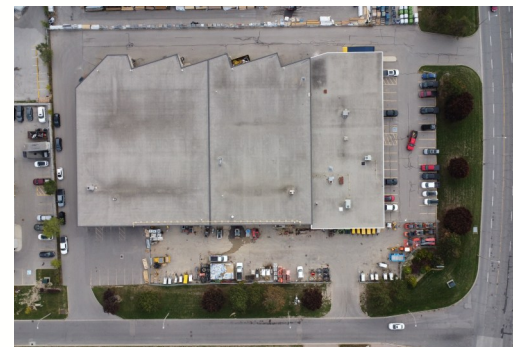


PROPERTY DETAILS

INDUSTRIAL AREA	51026 sf
RETAIL AREA	6000 sf
CLEAR HEIGHT	18'
DOORS - DRIVE-IN	4
DOORS - DOCK LEVEL	4
LEVELS	1
PARKING	(60) surface
POWER	600 V, 400 A
RETAIL AREA	6000sf
TAXES (2025)	\$109,181.01
WASHROOMS	2
ZONING	M3



- Functions as either light manufacturing or warehouse/showroom space
- Frontage on Nebo Road
- Building equipped with multiple dock level doors as well as drive-in to suit any business needs
- Currently fully tenanted, lease details available upon signing an CA
- Multiple lot entrances/exits both off Nebo Road and Lancing Drive
- Abundant parking
- Over 3 acres of land



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