

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL & OUTSIDE STORAGE SPACE FOR LEASE

BBSREALTY.COM

**10,000 SF**  
UNIT 101

**\$13.85 PSF**  
NET LEASE RATE

**\$3.14 PSF**  
T.M.I. (2024)

**2 ACRES**  
OUTSIDE STORAGE

**\$5,400/ACRE**  
GROSS MONTHLY RATE

### 241 South Service Road, Grimsby, ON

Industrial space and outside storage for lease in Grimsby with QEW exposure. Partially air conditioned. Building has both dock and drive-in doors. Easy highway access and less than 2km from downtown Grimsby.

#### John Edward Macnamara

Sales Representative  
Senior Vice President

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#### Mike Beaudoin

Broker of Record

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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.



# INDUSTRIAL SPACE FOR LEASE: UNIT 101

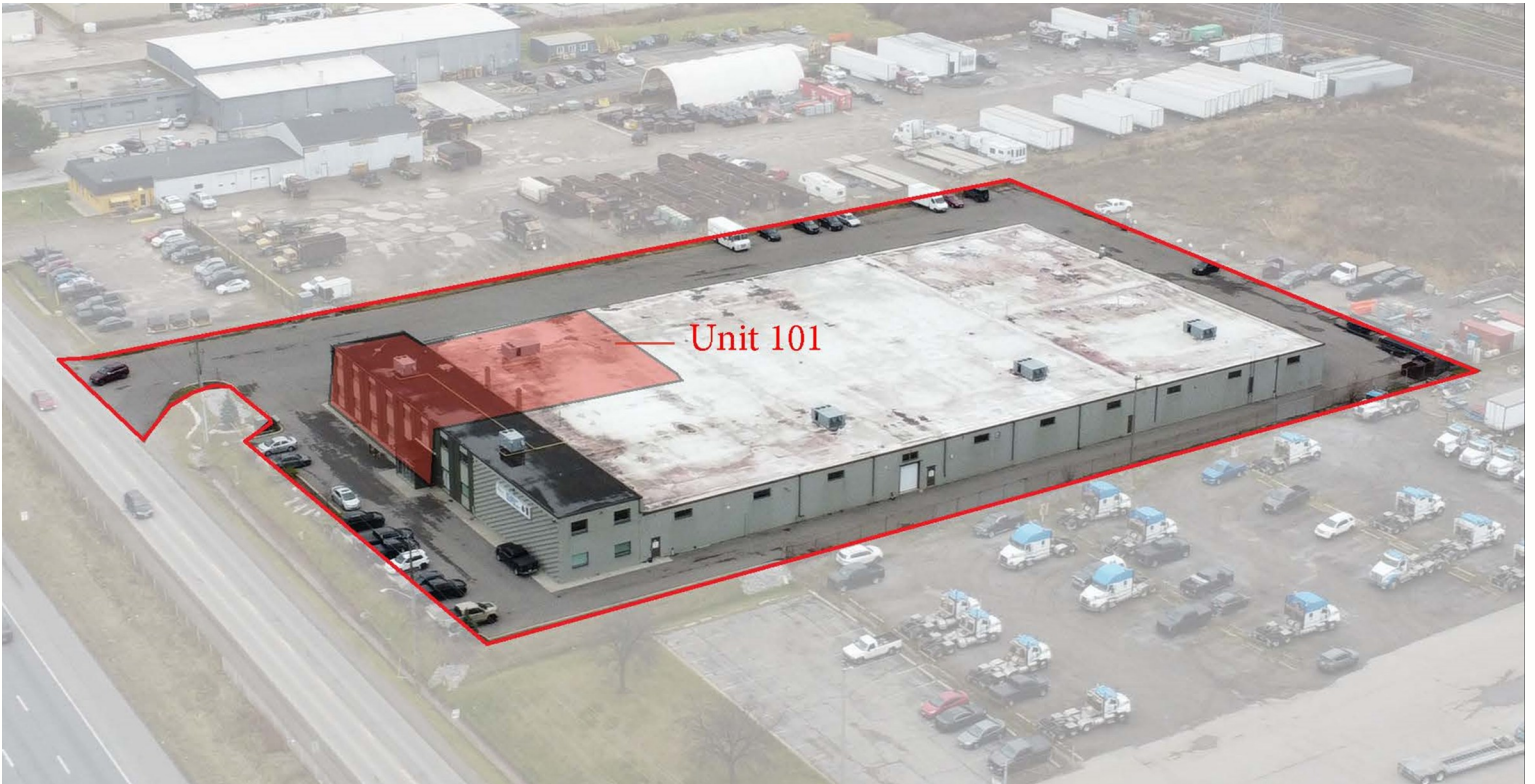
10,800 square foot unit. Two interior dock level doors plus on drive-in door. Attractive, fully air conditioned unit. Current tenant in place until February 2026.



## UNIT 101 DETAILS

NET RENT	\$13.85psf
T.M.I. (2024)	\$3.14psf
SIZE	10,800sf
OFFICE SIZE	2,700sf
AIR CONDITIONED	yes
CLEAR HEIGHT	14'
DOORS - DRIVE IN	(1) 12' x 12'
DOORS - TRUCK LEVEL	(2) 14' x 14'
PARKING	yes
ZONING	GE

- Ample parking
- Good visual
- High traffic area
- Highway access nearby
- Public transit



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# INDUSTRIAL SPACE FOR LEASE

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# OUTSIDE STORAGE SPACE FOR LEASE

2 acres of cleared land with GE zoning available for outside storage. Building space available. Close proximity to highways, price is per acre gross monthly.



## OUTSIDE STORAGE DETAILS

GROSS MONTHLY RENT \$5,400.00 per acre

SIZE 2 acres

OUTSIDE STORAGE yes

ZONING GE



## HAMILTON OFFICE

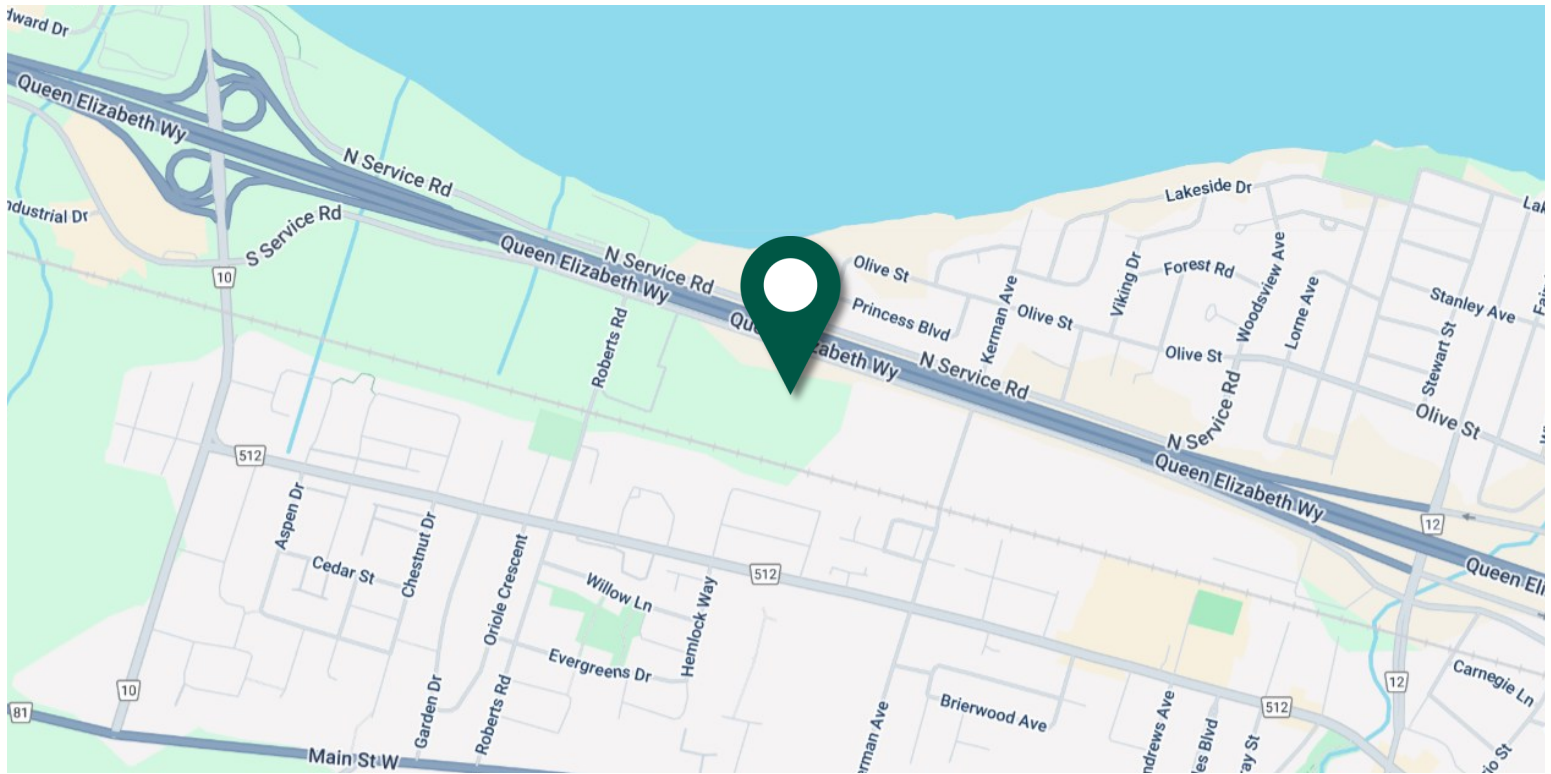
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