

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.50 PSF
NET LEASE RATE

\$4.00 PSF
T.M.I. (2025)

6,100
SQUARE FEET



125 Nebo Road, Unit 1, Hamilton, ON

Prime opportunity in the Red Hill Industrial Park! This versatile commercial space offers a functional mix of front retail/showroom area complete with two private offices, and a high-clearance rear warehouse featuring over 14 ft clear height. The building is equipped with a 12' x 12' rear bay door, providing easy access for loading, and the mezzanine offers valuable additional storage options. The property boasts a large fenced yard with plenty of space for trucks, outdoor storage, and ample on-site parking for staff and customers alike. Conveniently located minutes from the Lincoln Alexander Parkway and the Red Hill Valley Expressway, ensuring excellent accessibility across the city and major transportation routes. Well-maintained by a professional property management company, this clean and functional space is ideal for a wide range of industrial, service, or commercial operations.

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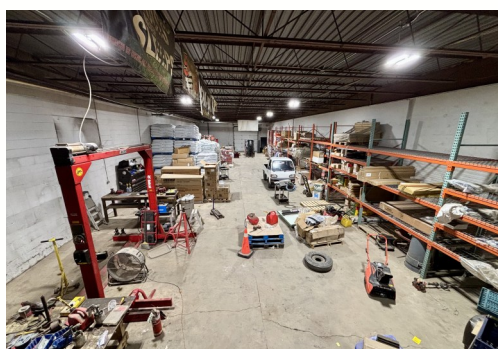
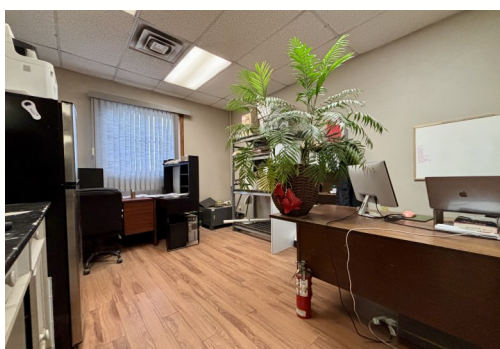
HAMILTON DOWNTOWN OFFICE

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P 905.527.1144 F 905.546.0007

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 UNIT FOR LEASE

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PROPERTY DETAILS

DOOR - GRADE LEVEL	(1) 12' x 12'
LEVELS	1
POSSESSION	immediate
ZONING	M3

- The building is equipped with a 12' x 12' rear bay door, providing easy access for loading, and the mezzanine offers valuable additional storage options
- The property boasts a large fenced yard with plenty of space for trucks, outdoor storage, and ample on-site parking for staff and customers alike
- Conveniently located minutes from the Lincoln Alexander Parkway and the Red Hill Valley Expressway, ensuring excellent accessibility across the city and major transportation routes
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