

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$8.00 PSF**  
NET LEASE RATE

**\$4.25 PSF**  
T.M.I. (2026)

**59,500**  
SQUARE FEET



### 1800 17th Street East, Unit 4, Owen Sound, ON

Located in the heart of Owen Sound's industrial area, this expansive warehouse offers excellent functionality for a wide range of industrial uses. The unit totals approximately 59,500 sq. ft. and features clear heights ranging from 20'9" to 29'. Conveniently situated within one block of Highway 26, the building provides excellent access for transportation and deliveries. Shipping capabilities include 18' x 16' grade-level doors, one 9' x 10' dock-level door, and a 15-ton bridge crane. Vacant and ready for immediate occupancy.

 **Evan Apostol**  
Broker

Office: 905.527.1144 x 300  
Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

 **John David Blanchard**  
Broker

Direct: 905.869.0494  
Email: [john.blanchard@marklandpm.com](mailto:john.blanchard@marklandpm.com)



#### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1  
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

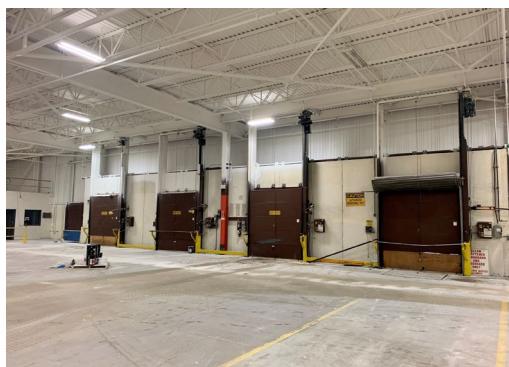
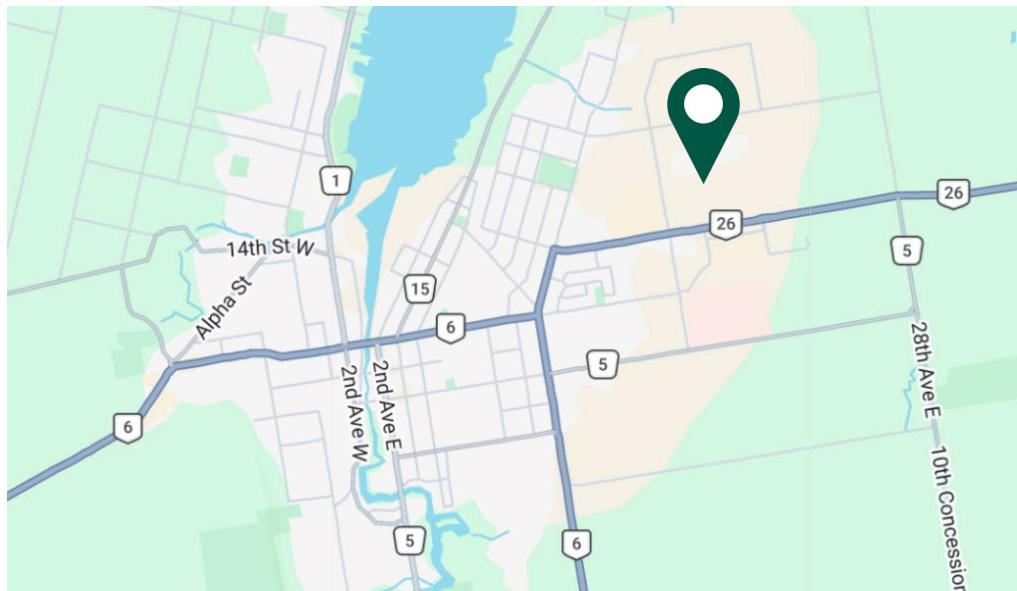
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## DETAILS

|            |           |
|------------|-----------|
| LEVELS     | 1         |
| POSSESSION | immediate |
| ZONING     | M2-1      |

- Features clear heights ranging from 20'9" to 29'
- Conveniently situated within one block of Highway 26, the building provides excellent access for transportation and deliveries
- Shipping capabilities include:
- 18' x 16' grade-level doors
- One 9' x 10' dock-level door
- A 15-ton bridge crane
- Vacant and ready for immediate occupancy



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