

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

**\$16.50-\$16.75 PSF**  
NET LEASE RATE

**\$6.50 PSF**  
T.M.I. (2026)

**4565-93,948**  
SQUARE FEET

**M3**  
ZONING



## 63 Leavitt Boulevard, Waterdown, ON

A new innovative Waterdown Industrial Business Park development in the sought after Waterdown Commercial/Industrial Business Park district, site plan approved, building permit secured and ready to build. Situated in the Hamilton-Waterdown-Burlington Hwy 5 & 6 corridor with quick access to Highways 401, 403 and QEW for easy access to the GTHA. Phase 1 pre-leasing industrial units from 4,565 to 6,039 sf. This is a great opportunity to establish your business early in this growing Clappison's Corners interchange in Waterdown.

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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.

# INDUSTRIAL UNITS FOR LEASE

Phase 1 pre-leasing industrial units from 4,565 to 6,039 sf. Each unit features a grade level drive-in door with 24' clear ceiling height. Phase 2 pre-leasing warehouse industrial units starting from 10,131 to 33,653 sf featuring dock and drive-in loading and 32' clear ceiling height. Units can be combined for larger size requirements. M3 zoning permits a wide range of industrial uses.

## UNIT OPTIONS

UNIT	SIZE	RENTAL RATE	T.M.I. RATE	CEILING HEIGHT	GRADE LEVEL DOORS	TRUCK LEVEL DOORS
1	6,039 sf	\$16.75	\$6.50	24'	(1) 10' x 12'	0
2 & 3	12,373 sf	\$16.50	\$6.50	24'	(2) 10' x 12'	0
6	5,067 sf	\$16.50	\$6.50	24'	(1) 10' x 12'	0
7	4,565 sf	\$16.50	\$6.50	24'	(1) 10' x 12'	0
8 & 9	20,583 sf	\$16.50	\$6.50	32'	(4) 10' x 12'	(2) 8' x 10', 39'6" length
10, 11, 12	33,653 sf	\$16.50	\$6.50	32'	(6) 10' x 12'	(3) 8' x 10', 39'6" length
Full Building	93,948 sf	\$1.00	\$6.50	24' - 32'	(17) 10' x 12'	(5) 8' x 10', 39'6" length

- Zoning: M3

- Lot Size: 4.185 acres



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# INDUSTRIAL UNITS FOR LEASE

3D Rendered Exterior Design Concept Images



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3D Rendered Exterior Design Concept Images



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# INDUSTRIAL PROPERTY FOR SALE

Location Map



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