

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

\$13.50 PSF
NET LEASE RATE

\$5.00 PSF
T.M.I. (2026)

13,016
SQUARE FEET



495 Woodward Avenue, Unit 16-17, Hamilton, ON

Industrial unit for lease in Hamilton. Newer building. Great ceiling height, great loading, and easy access to QEW and Redhill Express Way. The Sub-lease rate is \$13.50 from April 1, 2026. Then \$14.50 from April 1, 2027 to March 31, 28 then last year \$15.50 from April 1, 2028 to March 31, 2029.

 **Gary D. Stapleton**
Broker

Office: 905.529.5900 x 227

Email: stapleton@bbsrealty.com



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.

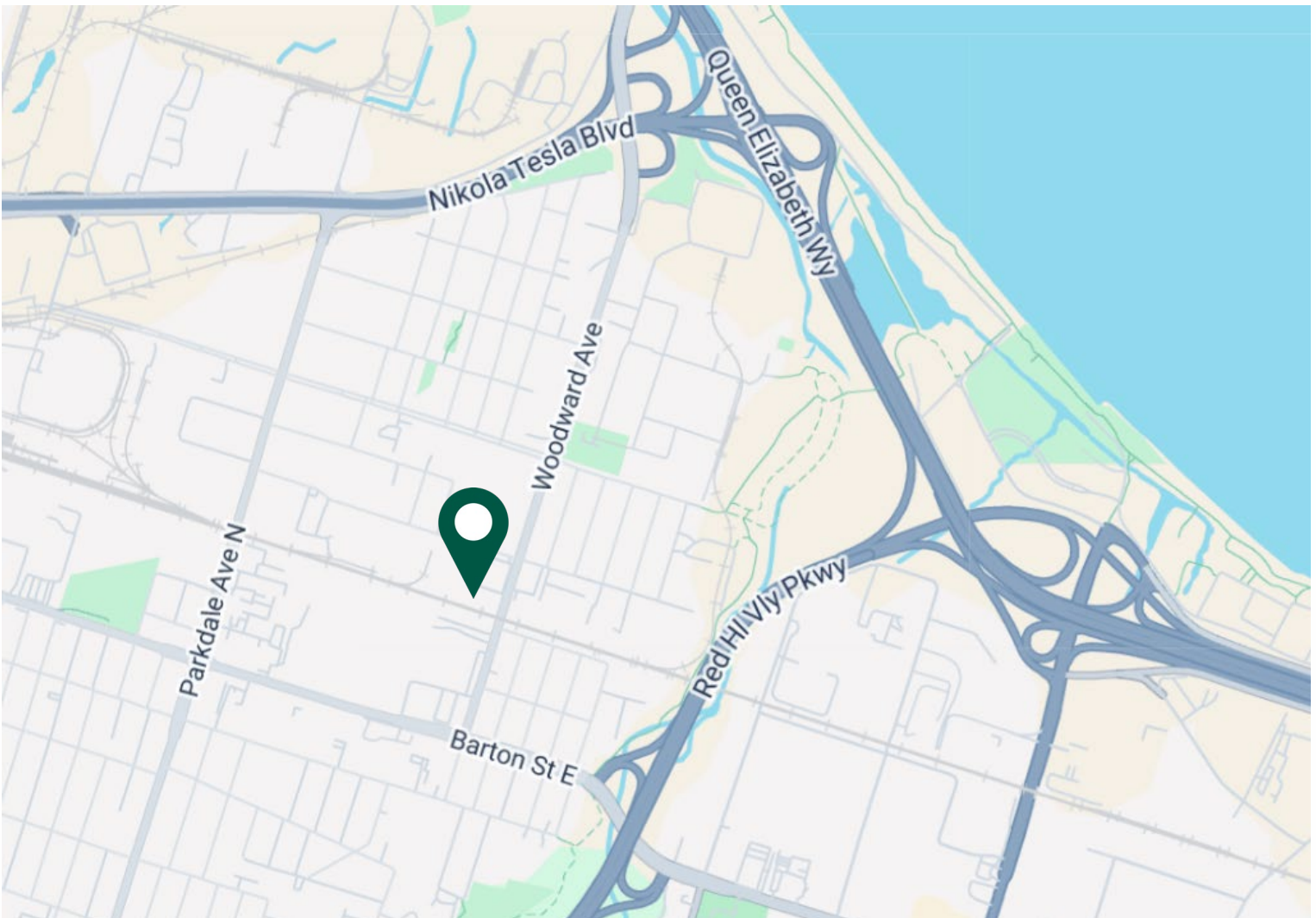
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DETAILS

CLEAR HEIGHT	25'
DOORS – DRIVE-IN	(2) 12' x 14'
DOORS – TRUCK LEVEL	(2) 8' x 10'
LEVELS	1
POWER	600 V / 400 A
ZONING	M6



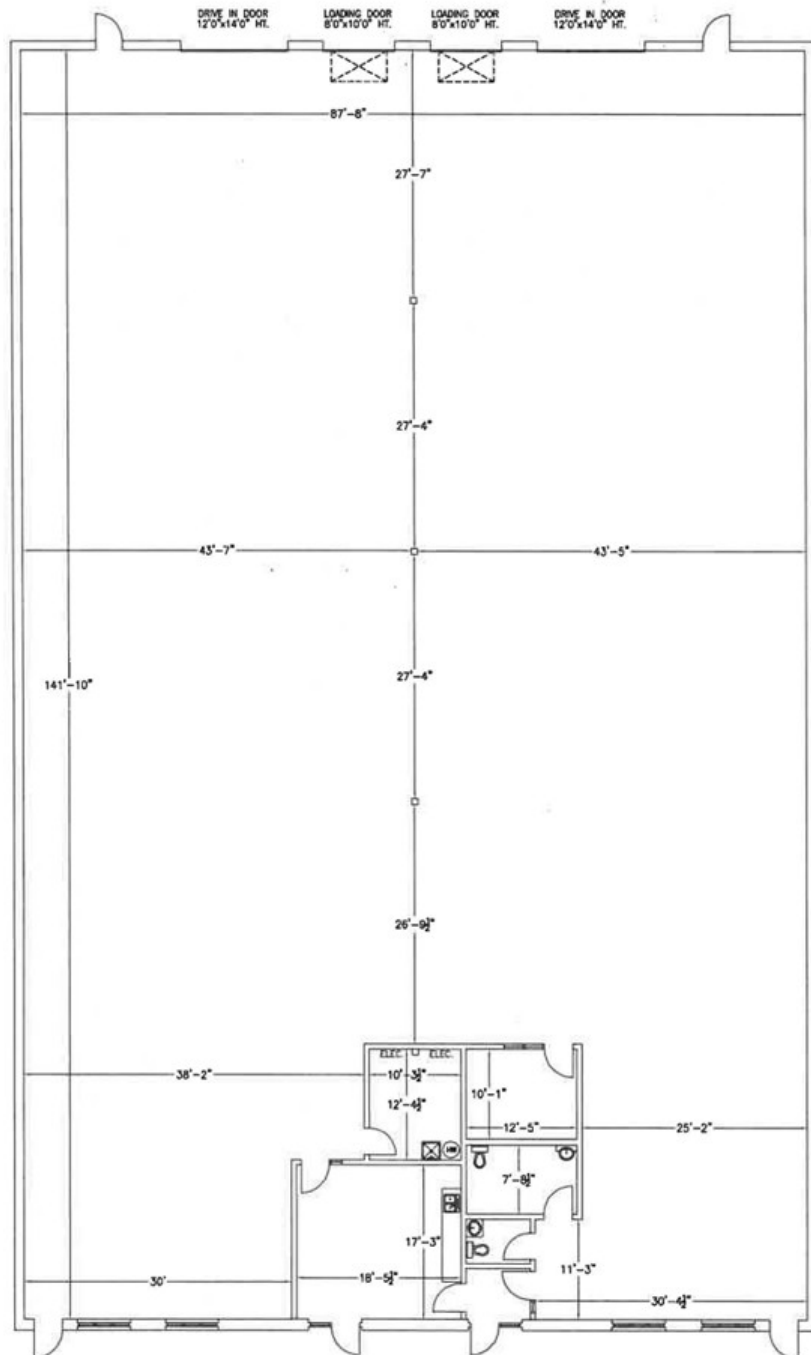
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