

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$6.50 PSF
NET LEASE RATE

\$3.50 PSF
T.M.I. (2026)

17,096-47,565
SQUARE FEET



390 Second Avenue West, Simcoe, ON

Three flexible industrial units available in Simcoe, ranging from 17,096 SF up to 47,565 SF contiguous. Total building is approx. 125,000sf on over 8.25 acres. Each unit features multiple loading options with both grade-level and dock-level configurations possible. Clear height is 16' under joist, rising to 26' at the roof peak, supporting manufacturing, warehousing, distribution, or assembly operations. Each unit includes approx. 15% of well-appointed office space at the front, which could be removed if 100% warehouse space is needed. Over 1.5 acres of outside storage is available for trailer parking, equipment, or product staging.

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HAMILTON DOWNTOWN OFFICE

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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

Three flexible industrial units available in Simcoe, ranging from 17,096 SF up to 47,565 SF contiguous. Total building is approx. 125,000sf on over 8.25 acres.

OPTIONS

UNIT	SQUARE FEET	RENTAL RATE	T.M.I. RATE
1	47,565 sf	\$6.50 psf	\$3.50 psf
2	34,243 sf	\$6.50 psf	\$3.50 psf
3	17,096 sf	\$6.50 psf	\$3.50 psf

- The site is serviced by 3-phase 16kV/27.6kV power, allowing expandable power delivery for higher-demand tenant requirements, subject to system review. General Industrial (MG) zoning permits a broad range of uses including general manufacturing, food processing, material processing, warehousing, construction and contractor operations, research and development, transportation, vehicle services and repair, trade schools, and accessory office and retail uses.
- The Landlord has commenced a major capital program including new LED lighting, updates to HVAC and heating, roofing upgrades, façade improvements, new loading doors, repaved asphalt areas and refreshed landscaping and signage.
- Located in an established industrial area of Simcoe with access to Highway 24 north to Highway 403 and south to Highway 3, the building serves tenants seeking quality industrial space within commuting distance of the Brantford, Hamilton, and Greater Toronto markets. Simcoe offers a stable local labour base with lower operating costs relative to the 403 corridor.

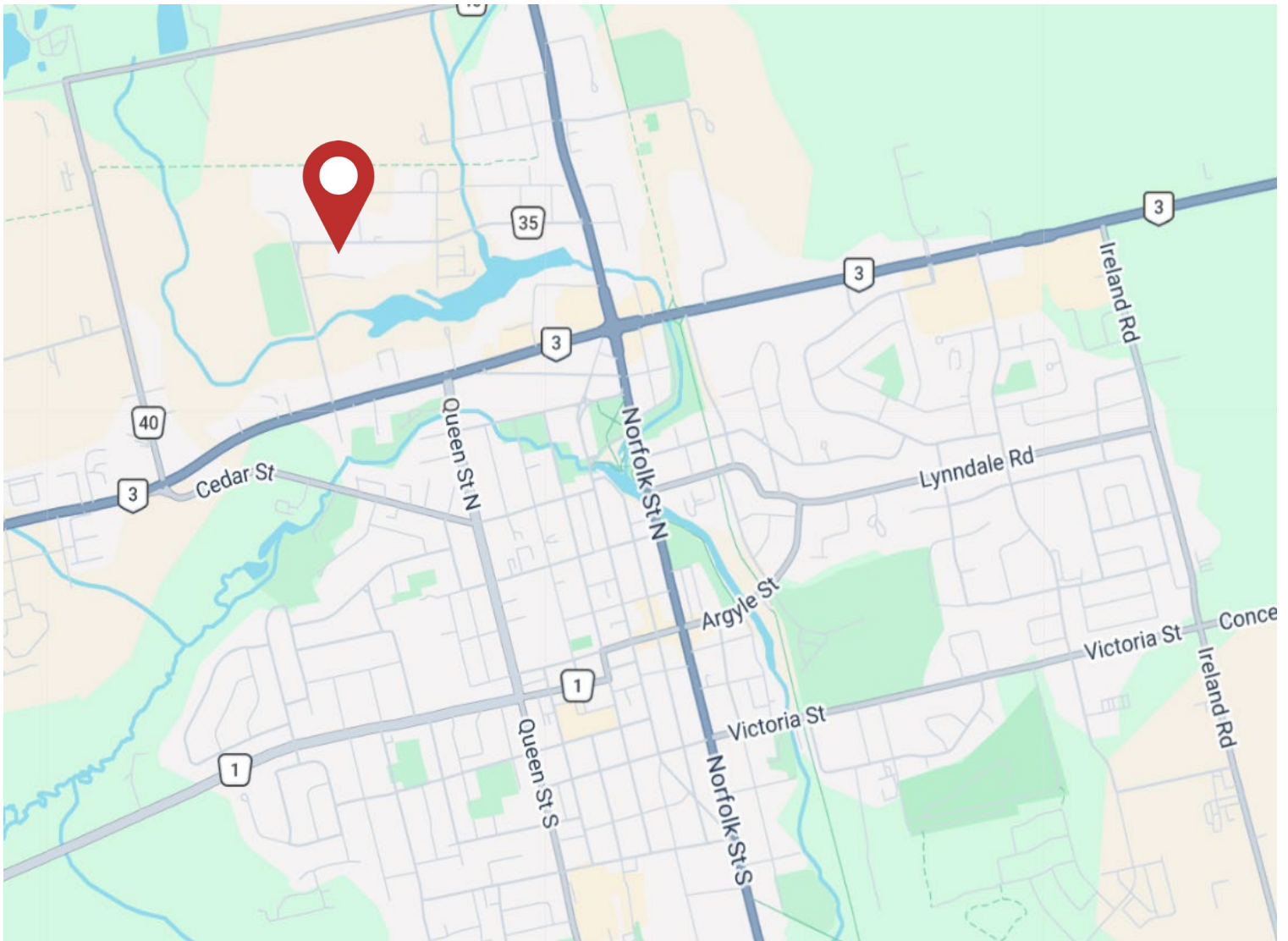


conceptual rendering

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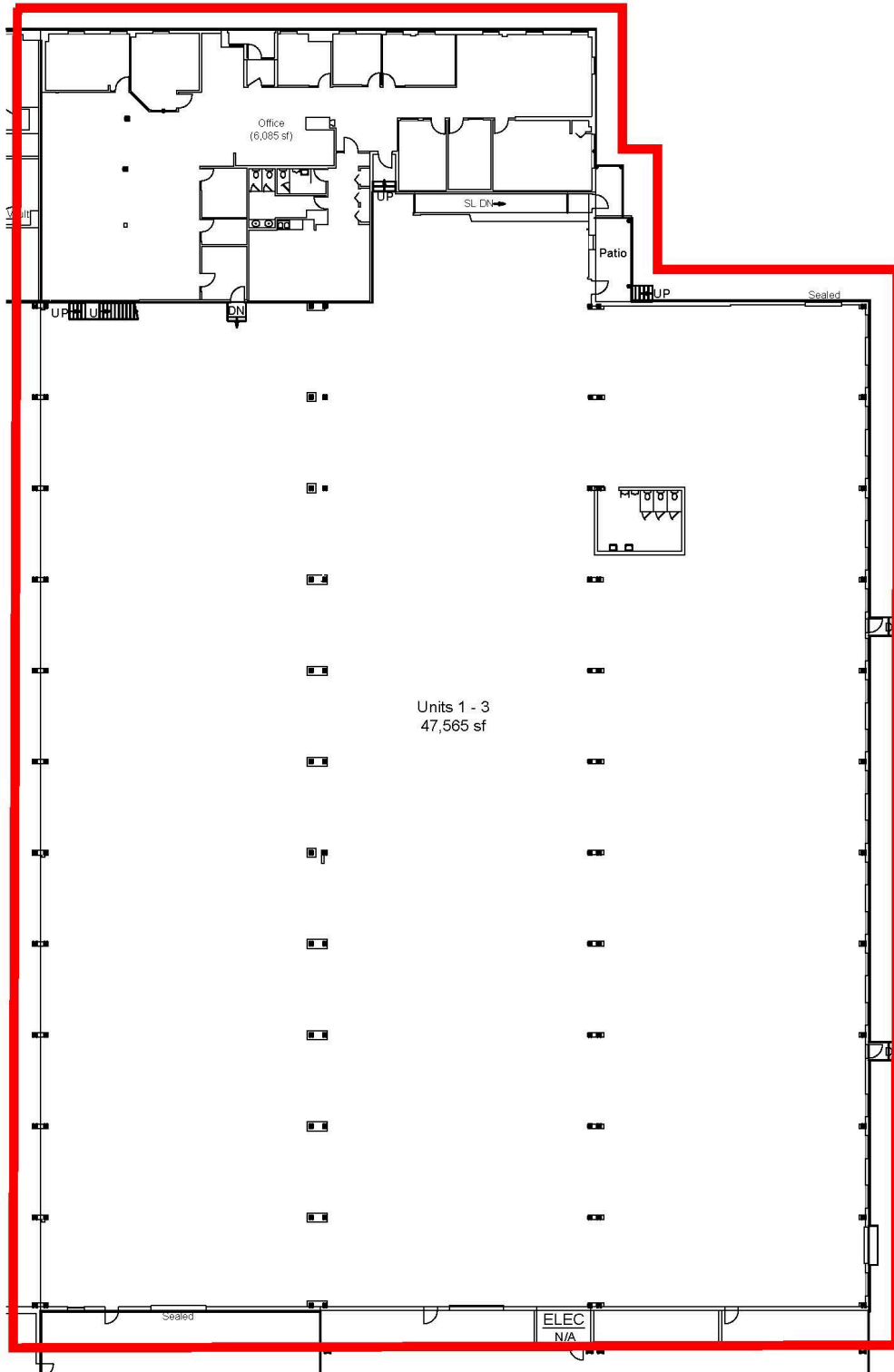


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UNIT 1 – FLOOR PLAN

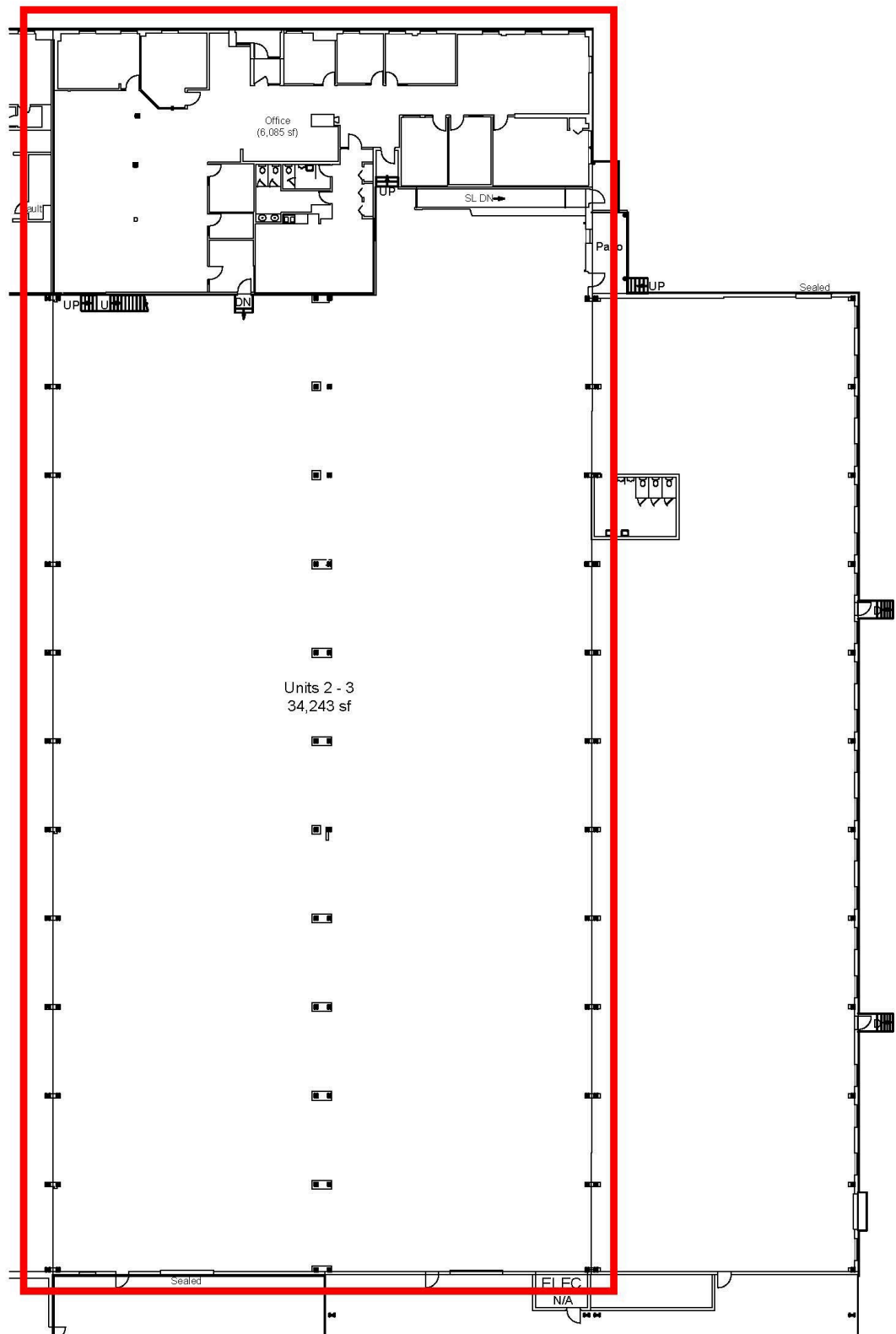


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UNIT 2 – FLOOR PLAN

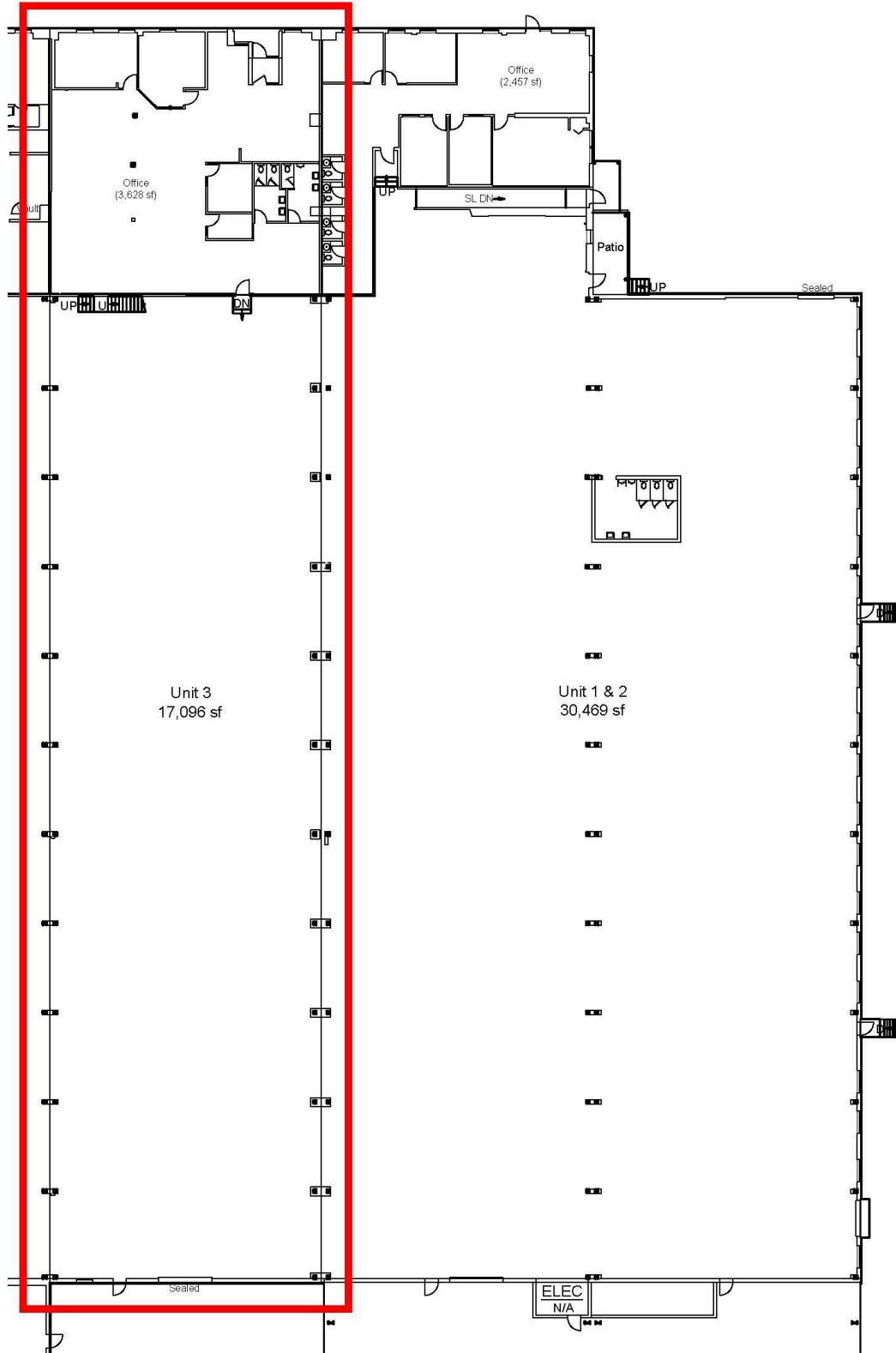


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UNIT 3 – FLOOR PLAN



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