

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL BUILDING & YARD FOR LEASE

BBSREALTY.COM

3 ACRE YARD

18,800 SF BUILDING  
& 1 ACRE YARD

\$6,000.00/MO  
PER ACRE GROSS

\$12.00 PSF  
NET LEASE RATE

\$2.33 PSF  
T.M.I. (2026)



## 371 Sherman Avenue North, Hamilton, ON

Excellent opportunity to lease up to 4.09-acre M5 zoned industrial property in a prime Hamilton location. The property features ample parking / storage space and is well-positioned with convenient access to major transportation routes. This versatile property offers strong potential for a wide range of industrial users.

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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.

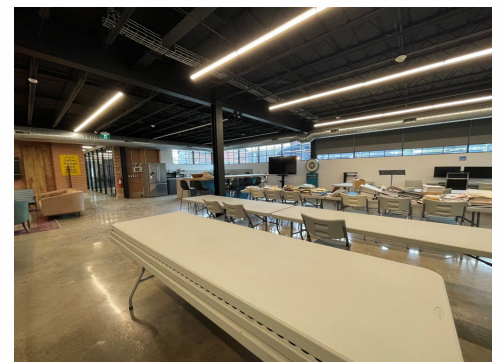
# 18,800 SF BUILDING & 1 ACRE YARD

Incredible leasing opportunity in a prime Hamilton industrial location. This 1-acre M5 zoned property features a 18,800 sq. ft. industrial building with 12' clear height, and freshly renovated office areas. Well-located with convenient access to major transportation routes, this versatile space is well suited for a variety of industrial users.



## BUILDING & 1 ACRE YARD

NET LEASE RATE	\$12.00 psf
T.M.I. (2026)	\$2.33 psf
LOT SIZE	1 acre
LOT FRONT x DEPTH	184' x 220'
TOTAL BUILDING SIZE	18,800 sf
INDUSTRIAL SPACE	12,800 sf
OFFICE SPACE	6,000 sf
CEILING HEIGHT	12'
DOORS - DRIVE-IN	3
ZONING	M5



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# 3 ACRE YARD

Excellent opportunity to lease a 3 acre M5 zoned industrial property in a prime Hamilton location. The property features ample parking / storage and is well-positioned with convenient access to major transportation routes. This versatile property offers strong potential for a wide range of industrial users. Price is per acres gross monthly.



## 3 ACRE YARD

PER ACRE LEASE RATE	6,000.00/mo
ACRES	3
LOT FRONT	228 ft
LOT DEPTH	386 ft
ZONING	M5

- 3 acres M5 zoned industrial
- ample parking / storage
- prime Hamilton location
- convenient access to major transportation routes



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