

BLAIR BLANCHARD STAPLETON

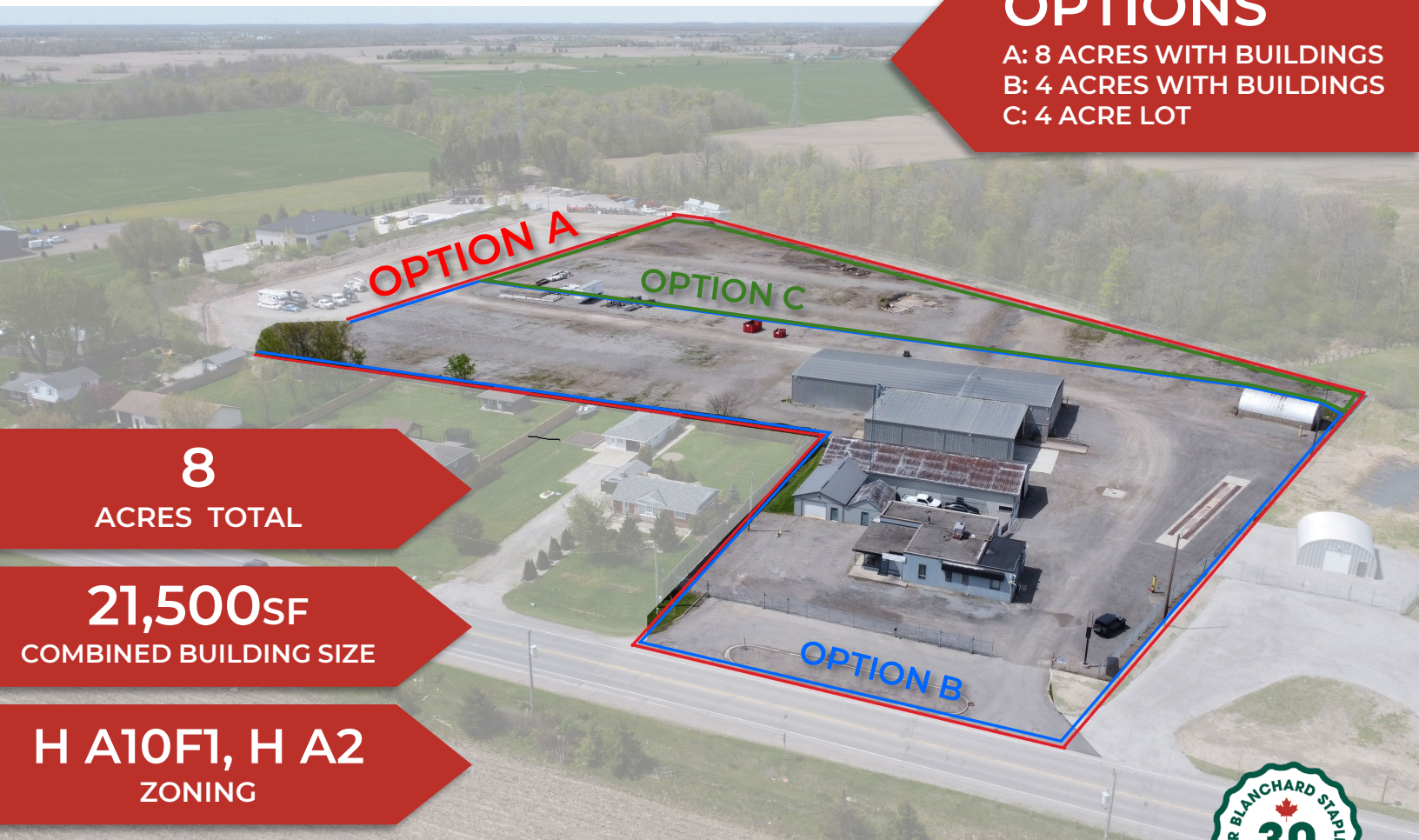
LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR LEASE

BBSREALTY.COM

OPTIONS

- A: 8 ACRES WITH BUILDINGS
- B: 4 ACRES WITH BUILDINGS
- C: 4 ACRE LOT



8

ACRES TOTAL

21,500SF

COMBINED BUILDING SIZE

H A10F1, H A2
ZONING



1467 Highway 56, Caledonia, ON

Industrial land available for lease with ample outdoor storage space and convenient access for trucks, trailers, and heavy equipment. Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other outdoor industrial storage uses.

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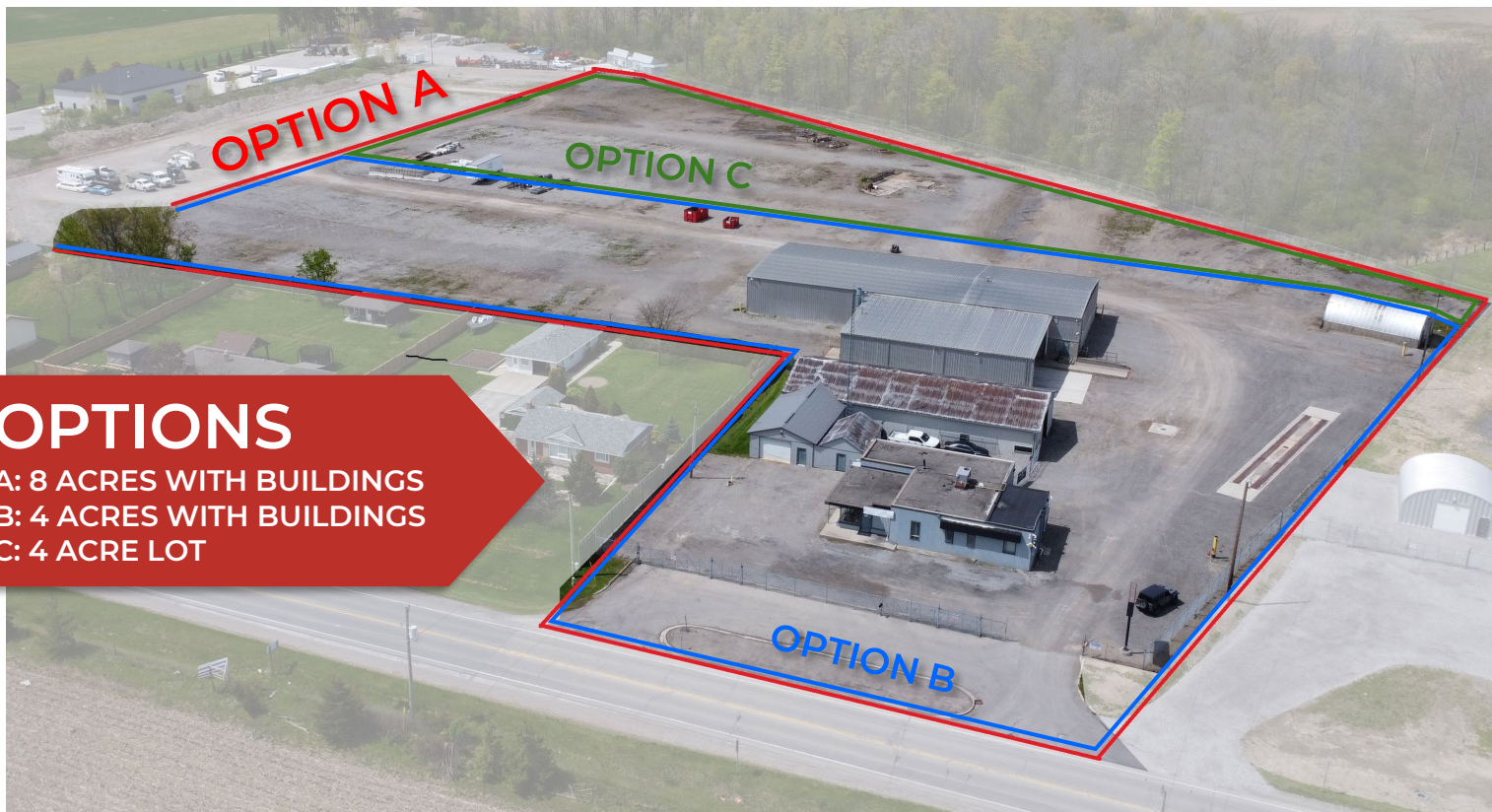
HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
P 905.529.5900 F 905.529.7474

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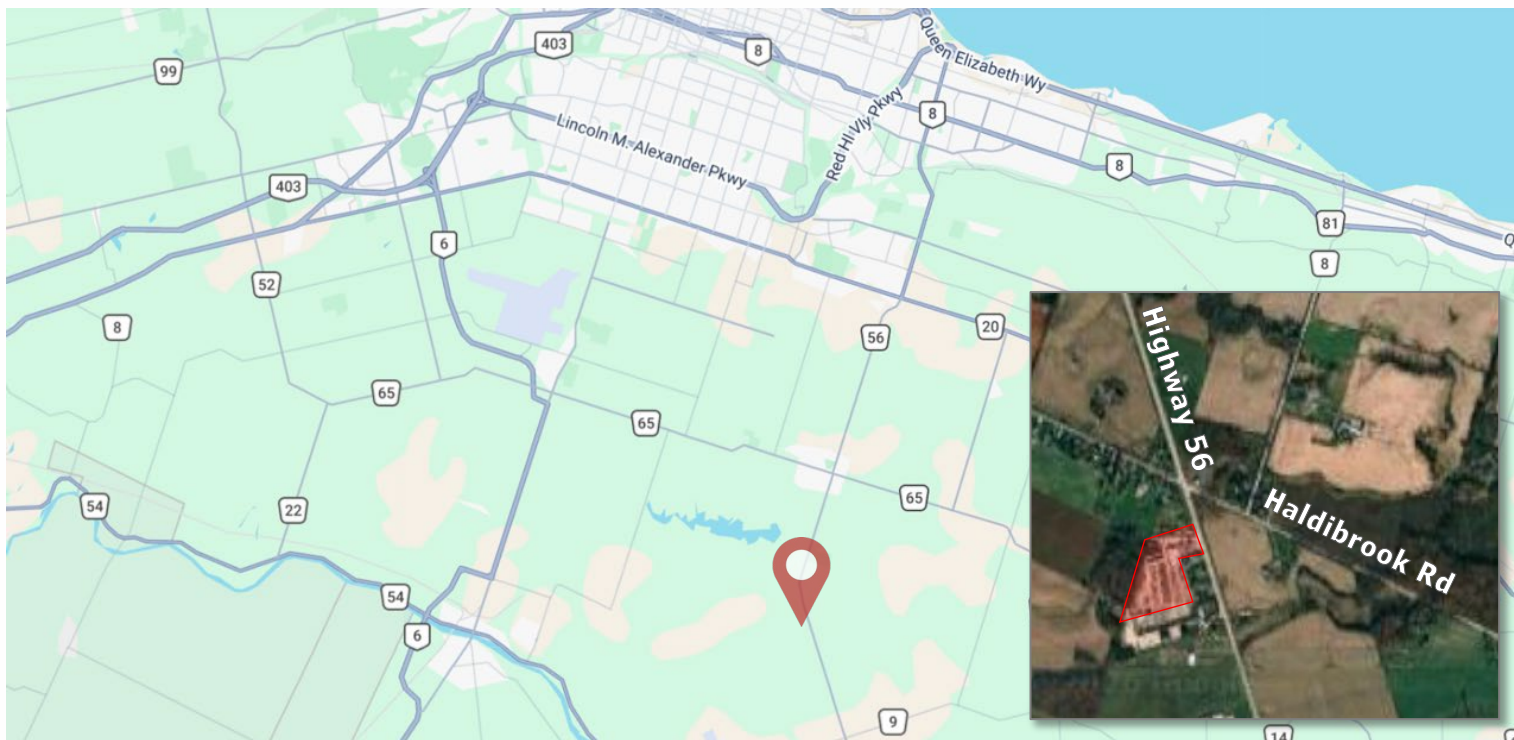
INDUSTRIAL PROPERTY FOR LEASE

Industrial land available for lease with ample outdoor storage space and convenient access for trucks, trailers, and heavy equipment. Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other outdoor industrial storage uses.



OPTIONS

- A: 8 ACRES WITH BUILDINGS
- B: 4 ACRES WITH BUILDINGS
- C: 4 ACRE LOT



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OPTION A: 8 ACRES WITH BUILDINGS

8 acres of industrial land available for lease with ample outdoor storage space and convenient access for trucks, trailers, and heavy equipment. Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other outdoor industrial storage uses. The property features a 15,000 sf building with dock and drive in doors and 18' clear, a 4000 sf dry shed is 10' clear, a 2500 sf office building and a large hangar door on one of the buildings.

OPTION A



\$34,750 MO
NET LEASE RATE

\$1.96 PSF
T.M.I. (2026)



INDUSTRIAL BUILDING DETAILS

BUILDING SIZE	15,000sf
CLEAR HEIGHT	18'
DOORS - DRIVE-IN	(3) 12' x 14'
DOORS - TRUCK LEVEL	(3) 8' x 10'
DOORS - GRADE LEVEL	(1) 12' x 12.5'

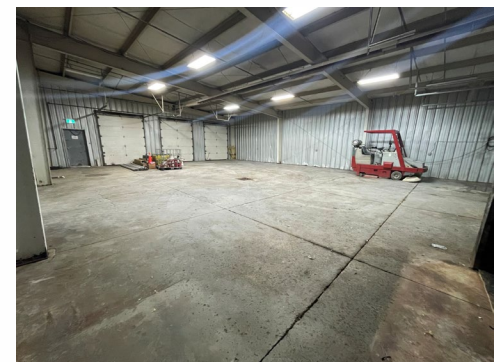
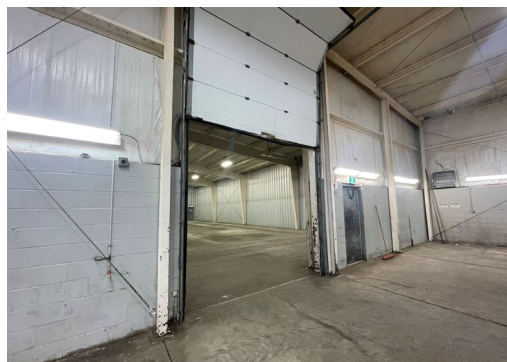
ACCESSORY BUILDING DETAILS

OFFICE BUILDING SIZE	1,200 sf
DRY SHED	4,000 sf

LOT DETAILS

LOT SIZE	8 acres
LOT FRONTAGE	162.79 ft
LOT DEPTH	708 ft
OUTDOOR STORAGE	yes

- Ample outdoor storage space
- Convenient access for trucks, trailers & heavy equipment
- 15,000 sf building with dock & drive-in doors with 18' clear
- 4,000 sf dry shed is 10' clear
- 2,500 sf office building
- Large hangar door on one building



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OPTION B: 4 ACRES WITH BUILDINGS

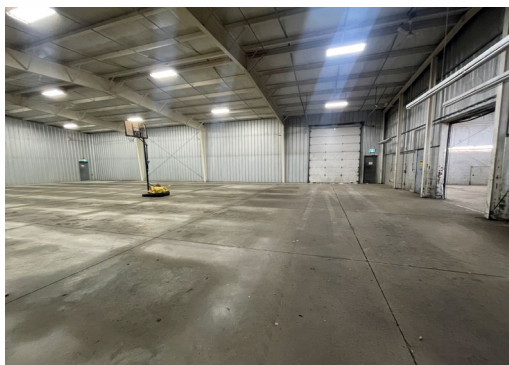
4 acres of industrial land available for lease with ample outdoor storage space and convenient access for trucks, trailers, and heavy equipment. Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other outdoor industrial storage uses. The property features a 15,000 sf building with dock and drive in doors and 18' clear, a 4000 sf dry shed with 10' clear, a 2500 sf office building and a large hangar door on one of the buildings.

OPTION B



\$18,750 MO
NET LEASE RATE

\$1.96 PSF
T.M.I. (2026)



INDUSTRIAL BUILDING DETAILS

BUILDING SIZE	15,000sf
CLEAR HEIGHT	18'
DOORS - DRIVE-IN	(3) 12' x 14'
DOORS - TRUCK LEVEL	(3) 8' x 10'
DOORS - GRADE LEVEL	(1) 12' x 12.5'

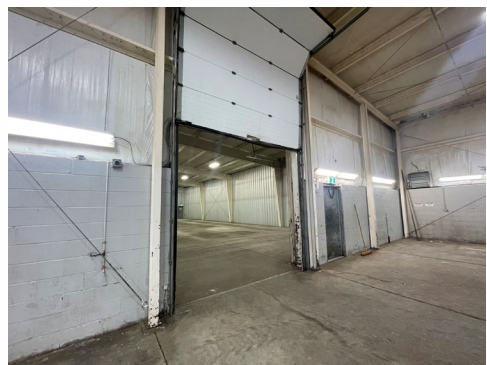
ACCESSORY BUILDING DETAILS

OFFICE BUILDING SIZE	1,200 sf
DRY SHED	4,000 sf

LOT DETAILS

LOT SIZE	4 acres
LOT FRONTAGE	162.79 ft
LOT DEPTH	449.40 ft
OUTDOOR STORAGE	yes

- Ample outdoor storage space
- Convenient access for trucks, trailers & heavy equipment
- 15,000 sf building with dock & drive-in doors with 18' clear
- 4,000 sf dry shed is 10' clear
- 2,500 sf office building
- Large hangar door on one building



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OPTION C: 4 ACRE LOT

4 acres of industrial land available for lease with ample outdoor storage space and convenient access for trucks, trailers, and heavy equipment. Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other outdoor industrial storage uses. Price is per acre per month.

OPTION C



LOT DETAILS

LOT SIZE	4 acres
LOT FRONTAGE	162.79 ft
LOT DEPTH	449.40 ft
OUTDOOR STORAGE	yes

- Ample outdoor storage space
- Convenient access for trucks, trailers & heavy equipment
- Ideal for construction companies, heavy equipment operators, trucking businesses, contractors, and other industrial storage uses
- Price is per acre per month

\$4,500/ACRE
MONTHLY LEASE RATE



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