

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.00 PSF
NET LEASE RATE

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

10,025
SQUARE FEET



60 Roy Boulevard, Unit 2, Brantford, ON

This 10,025 SF unit is located near Hwy 403, right off Garden Avenue. The property features 3 dock level doors (10' x 8') and 1 grade level/drive-in door (14' x 12'), coupled with a large lot size, making it perfect for any industrial use.

Evan Apostol Broker

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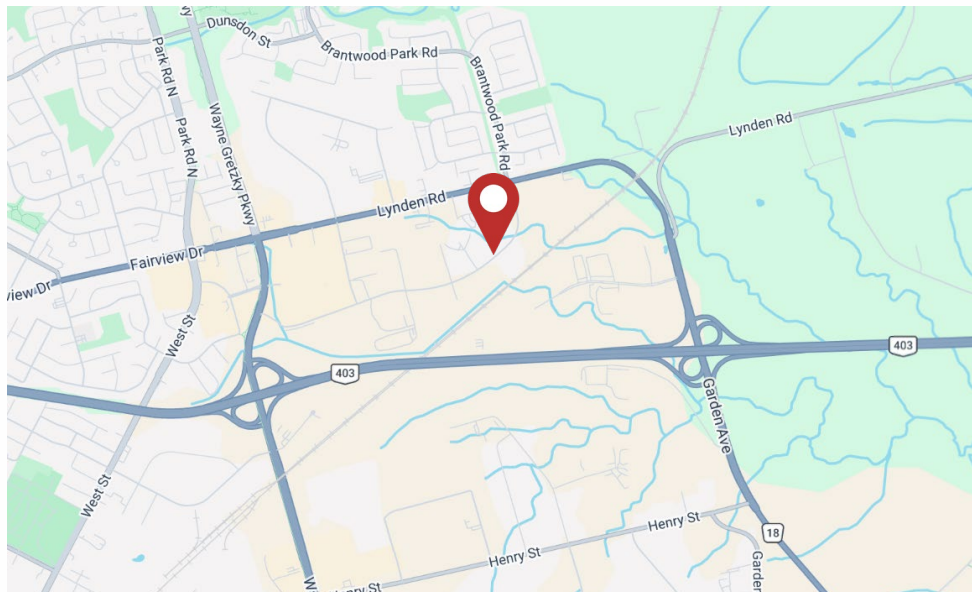
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
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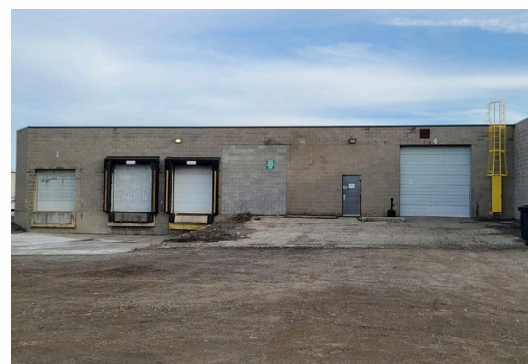
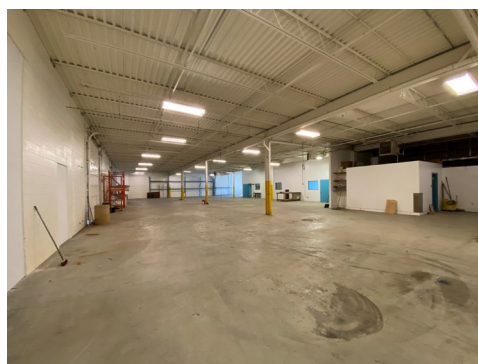
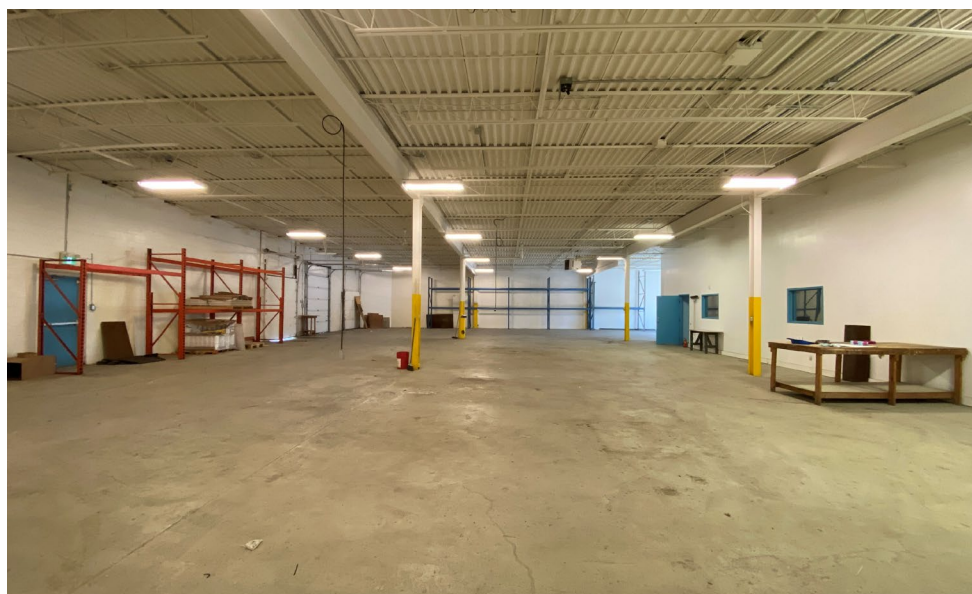
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DETAILS

CLEAR HEIGHT	13'
DOORS – TRUCK LEVEL	(3) 8' x 10'
DOORS – GRADE LEVEL	(1) 12' x 14'
LEVELS	1
POWER	600 V / 200 A
WASHROOMS	2
ZONING	M2, M2-22

- 13' clear height with a large span between beams allows for many uses
- The office portion at the front of the unit includes private offices & 2 bathrooms,
- A good amount of parking is available
- This well-maintained, turnkey property is ready for occupancy August 1, 2026



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