

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL/RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$12.50 PSF
NET LEASE RATE

\$6.00 PSF
T.M.I. (2026)

3,239
SQUARE FEET



1700 Brampton Street, Unit 2, Hamilton, ON

Newly renovated 2,868 sq ft industrial unit in Hamilton's northeast industrial sector, minutes from the QEW. Drive-in bay doors front and rear (13'8" W x 9'6" H) with a shared loading area and onsite forklift access. Upgrades include new AC, power garage door, water heater and lighting, with new epoxy floors coming soon. Compressed air lines in place (compressor not included). Welcoming reception, 3-phase 600V/100A electrical, parking front and rear. M5 zoning permits a wide range of industrial uses. Vacant and ready now.

Joe Klimowicz
Sales Representative

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Evan Apostol
Broker

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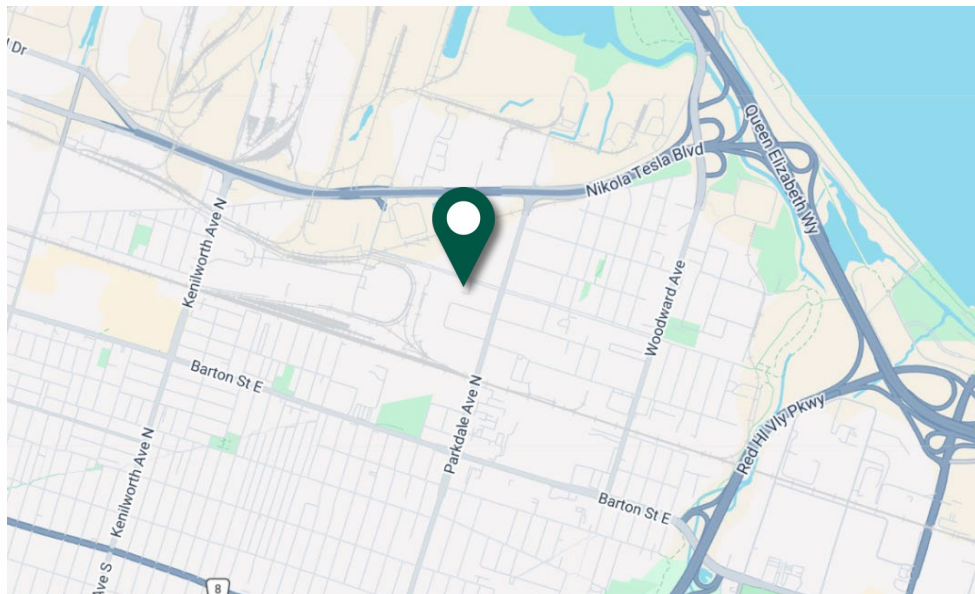
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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/RETAIL UNIT FOR LEASE

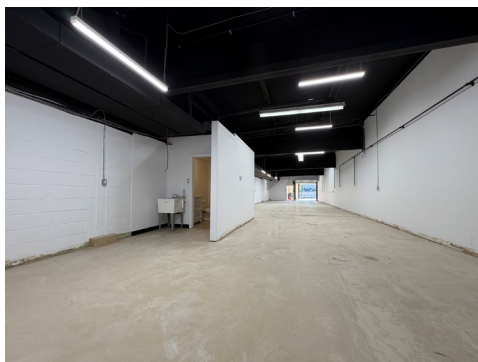
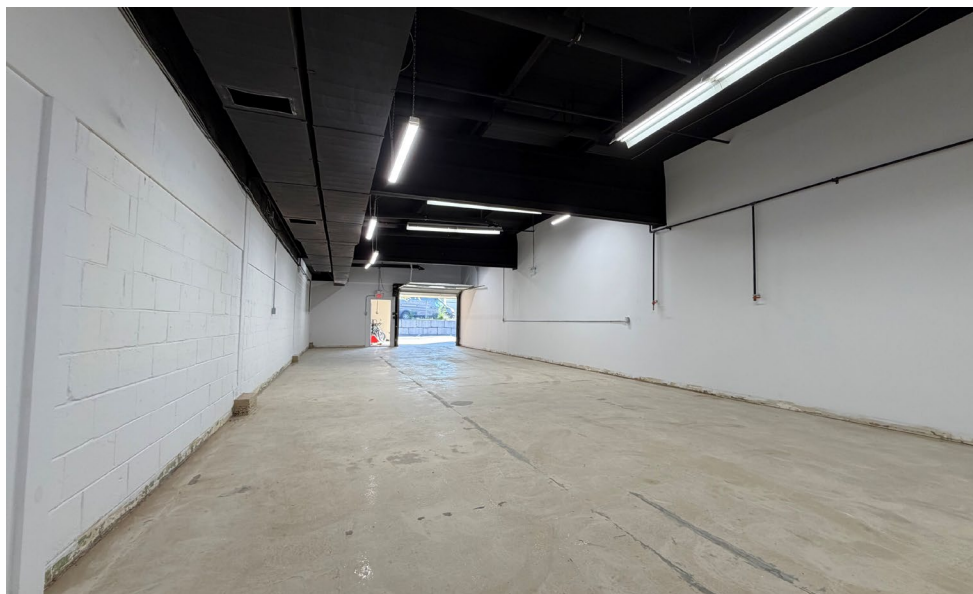
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DETAILS

LEVELS	1
POWER	600 V / 100 A
WASHROOM	yes
ZONING	M5

- Drive-in bay doors front and rear (13'8" W x 9'6" H) with a shared loading area and onsite forklift access
- Upgrades include new AC, power garage door, water heater and lighting
- New epoxy floors coming soon
- Compressed air lines in place (compressor not included)
- Welcoming reception
- 3-phase 600V/100A electrical
- Parking front and rear
- M5 zoning permits a wide range of industrial uses
- Vacant and ready now



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