

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)

5,838
SQUARE FEET



1700 Brampton Street, Unit 4, Hamilton, ON

Move-in ready and fully updated, this 5,838 sq ft industrial unit is set up for business from day one. Features a welcoming reception area, private office and washroom, plus brand-new epoxy floors, AC, power garage doors, water heater and lighting. 3-phase 600V/100A electrical service, onsite forklift access and parking at the front and rear. Located in northeast Hamilton's industrial sector with quick QEW access. M5 zoning allows a broad range of industrial uses. Vacant and available immediately.

Joe Klimowicz Sales Representative

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Evan Apostol Broker

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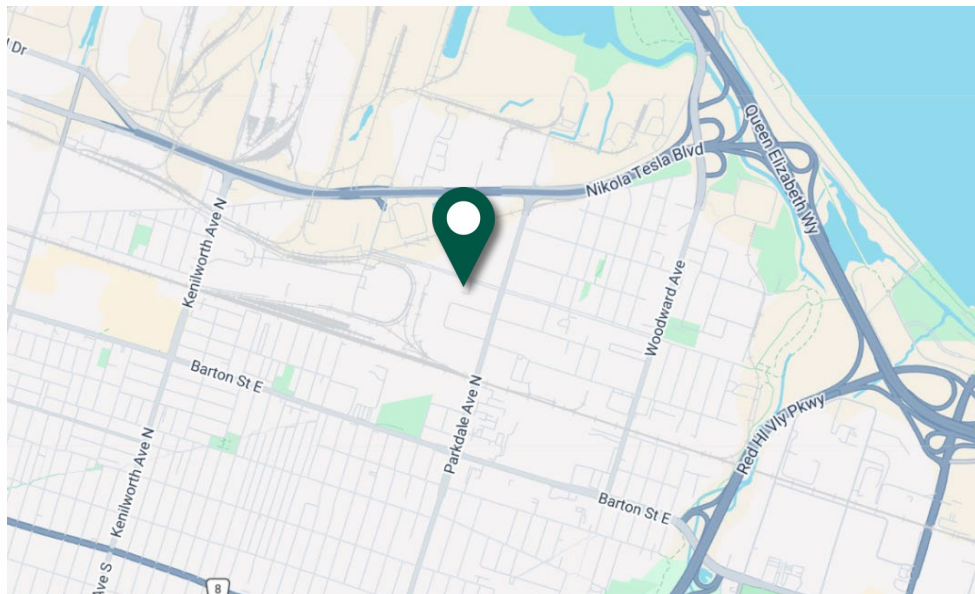
HAMILTON DOWNTOWN OFFICE

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.

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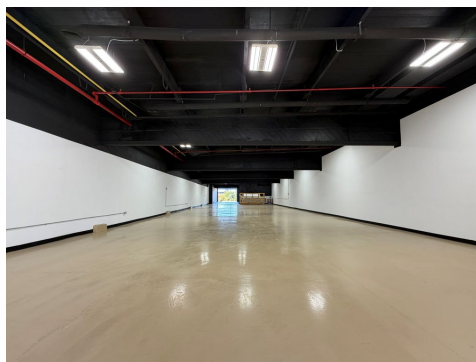
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DETAILS

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

- Features a welcoming reception area, private office and washroom, plus brand-new epoxy floors, AC, power garage doors, water heater and lighting
- 3-phase 600V/100A electrical service, onsite forklift access
- Parking at the front and rear
- Located in northeast Hamilton's industrial sector with quick QEW access
- M5 zoning allows a broad range of industrial uses
- Vacant and available immediately



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