



FOR SUBLEASE - 20,314 SF INDUSTRIAL FREESTAND

PROPERTY SPECIFICATIONS

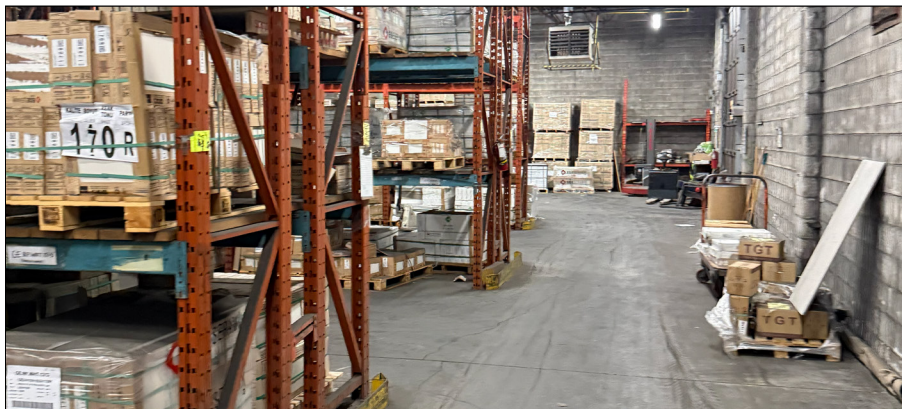
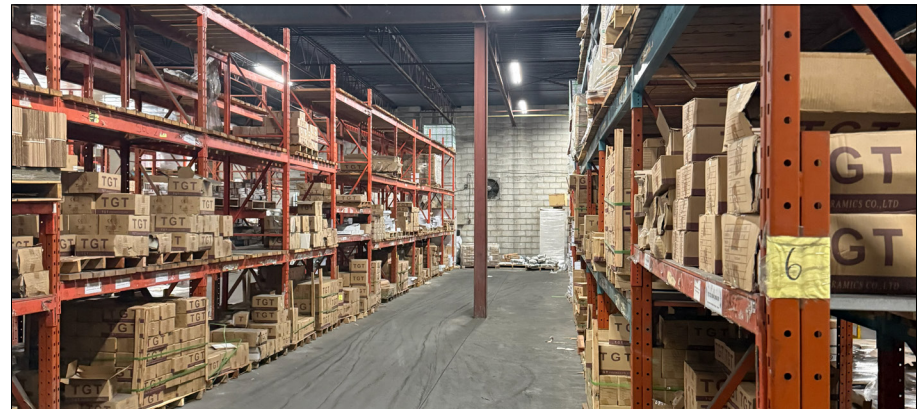


Total Area:	20,314 sf
Office Area:	25%
Lot Size:	0.864 acres
Clear Height:	16'
Shipping:	1 TL, 2 DI
Asking Rate:	\$10.61 psf
Taxes (2025):	\$32,000
Possession:	Immediate
Zoning:	M2
Sublease Expiry:	November 29, 2033

Comments:

- Strategically located just minutes from the QEW, offering excellent connectivity for logistics and operations
- Tenant to self manage facility

PROPERTY PHOTOS



STRATEGIC LOCATION



 Amenities

 Subject Property

 Lakeshore West Line

ZONING: M2

The following are permitted uses in the M2 variation:

- Alcohol Production Facility
- Artist Studio
- Animal Shelter
- Aquaponics
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales Rental and Service Establishment
- Communications Establishment Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Dry Cleaning Plant
- Equipment and Machinery Sales, Rental and Service Establishment
- Industrial Administrative Office
- Laboratory Labour Association Hall
- Landscape Contracting Establishment
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility

For more information on zoning, visit www.hamilton.ca





FOR MORE INFORMATION, CONTACT:

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