

~12,000 SF FREESTANDING INDUSTRIAL BUILDING

SUBLEASE OPPORTUNITY



16 Brockley Drive

HAMILTON, ON

16 BROCKLEY DRIVE

Hamilton, ON

For Sublease

PROPERTY HIGHLIGHTS

Strategically located in Hamilton, 16 Brockley Drive offers a versatile retail and warehouse opportunity ideal for showroom, trade retail, e-commerce, service commercial, or light industrial users.

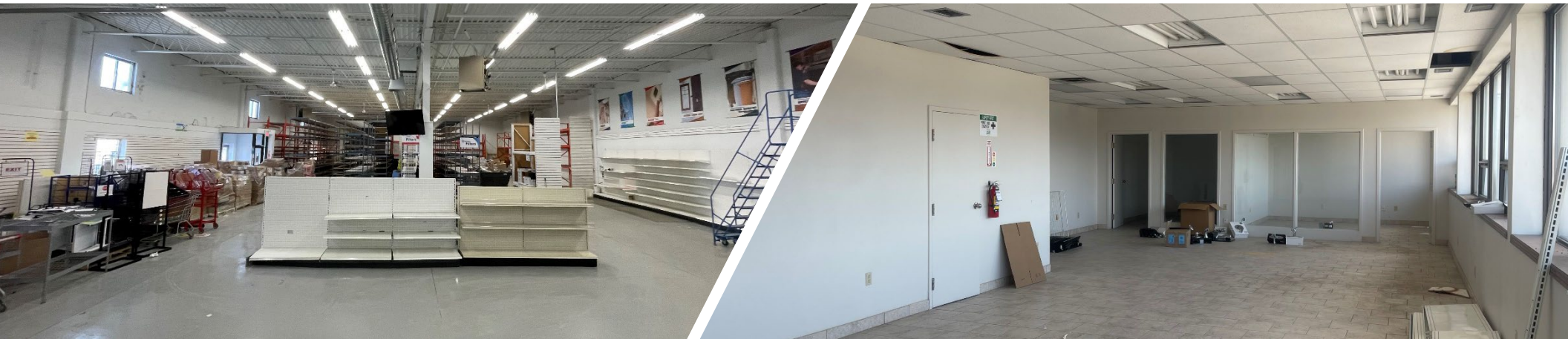
This well-maintained industrial building offers a versatile layout featuring a gated lot with ample on-site parking for both customers and staff, 2 drive-in oversized shipping doors, two-storey office/retail space offering kitchen, washrooms, open office space and private offices.

Situated with convenient access to major transportation routes, including the Queen Elizabeth Way and the Red Hill Valley Parkway, the location offers seamless connectivity throughout the GTA and to the U.S. border. Proximity to the Port of Hamilton further enhances logistics advantages for import/export and bulk goods movement.

PROPERTY FEATURES

Total Area:	-12,000 SF	Shipping:	2 DI (1 located on the side and 1 door at back)
Industrial Area:	7,013 SF	Zoning:	M3
Office Area:	4,987 SF	Taxes:	\$28,685.25 (2026)*
Site Area:	.50 ACRES	Sublease Asking Rate:	\$9.75 PSF Net
Clear Height:	11' - 18'6"	Head Lease Expiry:	July 31, 2027

*Taxes does not include maintenance and insurance.

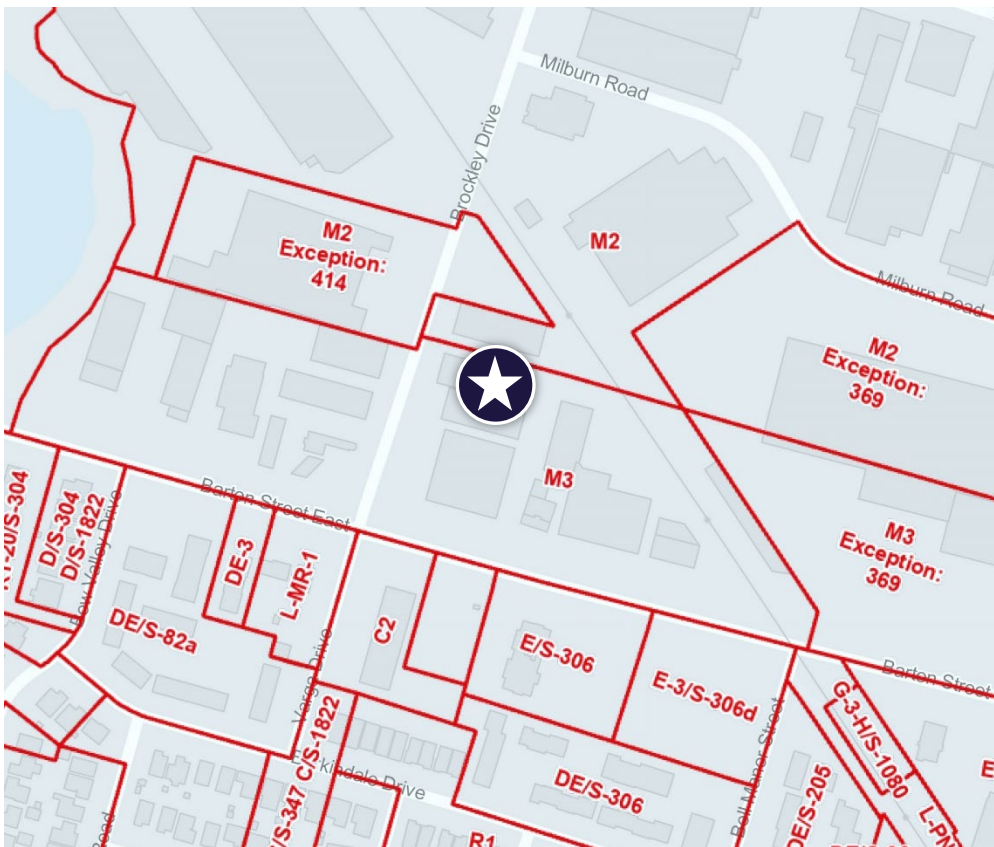


16 BROCKLEY DRIVE

Hamilton, ON

For Sublease

M3 - PRESTIGE BUSINESS PARK



PERMITTED USES

- Alcohol Production Facility
- Aquaponics
- Artist Studio
- 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
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse



[VIEW CITY OF HAMILTON ZONING BY-LAW](#)

16 BROCKLEY DRIVE

Hamilton, ON

For Sublease

LOCATION AMENITIES

● RESTAURANTS AND COFFEE SHOPS

The Express
Domino's Pizza
Wimpy's
Chuck's Roadhouse
Stacked Pancake & Breakfast House
Church's Texas Chicken
Jack Astor's
Swiss Chalet
East Side Mario's
Moxie's
Tim Horton's
Country Style
Starbuck's

● RETAILERS AND SHOPPING

Delux Paints
Lawlor Safety
The Home Depot
Walmart
Eastgate Square
Fortino's
Food Basics

● GAS STATIONS

Petro-Canada
Pioneer
Esso



APPROX DISTANCE

Red Hill Valley Pkwy	2.5 km
QEW	3 km
Highway 403	4 km
Highway 407	18 km
John C. Munro Hamilton International Airport	20 km
Canada/US Border	65 km
Downtown Toronto	70 km

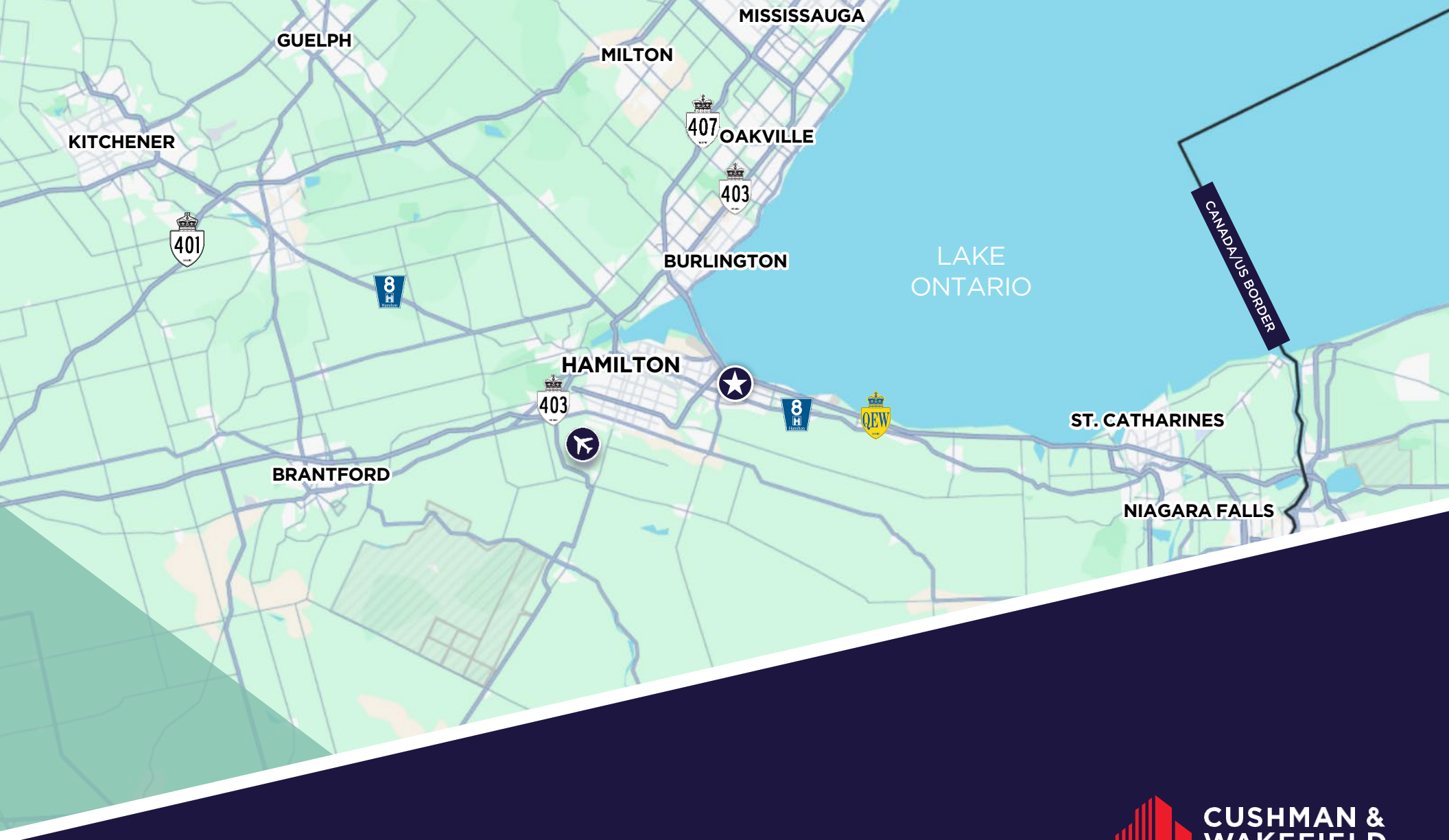
16 BROCKLEY DRIVE

Hamilton, ON

For Sublease

PROPERTY PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

GREG LOFFREE, SIOR*
Senior Vice President
+1 905 501 6447
greg.loffree@ca.cushwake.com

NANCY CARTER*
Senior Vice President
+1 905 501 6410
nancy.carter@ca.cushwake.com

DENVER CARTER*
Associate
+1 905 501 6418
denver.carter@cushwake.com



1 Prologis Blvd., Suite 300
Mississauga, ON L5W 0G2
+1 905 568 9500
cushmanwakefield.com