

**FOR SALE**

**345**

**ARVIN AVE**

HAMILTON, ON

**\$12,795,000**

- ~47,765 sq. ft. located on 4.6 acres of land
- Zoning allows for outside storage or parking
- ±1,900 sq. ft. office/lunchroom/changeroom
- 15' clear height
- 1 Truck level and 5 drive in doors (incl. 1 drive through bay)
- Power: 600 amps (to be confirmed)
- LED lighting in plant
- Mix of radiant heat and unit heaters in plant
- Excellent highway access to GTA and US Border (Buffalo & Detroit)
- Cell tower on site provides income (call for details)



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**CBRE**

RAIL

EXCESS LAND

CELL TOWER  
(CALL FOR  
DETAILS)



D/I

D/I

D/I

Leased  
through  
April 2025

D/I

EXCESS  
LAND

D/I

T/L

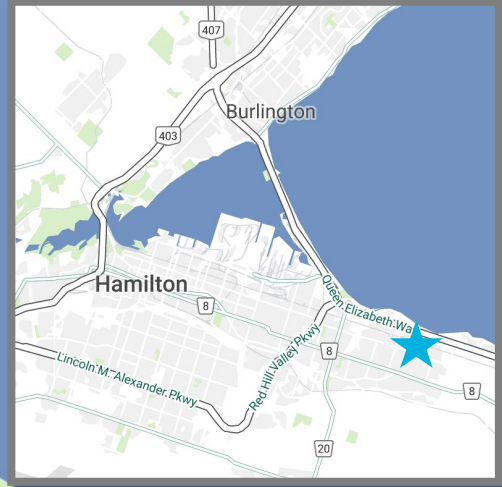
(exterior  
platform)

\*\*\*LOT LINE IS APPROXIMATE



345  
ARVIN  
AVE

Owner requires 6 months to  
vacate this area  
(long closing or leaseback -  
details TBA)



TRUCK LEVEL LOADING PLATFORM



REAR SHIPPING YARD VIEW



# 345

## ARVIN AVE

### HAMILTON, ON

**For More Information,  
Please Contact:**

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# CBRE

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