

FOR SALE
345

ARVIN AVE

HAMILTON, ON

\$11,295,000

- ~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)
- Potential for short term lease back



JONATHAN LEARY*

Executive Vice President

905 315 3695

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DAVID MERKER*

Associate Vice President

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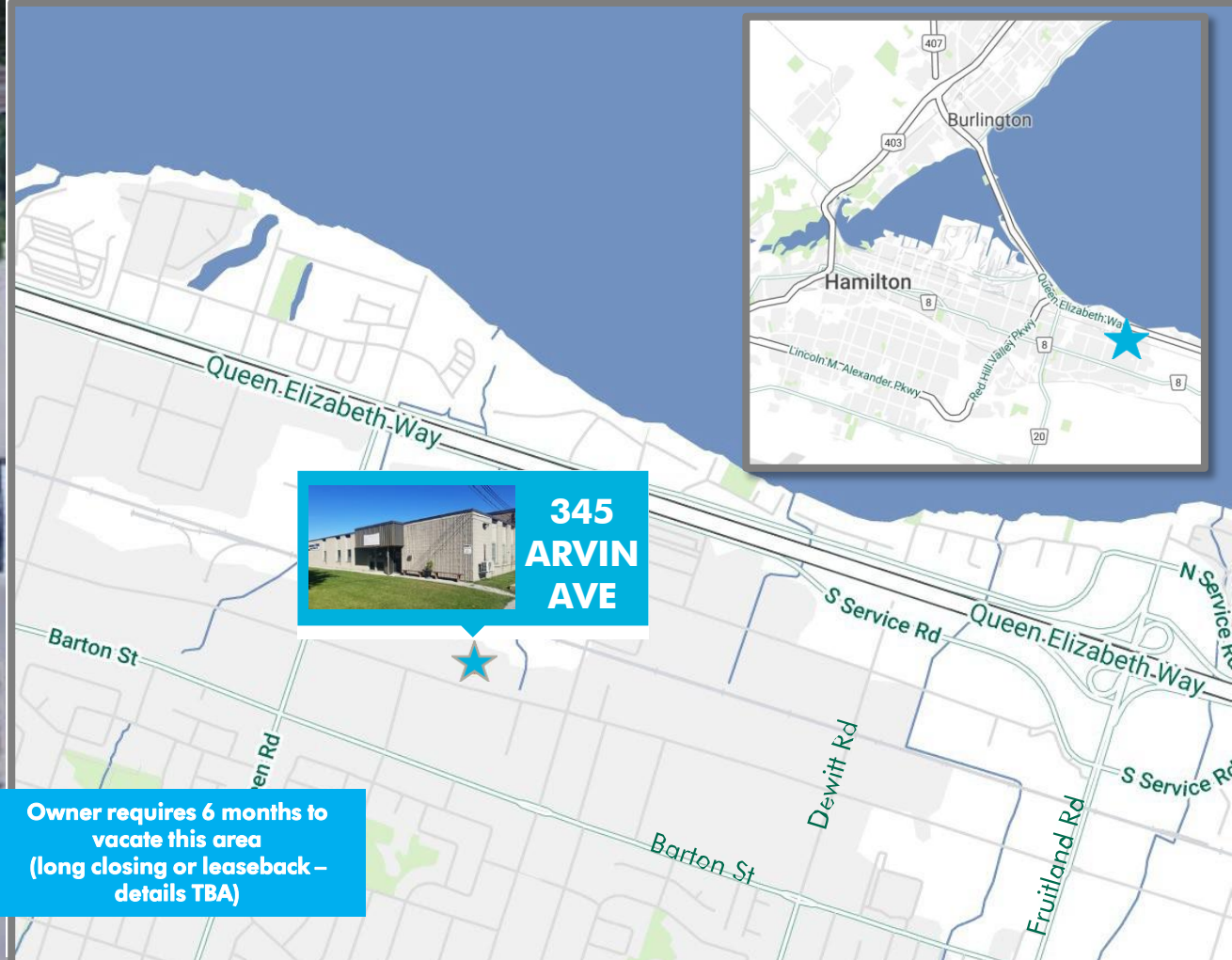
MAX LEWIS

Sales Representative

905 315 3692

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CBRE





**May not be exactly as shown

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**For More Information,
Please Contact:**

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