



FOR LEASE

±8,000 SQ. FT. OF INDUSTRIAL SPACE AVAILABLE

4290 BARTLETT ROAD

BEAMSVILLE, ONTARIO

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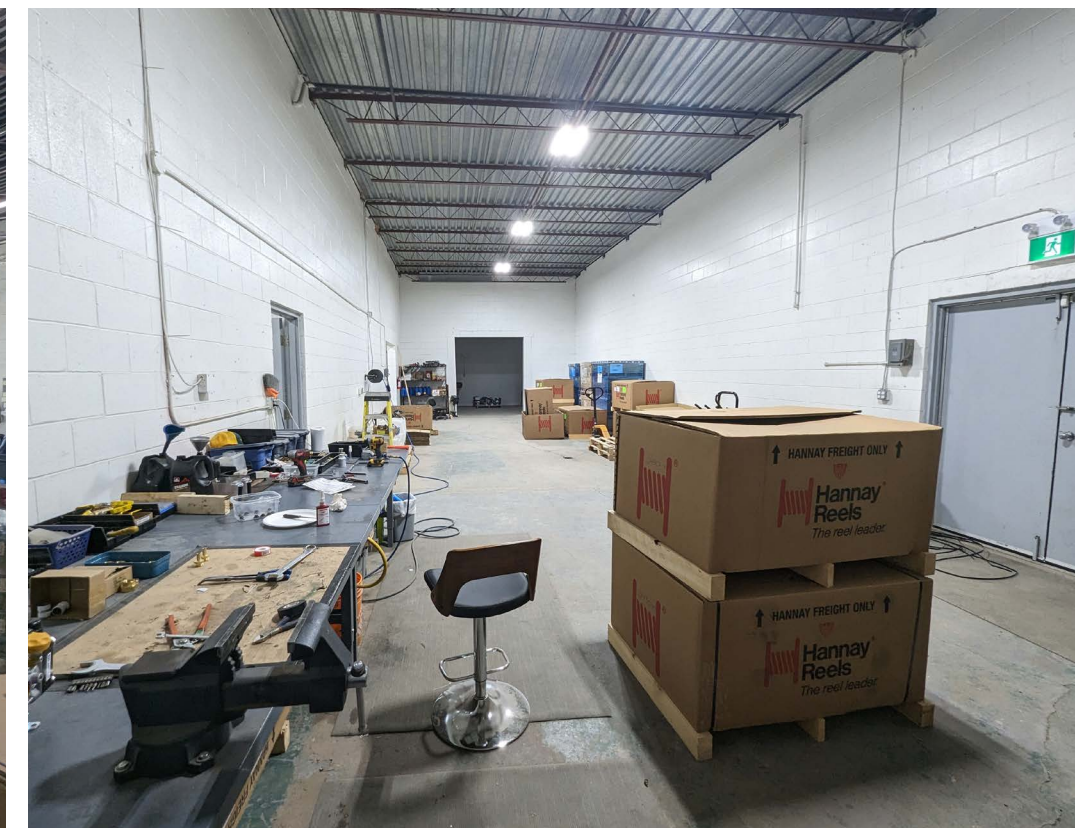
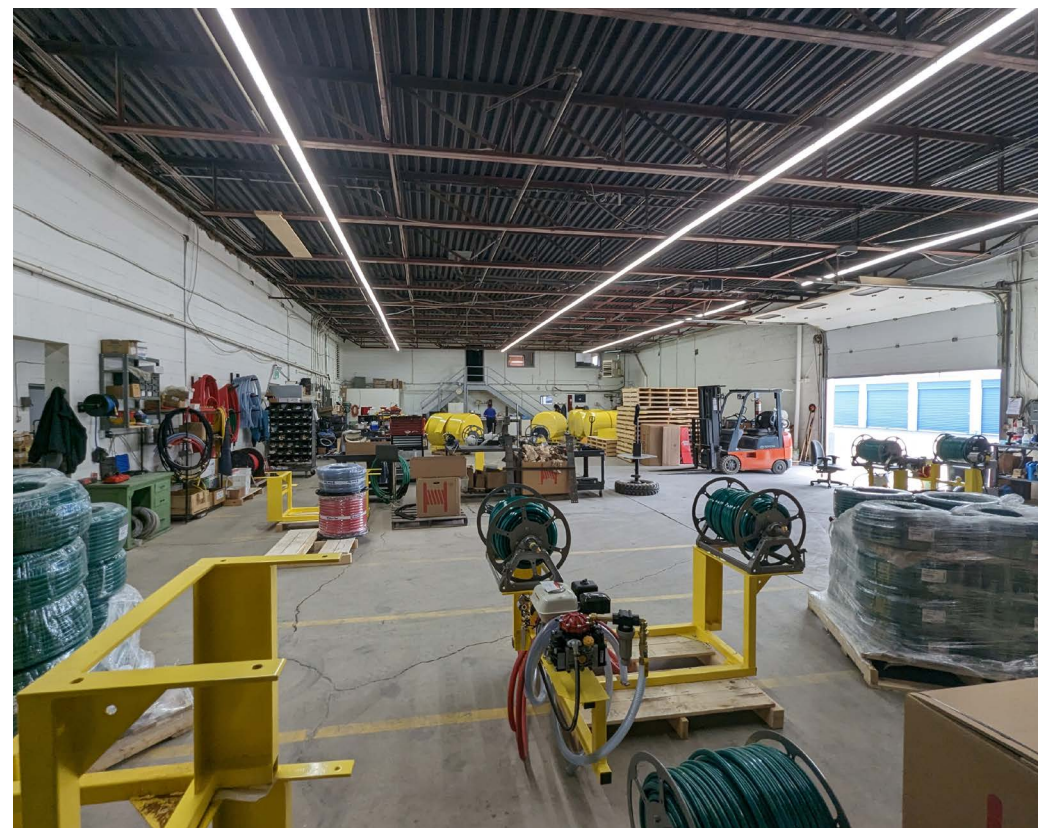
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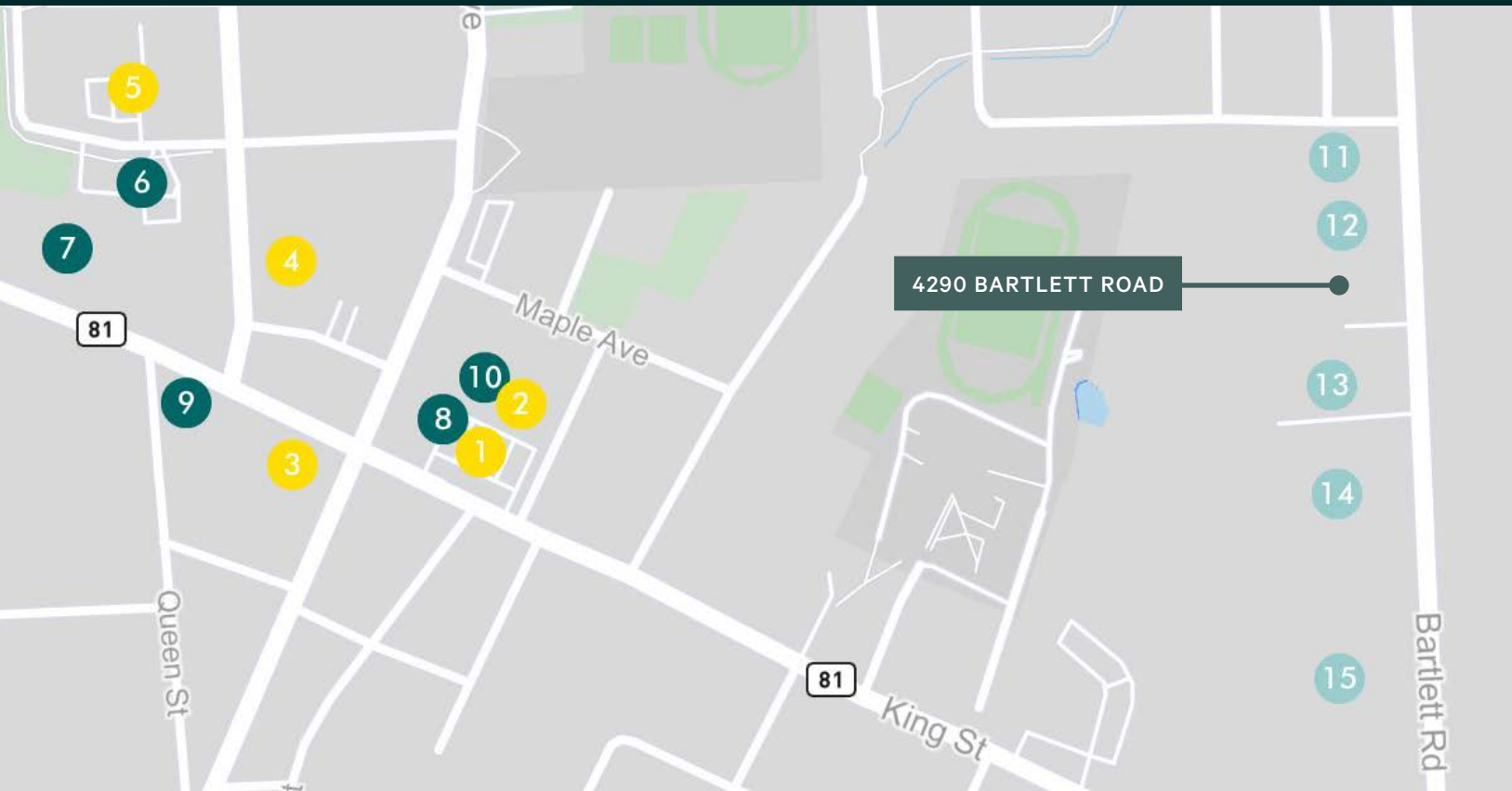
PRIME INDUSTRIAL SPACE AVAILABLE

Over 8000 sq. ft. for lease available in september 2023. Located close to QEW and Ontario Street interchange in Beasmville, a great location between Hamilton and St. Catharines markets. Unit is equipped with grade level door access, forced air gas heat, and 12-16' clear height. Property has gated access for increased security.

Property Details

Total Available Size	±8,001 Sq. Ft.
Zoning	IN-3
Office Size	±1,000 Sq. Ft.
Industrial Size	±7,001 Sq. Ft.
Clear Height	12 Ft. to 16 Ft.
Highway Access	3.5 KM to QEW
TMI	\$3.35 Per Sq. Ft.
Lease Rate	\$12.00 Sq. Ft. Net





NEARBY AMENITIES

SHOPPING

- 1 Beamsville Town Centre
- 2 No Frills
- 3 Home Hardware
- 4 LCBO
- 5 Shoppers Drug Mart

RESTAURANTS

- 6 Crabby Joe's Bar & Grill
- 7 Root 8 Vegan & Gluten Free
- 8 Subway
- 9 Your Neighbourhood Pizza Co.
- 10 Tasty Wok

NEIGHBORING COMPANIES

- 11 Enssolutions Ltd.
- 12 Sapphire Kitchens
- 13 IBG Canada
- 14 Knights Archive
- 15 Dufferin Concrete

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