

OPPORTUNITY IN HAMILTON BUSINESS PARK

AVAILABLE JULY 2023



Size: 9,000 +/- sf

Divisible: 2 units, 3,000+/- sf and 6,000+/- sf

Rate: \$13.50 psf modified gross + Util.

Loading: 6 Tailgate (1 full, 5 step height)

Warehouse: 21+/- foot ceiling height

Block/Lot: 994.05/21

Zoning: IBP

Parking: 56 cars on-site - shared

Comments:

- 30,000 sf modern flex building located on Oakwood at the corner of Cantillon with drive access from both.
- Off Rt. 40 and near Hwy 322. AC Expressway exits 17, 14, 12
- Approx 25% office in the 9,000+/- sf.
- Owner can customize suite for a qualified tenant and a min 5 year lease.
- Available July 2023



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