

FOR SALE/LEASE

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MORLEY STREET

HAMILTON, ON

Rare Freestanding Building In Core Location!

For More Information Contact Us:

Industrial

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Property Details

SALE PRICE	\$2,799,000
LEASE PRICE	\$14.00 net per Sq. Ft.
TOTAL SIZE	9,540 Sq. Ft. (+ additional +/- 800 SF of enclosed storage space)
OFFICE	2,340 Sq. Ft.
WAREHOUSE	7,200 Sq. Ft.
CLEAR HEIGHT	14'
SHIPPING	2 Drive in doors
PROPERTY TAXES	\$7,069.10 (2024)
CRANE	1 ton jib crane

Property Highlights

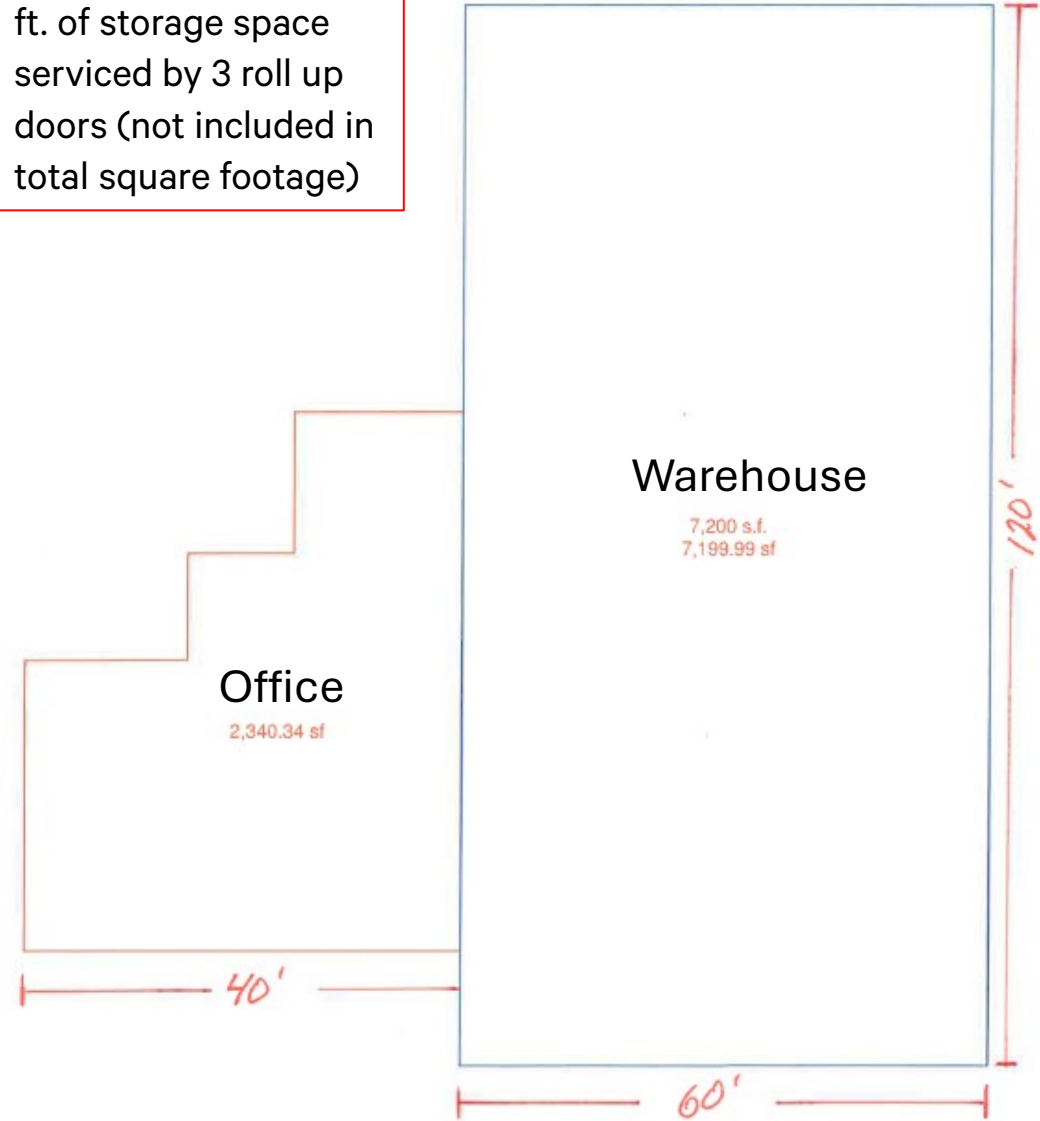
- Rare opportunity to acquire a well maintained freestanding industrial building in a core Hamilton location
- Excellent access to the QEW and Red Hill Valley Parkway
- Well appointed office space with ample private offices, plus a small basement area (not included in square footage) for additional storage
- Owner is also open to a short-term lease – contact listing team for details



Aerial Plan



Additional +/- 800 sq.
ft. of storage space
serviced by 3 roll up
doors (not included in
total square footage)



ROOMS AND DIMENSIONS:

- ESTIMATING/PROJECT MANAGEMENT (13x8)
- ESTIMATING/PROJECT MANAGEMENT (10x7)
- ESTIMATING/PROJECT MANAGEMENT (15x9)
- BUSINESS DEVELOPMENT (12x10)
- COMMERCIAL MANAGER (10x7)
- RECEPTION
- KITCHEN (11x11)
- WASHROOM (7x9)
- WASHROOM (7x9)
- TRAINING & DEVELOPMENT
- BOARDROOM (6x22)
- WASHROOM
- WASHROOM
- CONTROLLER (7x11)
- PROJECT MANAGEMENT (7x11)
- AP / AR (11x21)
- CLOSET
- PROJECT MANAGEMENT (51x21)
- INDUSTRIAL PM (81x21)
- VICE PRESIDENT (161x91)
- SAFETY EQUIPMENT
- FLEET & FACILITIES MANAGER & EQUIPMENT COORDINATOR (11x12)
- EXIT (12x12)
- EXIT (12x12)
- EXIT (12x12)
- ROLL UP DOOR (12x12)
- SHOP AREA
- PROJECT STORAGE
- TOOL ROOM
- PAINT STORAGE
- FILE ROOM
- EXTERIOR STORAGE

Other Features:

- North Arrow (N)
- Brighton Avenue
- Morley Street
- Muster Point
- Roll Up Doors
- Exits
- Shop Area

Property Photos

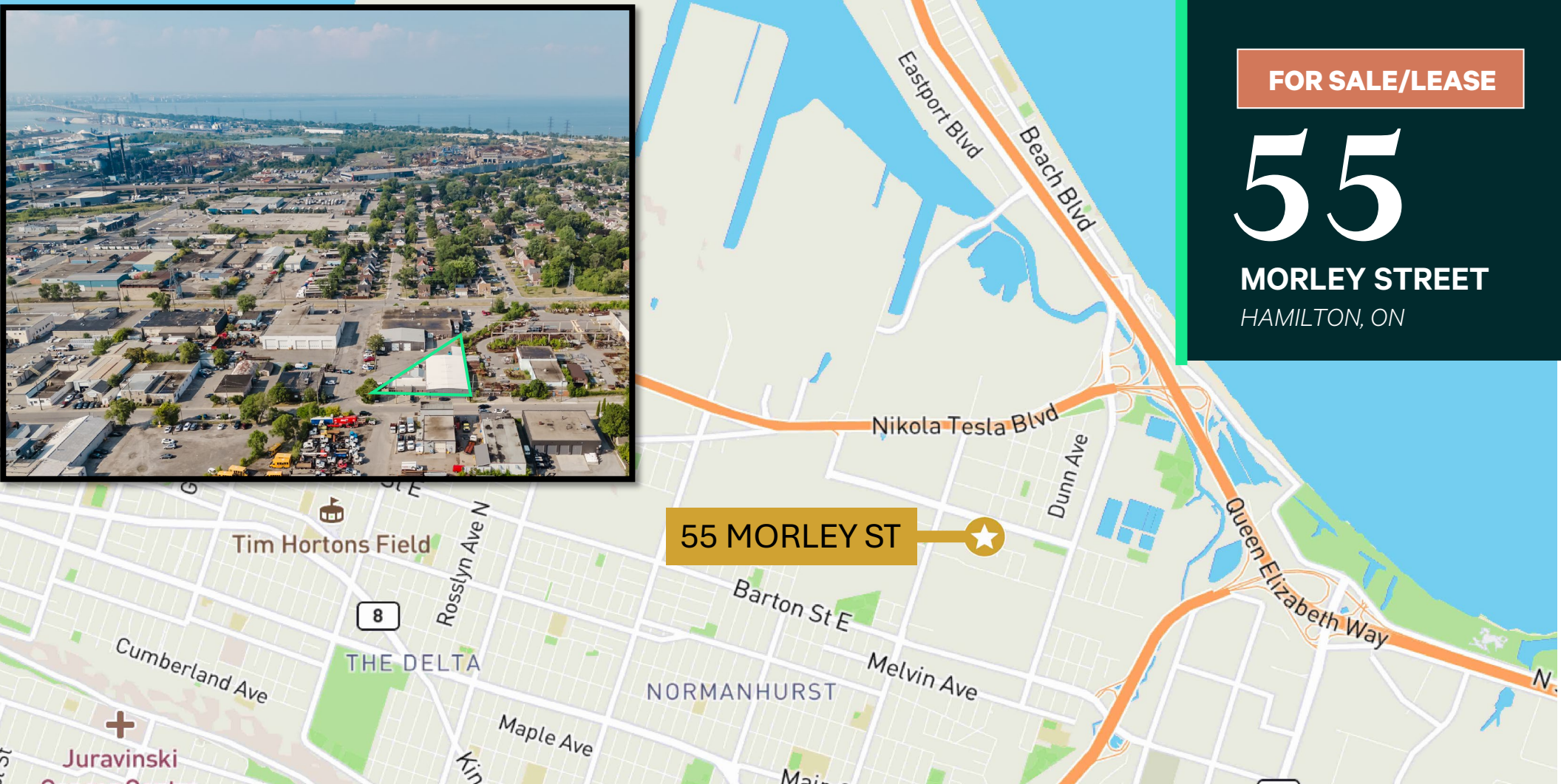
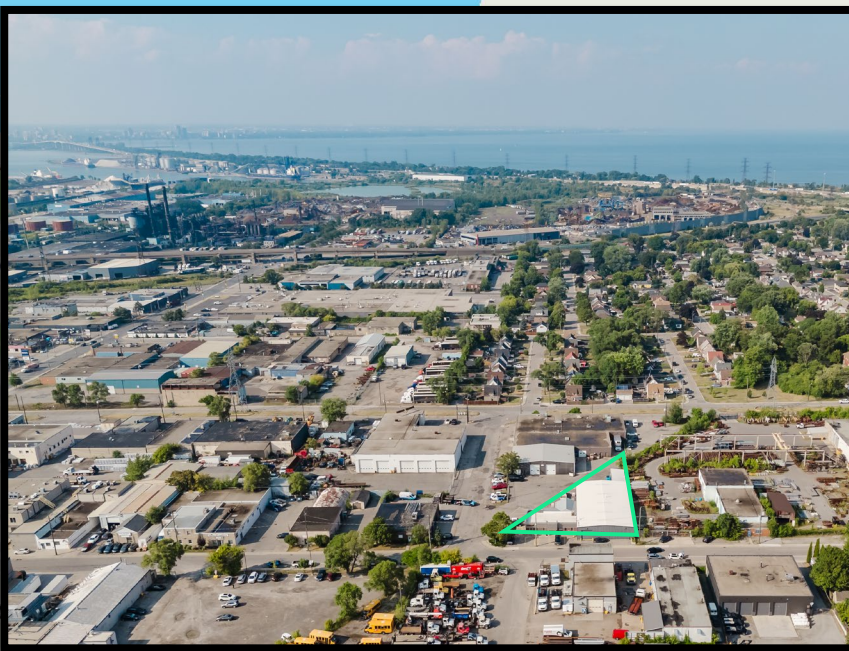


Property Photos



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