

FOR LEASE

590 NASH ROAD N. UNIT 2
HAMILTON, ON



30,941 SF INDUSTRIAL BUILDING

INDUSTRIAL
SERVICES



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Van Wagners Beach Rd

Nash Road N



BUILDING SIZE
30,941 SF



CLEAR HEIGHT
28'



ZONING
KK



SHIPPING
9 Truck-Level Doors

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LOCAL **EXPERTISE.** INTERNATIONAL **REACH.** WORLD **CLASS.**

*Sales Representative



DETAILS

590 NASH ROAD N. UNIT 2
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AT A GLANCE

LOCATION	QEW and Highway 20, Hamilton
BUILDING SIZE	Office: 1,722 Sq. Ft. Industrial: 29,219 Sq. Ft. Total: 30,941 Sq. Ft.
CLEAR HEIGHT	28'
SHIPPING	Truck Door With Levelers: 9 (7' x 8') Truck Door Without Leveler: 1 (7' x 10")
POWER	Total of 3 Electrical Panels 1. 600/347 Volts / 200 Amps 2. 208/120 Volts / 100 Amps 3. 208/120 Volts / 200 Amps
HEATING	Warehouse - Unit Box Heaters Office - HVAC
OTHER FEATURES	1. Private Offices, 3 Main floor, 2 Second Floor, 1 Main Floor Shipping Office 2. 2nd Floor Lunchroom & Kitchenette 3. 2 Washrooms, 1 warehouse / 1 Office

PROPERTY HIGHLIGHTS

- Excellent opportunity for Industrial Users to Lease 30,941 SF in Hamilton on the QEW.
- Quick access to Hwy 403/QEW at Hwy 20 Interchange
- Zoning - KK (Restricted Heavy Industrial District) permits a wide range of uses
- Parking for 10 trailers and ample car parking
- Two floor Office area, private offices, Kitchenette, Lunchroom and washrooms. Large warehouse area with
- 9 Truck-Level shipping doors with levelers.
- 12 - 60 Month term

TAXES / T.M.I \$7.00 (Includes all utility costs)

ASKING PRICE \$10.00 per S. Ft. NET

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ZONING

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Permitted Use - KK (Restricted Heavy Industrial District)

INSTITUTIONAL USES

- a correctional facility
- Restricted Light Industrial
- emergency medical or surgical use
- a day nursery

RESIDENTIAL USES

- a corrections residence
- any residential use for the necessary maintenance staff

COMMERCIAL OR INDUSTRIAL USES

- Restricted Light Industrial
- A warehouse
- A builders' supply yard
- Waste Transfer Facility, Waste Processing Facility
- An auto body and fender repair shop
- a lumber yard, salvage yard, stock yard, fuel storage tank, or spray paint shop
- a wholesale establishment
- A building contractor's yard
- A painter's shop
- An automobile service station
- A bag or carpet cleaning establishment, blacksmith shop, spray painting, solid fuel yard, tinsmith shop, welders shop
- A bookbinder's or upholsterer's shop



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INTERIOR

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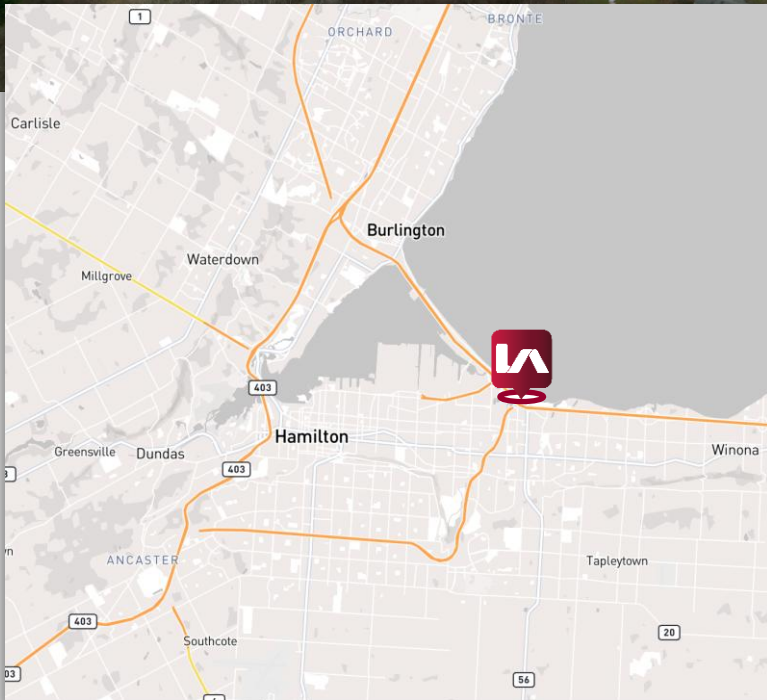
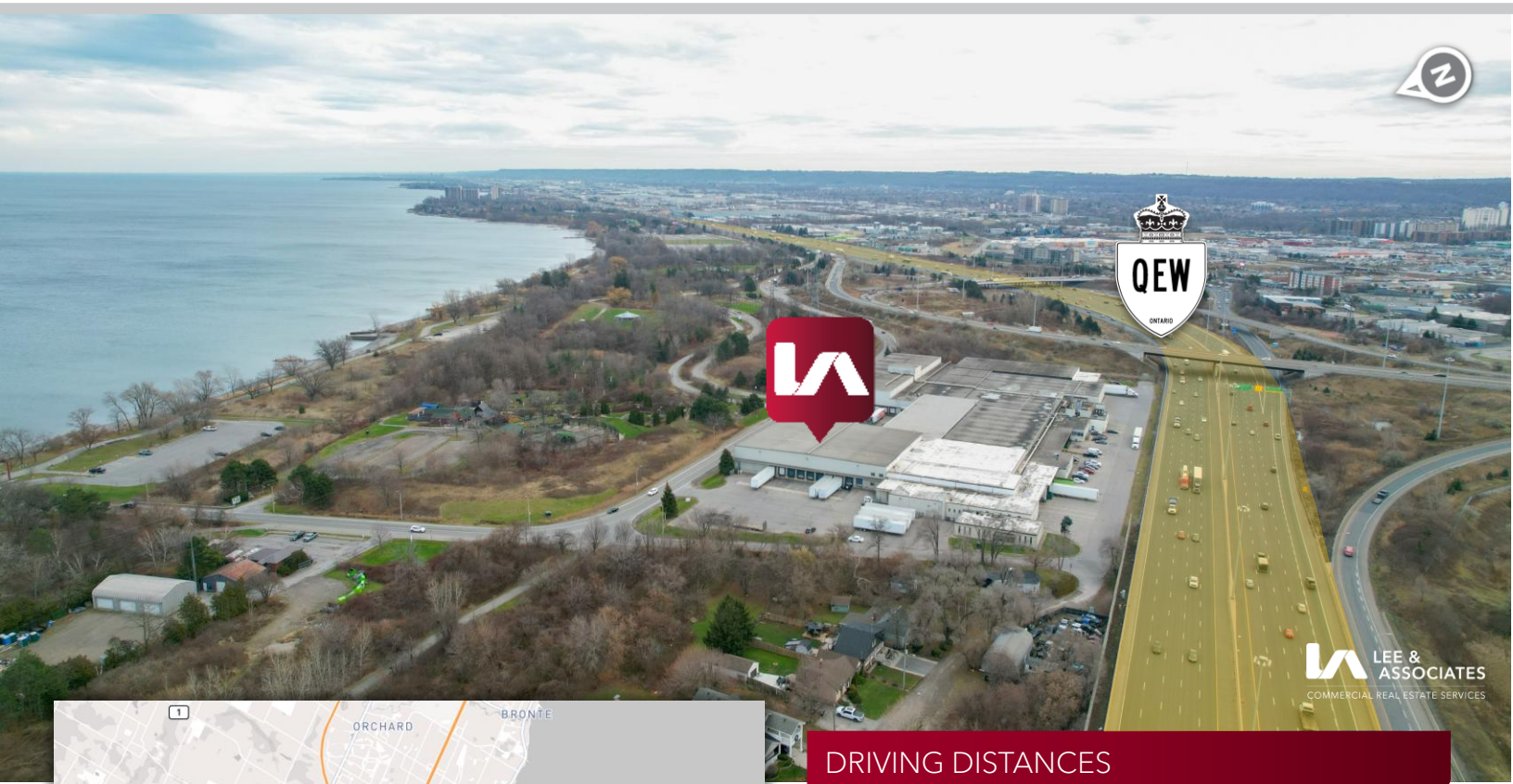
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LOCATION

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DRIVING DISTANCES



1 km
2 mins



13 km
11 mins



30 km
30 mins



20 km
16 mins



Hamilton
International Airport
23 km | 30 mins



CP Intermodal
Vaughan:
80 km | 45 mins



CN Intermodal
Brampton:
65 km | 40 mins

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