

PRESTIGE INDUSTRIAL & OFFICE BUILDING

4800 Hinan Drive, Beamsville, Ontario

Colliers



PROPERTY HIGHLIGHTS



Located Inside Urban
Area Boundary



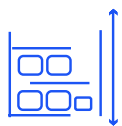
Quick & Easy QEW
Highway Access



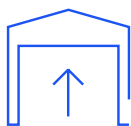
±19,837 Sq. Ft. Warehouse
Including ±3,773 Sq. Ft.
Mezzanine Office



Sunken Concrete
Loading Dock at Rear



17 ft. to 19 ft.
Ceiling Height



14 x 12 ft. Drive-In
Loading Door



8 x 8 ft. Truck Level
Loading Door



Ample Outdoor
Parking Space

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PROPERTY DETAILS

4800 Hinan Drive, Beamsville, ON

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Prestigious Industrial Warehouse & Office Building in Beamsville

Exceptional opportunity to acquire a $\pm 19,837$ SF industrial facility situated on ± 1.03 acres at the prominent corner of Bartlett Road and Hinan Drive. The property features professional mezzanine office space, drive-in and truck-level loading, 17–19 ft. clear height, and excellent visibility from both the intersection and the QEW Highway. Located within the Industrial Zone (IN).



Location	Corner of Bartlett Road and Hinan Drive
Lot Size	± 1.03 Acres
Lot Dimension	± 171.44 ft. (Hinan Dr.) ± 257.74 ft. (Bartlett Rd.)
Building Size	$\pm 19,837$ SF (including $\pm 3,773$ SF Mezzanine Office)
Building Age	2000 / 2002
Doors	14 x 12 ft. Drive-In Loading Door 8 x 8 ft. Truck Level Loading Door
Ceiling Height	17 ft. to 19 ft.
Zoning	IN - Industrial Zone
Comments	• Roof fully replaced in 2022 • Sunken concrete loading dock at rear • Professional office on precast concrete constructed mezzanine • Good exposure at the corner with additional exposure from QEW Highway as the parcel across Hinan Dr. to the north is undeveloped

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