



**TEAM MURRAY  
& FALDOWSKI**



**Unit 6, 120 Nebo Road, Hamilton**

# Industrial/Office Space **for Lease**

2,454 square foot unit with 40% office and 60% warehouse space



**Kennedy Banks**

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Accelerating success.

# Property Overview

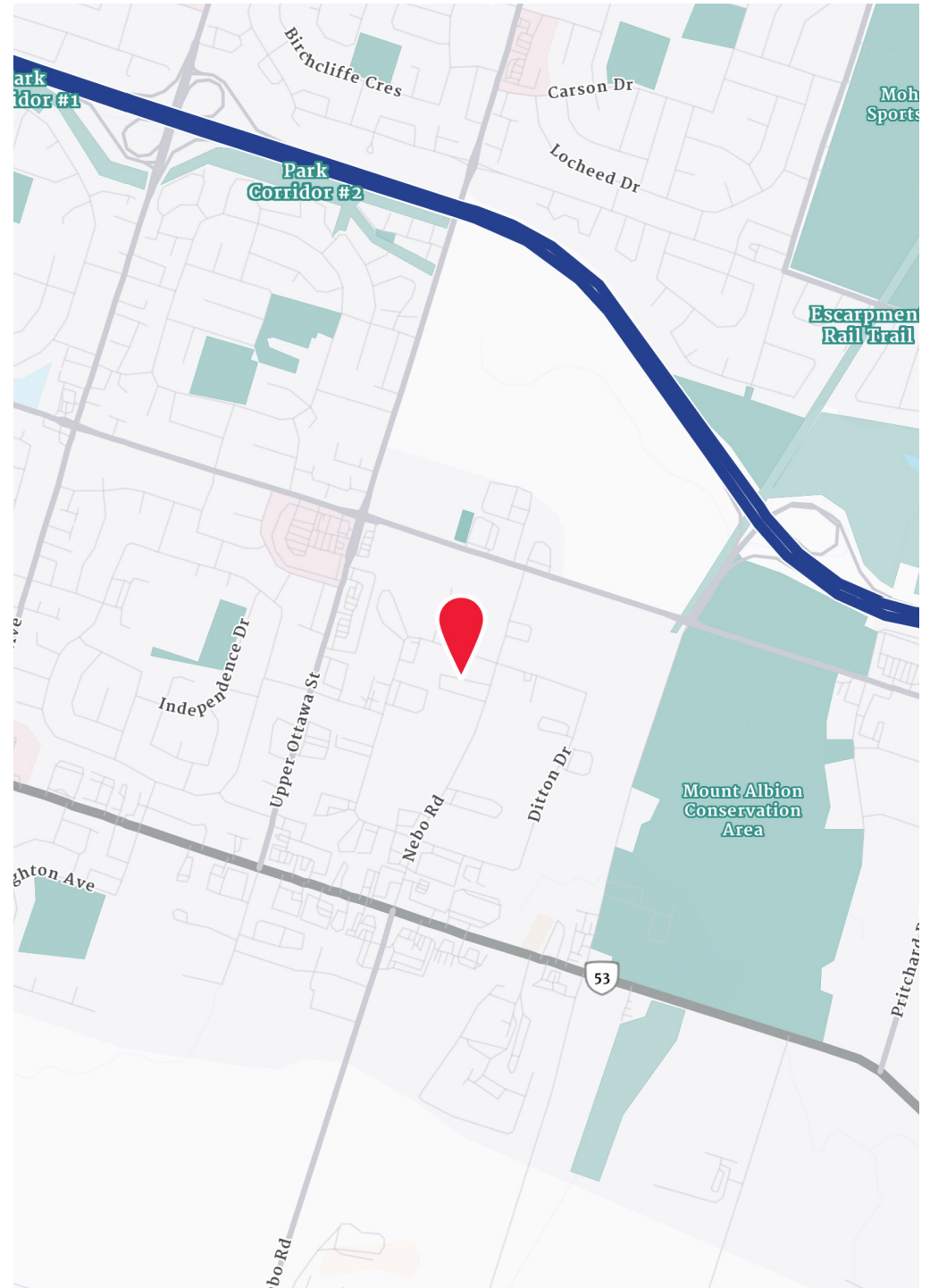
<b>Unit #</b>	6
<b>Address</b>	120 Nebo Road
<b>Location</b>	Hamilton
<b>Size</b>	2,454 sq. ft.
<b>Office Area</b>	40%
<b>Warehouse Area</b>	60%
<b>Power</b>	200 amps and 600 volts
<b>Clear Height</b>	18 feet
<b>Shipping Door</b>	1 drive-in level
<b>Zoning</b>	M3

Net Lease Rate:

**\$14.00 PSF**

TMI (2025):

**\$5.06 PSF**

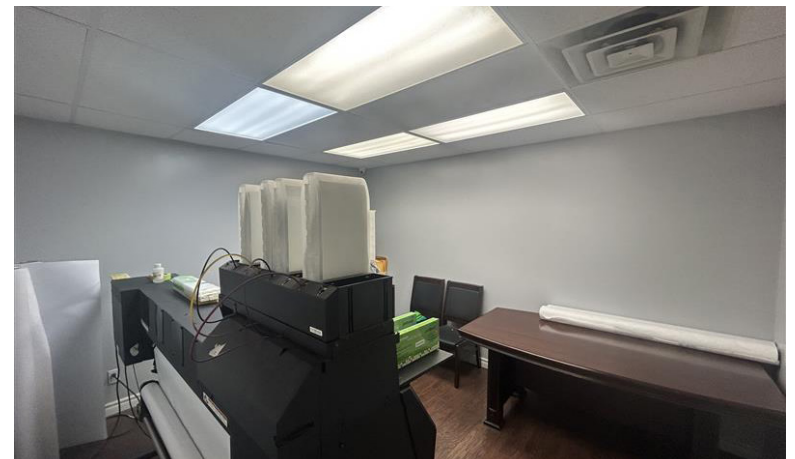
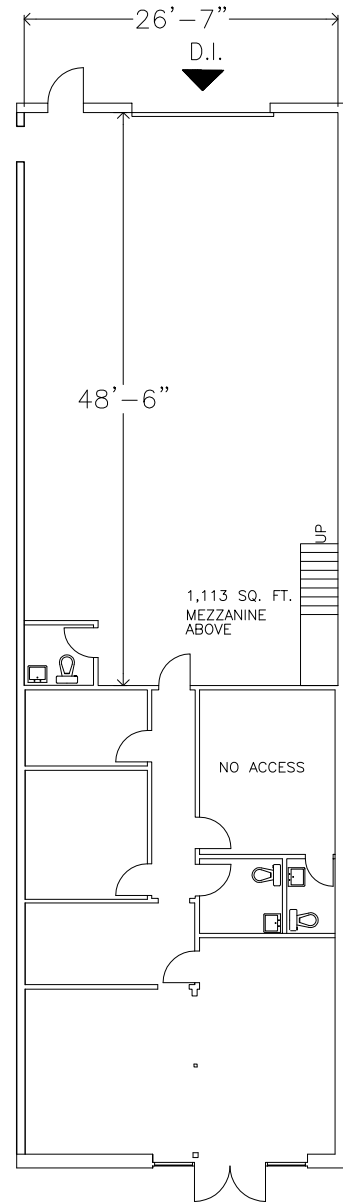


# Floor Plan

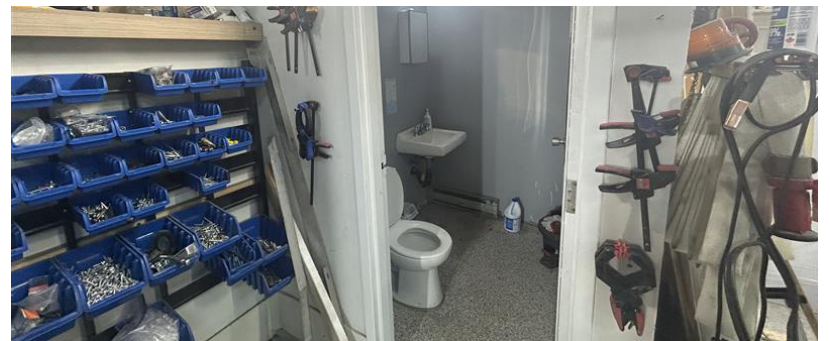
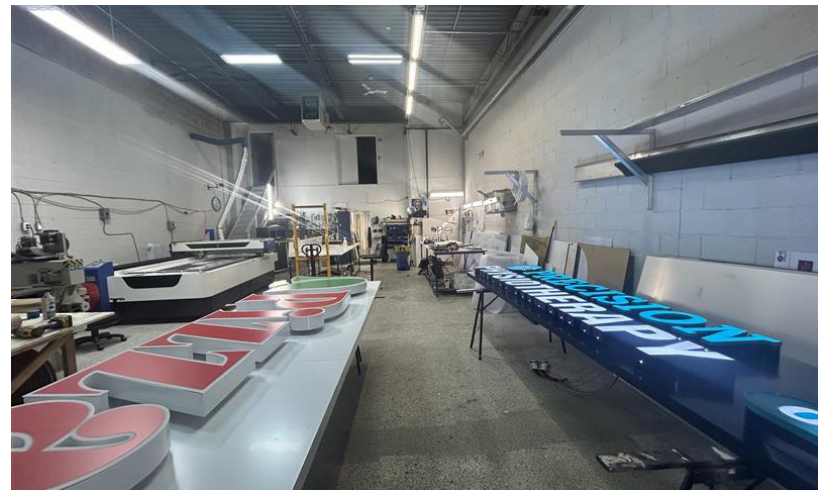
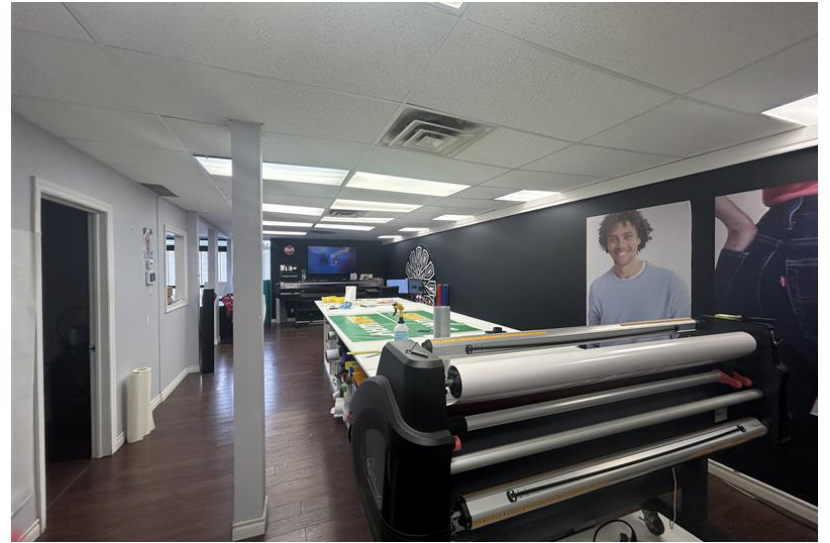
## Unit 6

Ground Floor  
2,454 sq. ft.

Mezzanine  
(bonus space not included in square footage)  
1,113 sq. ft.



# Unit 6



# Nearby Amenities



Downtown  
17 mins

Burlington  
20 mins

US Border  
54 mins

Toronto  
60 mins

YHM  
14 mins



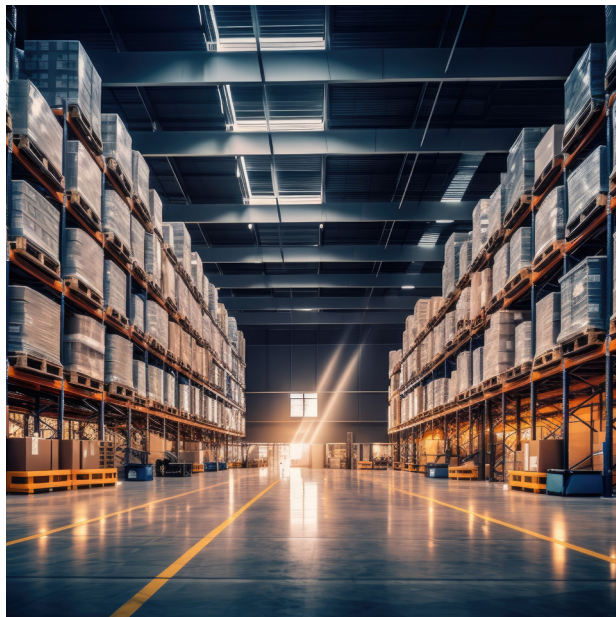
# Location Overview



# Zoning M3

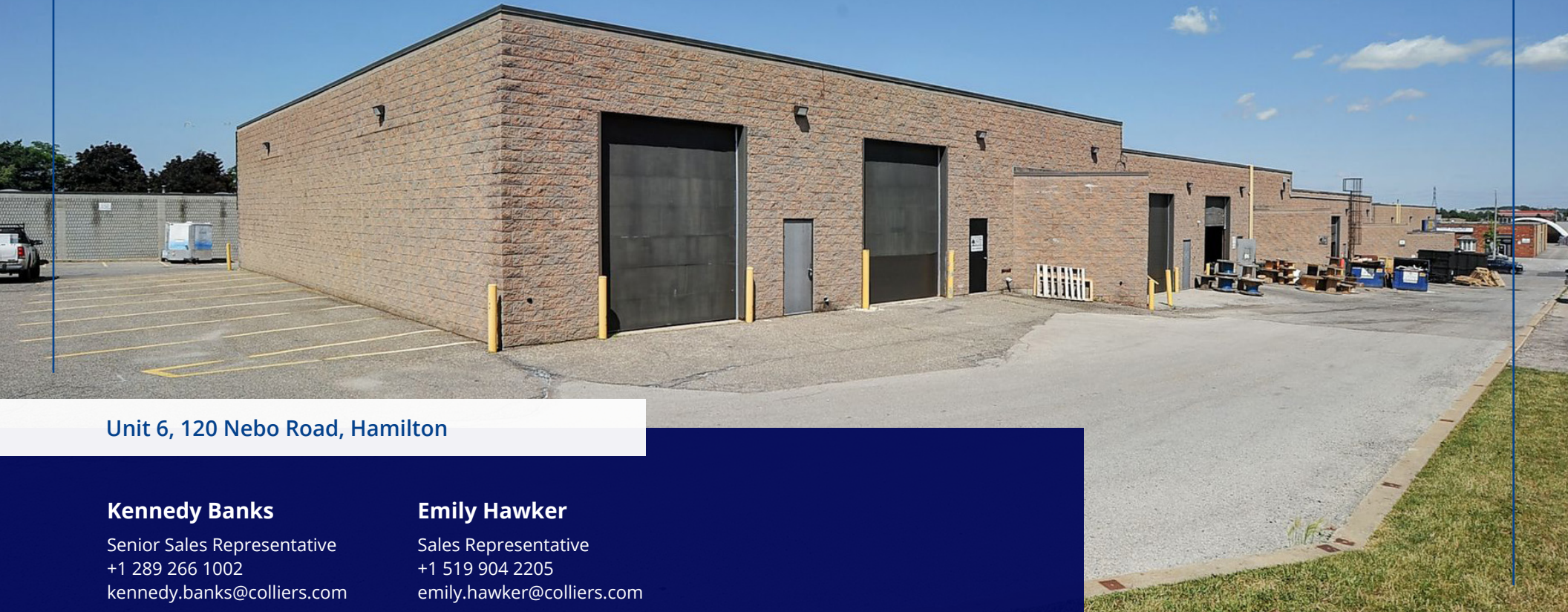
- › Alcohol Production Facility,
- › Artist Studio
- › Building and Lumber Supply Establishment
- › Cannabis Growing and Harvesting Facility
- › Building or Contracting Supply Establishment
- › Children's Play-gym
- › Commercial Motor Vehicle Sales, Rental and Service Establishment
- › Communications Establishment
- › Conference or Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Greenhouse
- › Hotel
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Office
- › Private Power Generation Facility
- › Production Studio
- › Repair Service
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse

[Learn More](#)





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