

# Industrial Space for Lease

505 Kenora Avenue, Unit 7, Building 2, Hamilton, Ontario

Grade level loading with additional rear access door



701 Main Street West, Suite 101  
Hamilton, Ontario L8S 1A2

905.529.5900



## Features

- 2,700 square feet of industrial and warehouse space available
- Small unit with access to highways
- Minutes to QEW and Red Hill Expressway
- 14' clear height
- Grade level loading (10' x 12')
- Good parking

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## Contact Us

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Broker

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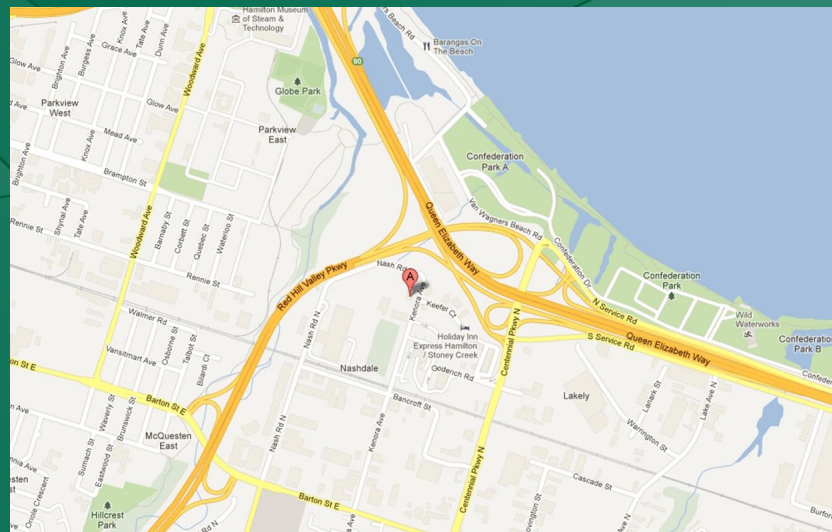
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## Property Information

**SPACE AVAILABLE:** 2,700 square feet

**NET RENTAL RATE:** \$4.95 per square foot

**OPERATING COSTS:** \$2.75 per square foot (est. 2012)

**LOADING:** Grade level door (10' x 12')

**CEILING HEIGHT:** 14'

**ELECTRICAL:** 100 amps, 240 volts, Phase 1

**ZONING:** KK

**FEATURES:**

- Small unit with great location to highways
- Minutes to QEW and Red Hill Expressway
- Grade level loading with additional rear door access
- Good parking

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