

**AVISON  
YOUNG**

# High visibility flex industrial building for lease

1154 Wilson Street W, Hamilton



**Get more  
information**

**Matt Perco**  
Sales Representative, Senior Associate  
+1 226 366 9001  
[matt.perco@avisonyoung.com](mailto:matt.perco@avisonyoung.com)

**John Bar**  
Sales Representative, Principal  
+1 226 366 9080  
[john.bar@avisonyoung.com](mailto:john.bar@avisonyoung.com)

 **BEST  
MANAGED  
COMPANIES**  
Platinum member

## Property details

# 8,000 sf industrial / retail building for lease off of Highway 403



8,000 sf with bonus 6,036 sf mezzanine



Four drive in doors



400A / 600V power



20' clear height



Ample parking



\$24 psf asking net rent



\$11 psf additional rent\*

\*Includes taxes, insurance, HVAC, and roof

1154 Wilson Street W, Hamilton



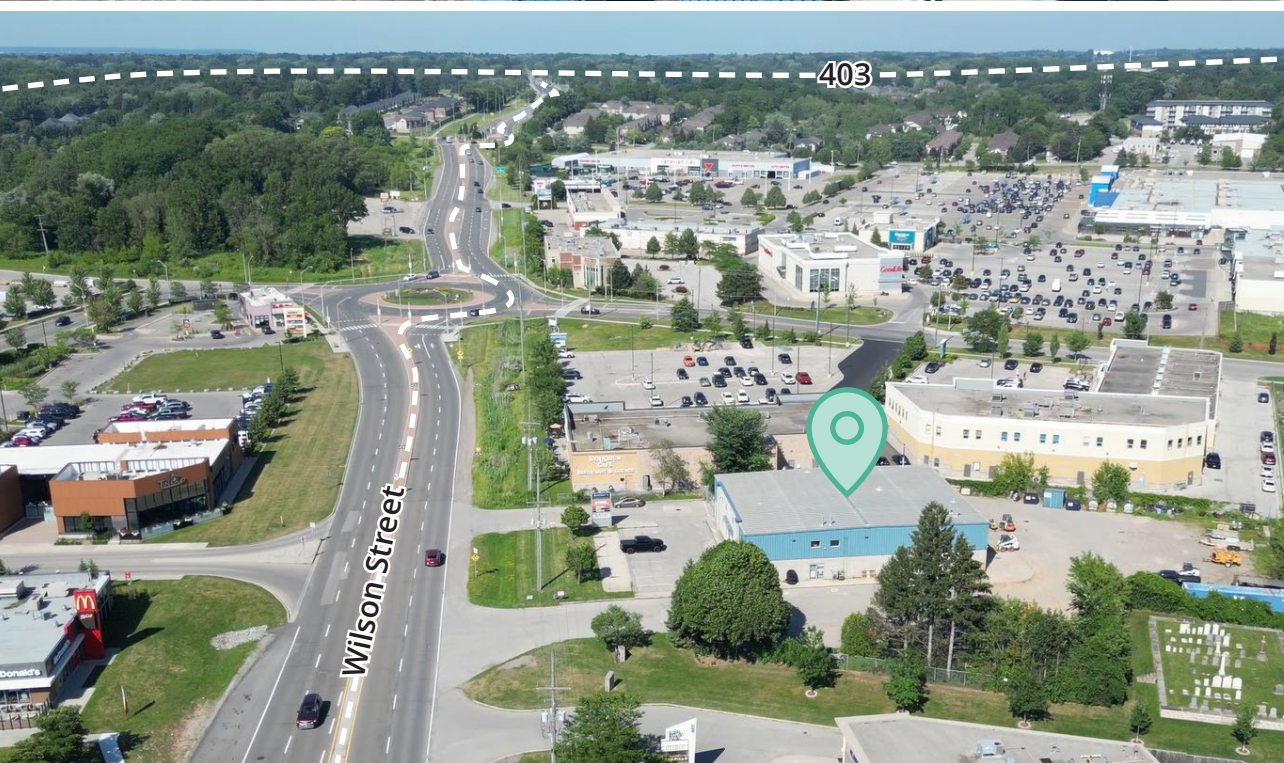


1154 Wilson Street W, Hamilton



### Comments

- Additional 6,036 sf of structural load bearing mezzanine included to bring the full usable footprint to 14,036 sf
- C7 zoning provides flexible options on uses, including retail and industrial
- Ample gated yard space, great parking and frontage onto Wilson Street with immediate access to two bus routes
- Excellent shipping capabilities for the size of the property
- Multiple grocery anchored plazas surrounding the site



## C7 permitted uses

- Building or contracting supply establishment
- Building and lumber supply establishment
- Commercial entertainment
- Commercial motor vehicle sales, rental and service establishment
- Commercial parking facility
- Commercial recreation
- Community garden
- Conference or convention centre
- Equipment and machinery sales, rental and service establishment
- Farm product supply dealer
- Funeral home
- Garden centre
- Home furnishing retail establishment
- Home improvement supply establishment
- Hotel
- Major recreational equipment sales, rental and service establishment
- Motor vehicle dealership
- Motor vehicle gas bar
- Motor vehicle parts and accessory sales establishment
- Motor vehicle rental establishment

- Motor vehicle service station
- Motor vehicle washing establishment
- Place of assembly
- Repair service
- Restaurant
- Self storage facility
- Surveying, engineering, planning or design business
- Transportation depot
- Warehouse

### Site exception - 650

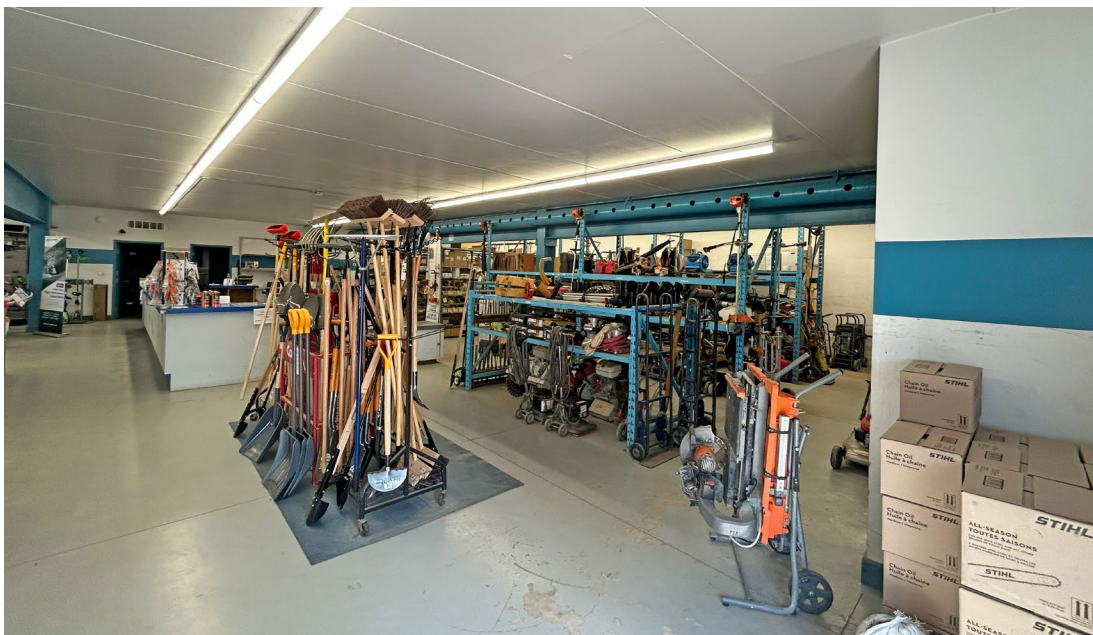
In addition to Subsection 10.7.1, following uses shall also be permitted:

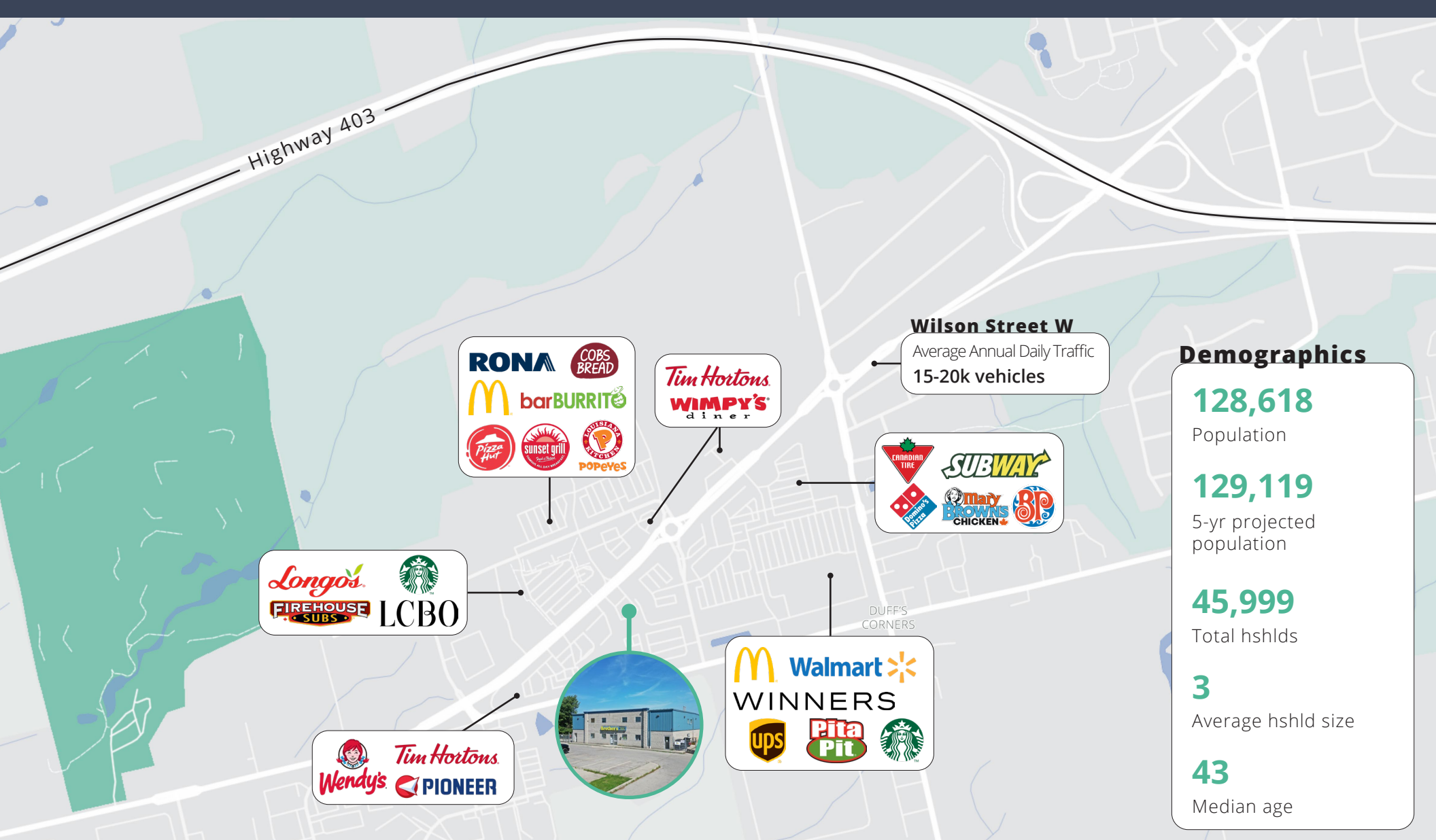
- Financial establishment



# Property photos

1154 Wilson Street W, Hamilton





### Matt Perco

Sales Representative, Senior Associate  
+1 226 366 9001  
matt.perco@avisonyoung.com

### John Bar

Sales Representative, Principal  
+1 226 366 9080  
john.bar@avisonyoung.com

### Avison Young Commercial Real Estate Services, LP, Brokerage

231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5  
T +1 226 366 9090 F +1 866 541 9755

© 2026. Avison Young Commercial Real Estate Services, LP. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox.

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**

Platinum member