

FOR LEASE | 4800 Hinan Drive, Beamsville, ON

Colliers

±14,275 SF PRESTIGE INDUSTRIAL BUILDING

Located in the Beamsville Business Park, Town of Lincoln



PROPERTY HIGHLIGHTS



Located Inside Urban
Area Boundary



Quick & Easy QEW
Highway Access

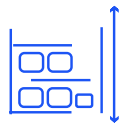


±10,500 SF Warehouse plus
±3,773 SF Mezzanine Office

*From a total warehouse area of ±16,062 SF;
owner to retain the remaining portion.*



Shared Use of 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

Owen Hughes Sales Representative
+1 905 359 5225 | owen.hughes@colliers.com

Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4
Tel: +1 905 354 7413 | collierscanada.com/niagara



PROPERTY DETAILS

4800 Hinan Drive, Beamsville, ON

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Prestigious Industrial Warehouse & Office Building in Beamsville

Prestige industrial space available for lease in the Beamsville Business Park with excellent QEW access. This offering includes approximately 3,775 SF of professional office space and 10,500 SF of warehouse space with shared loading dock. The property features ample parking, multiple access points & Industrial zone with many of permitted uses.



Location	Corner of Bartlett Road and Hinan Drive
Lot Size	±1.03 Acres
Available Area	Warehouse Area: ±10,500 SF <i>(From a total warehouse area of ±16,062 SF; owner to retain the remaining portion.)</i> Mezzanine Office: ±3,773 SF
Lease Price	\$11.25/SF NET + \$4.30/SF TMI + HST + Utilities
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 • Shared use of 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