

FOR SUB-LEASE

375

GREEN ROAD

HAMILTON, ON

**\$8.25 net per sq. ft.**

**50,404 sq. ft.**

- Clear Height: 15' 11"
- 8 Truck level doors
- 1 Drive-in door
- Bay Size: 33' x 30'
- Fully upgraded sprinkler system
- Available Immediately
- Additional office may be possible, call for details



**FRASER MCKENNA\***

Vice Chairman

416 798 6275

Fraser.McKenna@cbre.com

**JONATHAN LEARY\***

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

**SPENCER MUSSETT\***

Executive Vice President

416 495 6273

Spencer.Mussett@cbre.com

**DAVID MERKER\***

Associate Vice President

905 315 3676

David.Merker@cbre.com

**MAX LEWIS**

Sales Representative

905 315 3692

Max.Lewis@cbre.com

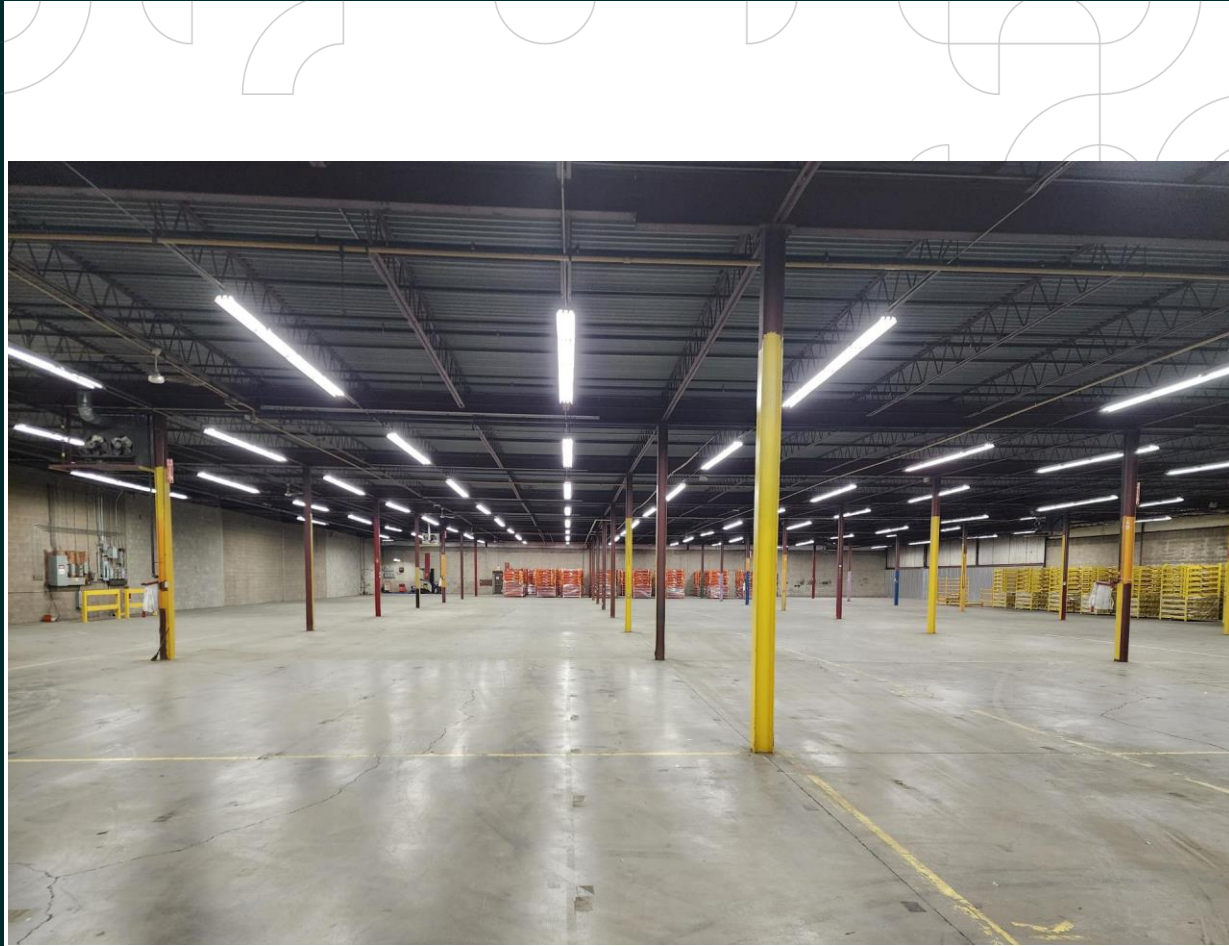
**CBRE**

# PROPERTY DETAILS

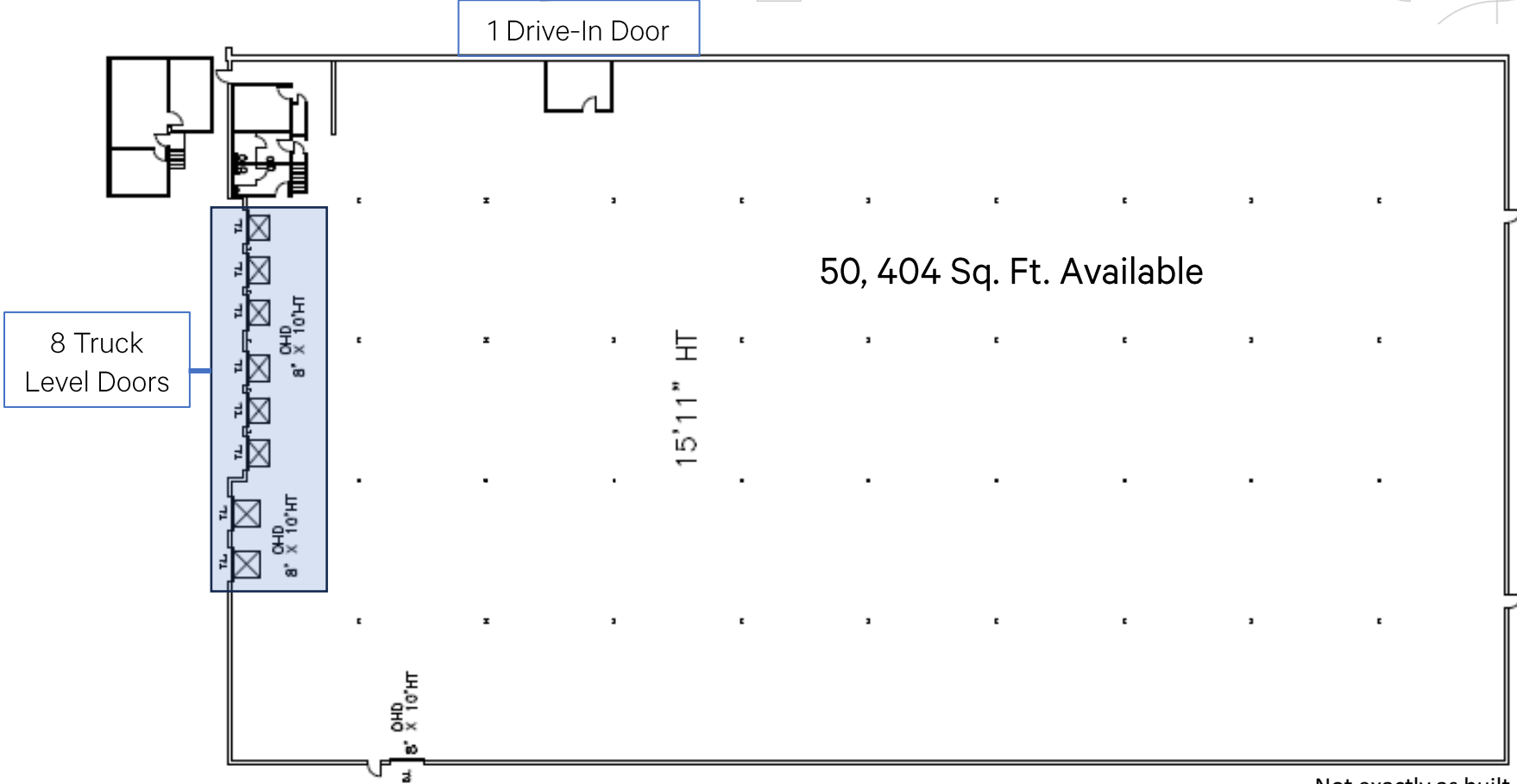
<b>TOTAL SIZE</b>	50,404 sq. ft.
<b>ASKING RATE</b>	\$8.25 net per sq. ft.
<b>OFFICE</b>	+/- 1,000 sq. ft. (exact size TBA)
<b>CLEAR HEIGHT</b>	15' 11"
<b>SHIPPING</b>	8 Truck level doors 1 Drive-in door
<b>TMI</b>	\$2.48 per sq. ft. (2025)

## COMMENTS:

- Clean, well configured warehouse with excellent shipping
- Sublease until January 31, 2027, longer term may be possible

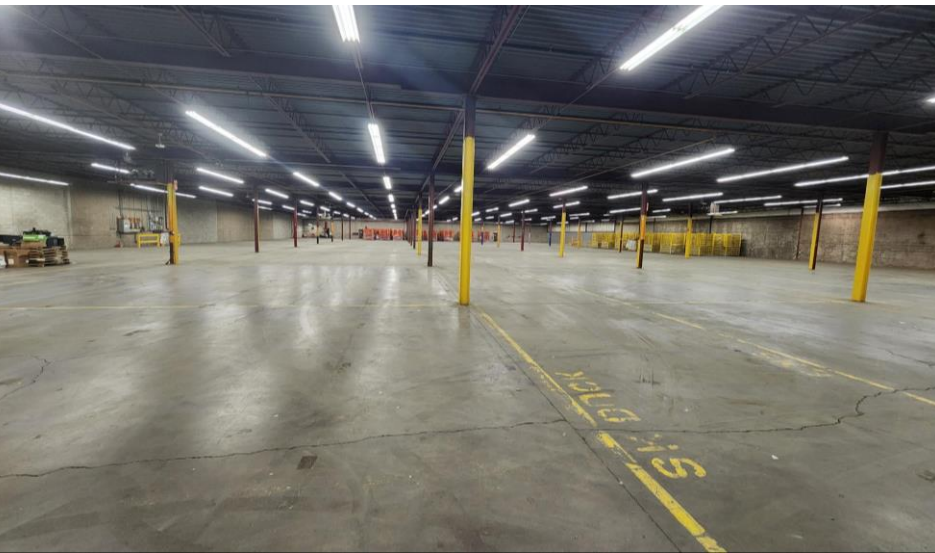


# FLOOR PLAN



Not exactly as built

# 375 GREEN ROAD - PHOTOS



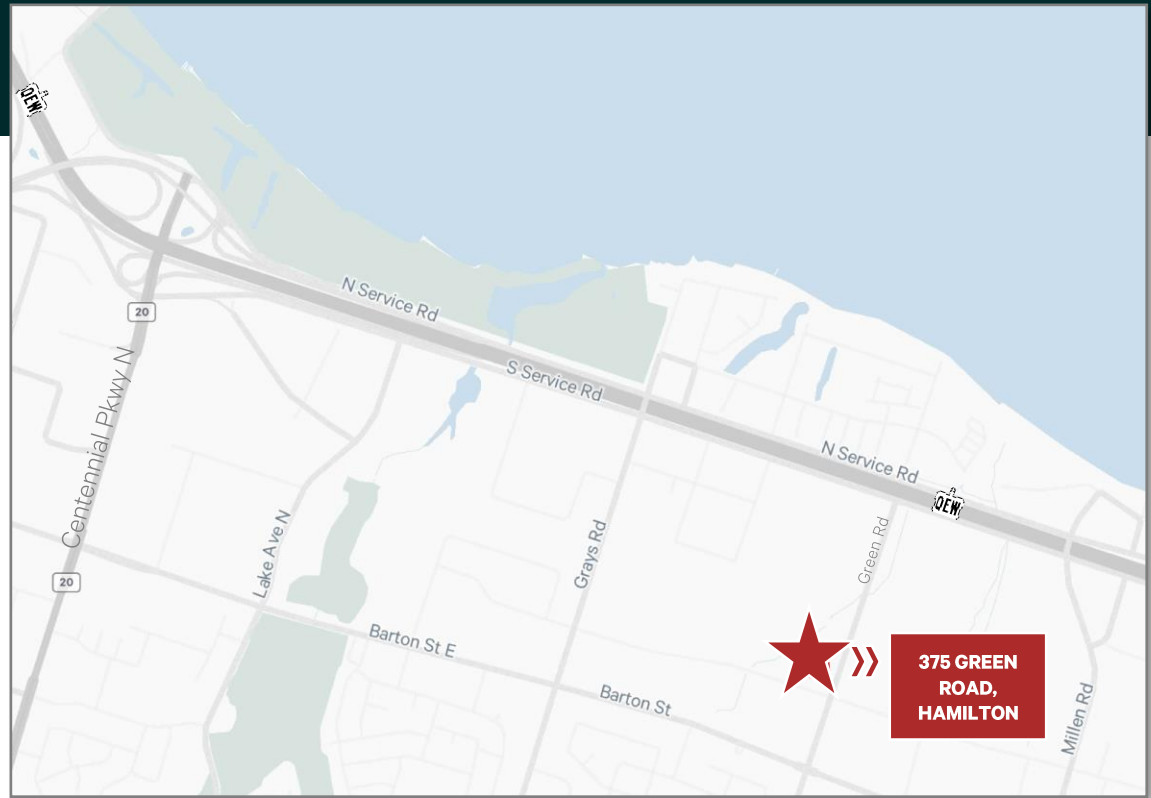
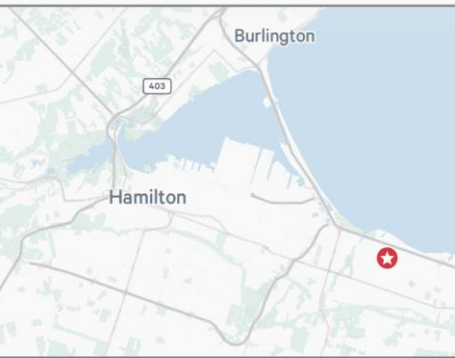
# 375 GREEN ROAD - PHOTOS



# 375

## GREEN ROAD

HAMILTON, ON



### For More Information, Please Contact:

**FRASER MCKENNA\***

Vice Chairman

416 798 6275

Fraser.McKenna@cbre.com

**JONATHAN LEARY\***

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

**SPENCER MUSSETT\***

Executive Vice President

416 495 6273

Spencer.Mussett@cbre.com

**DAVID MERKER\***

Associate Vice President

905 315 3676

David.Merker@cbre.com

**MAX LEWIS**

Sales Representative

905 315 3692

Max.Lewis@cbre.com

**CBRE Limited, Real Estate Brokerage** | 5935 Airport Road, Suite 700 | Mississauga ON, L4V 1W5

\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

# CBRE