

# Offering Details

## 380 Garner Road E, Hamilton

This first class industrial building is now leasing with 2021 occupancy. Various sizes from 19,759 SF to 140,489 SF can be accommodated.

## Build-to-Suit Options

The balance of the site offers build-to-suit options up to 685,000 SF.

## Lots for Sale

Parcels of land up to 25 acres are available for sale.

<b>Square Footage</b>	140,489 SF divisible to 19,759 SF
<b>Clear Height</b>	32'
<b>Rates</b>	\$9.95 PSF Net T.M.I. - \$2.95 PSF Rates include 5% office
<b>Occupancy</b>	Projected occupancy 2021
<b>Square Footage</b>	100,000 SF - 685,000 SF
<b>Clear Height</b>	40'
<b>Rates</b>	100,000 - 200,000 SF - \$8.75 PSF Net 250,000 - 685,000 SF - \$8.25 PSF Net T.M.I. - \$2.95 PSF Rates include 3% office
<b>Land Size</b>	2 acres up to 25 acres
<b>Price Per Acre</b>	\$825k - \$900k

