

BLAIR BLANCHARD STAPLETON

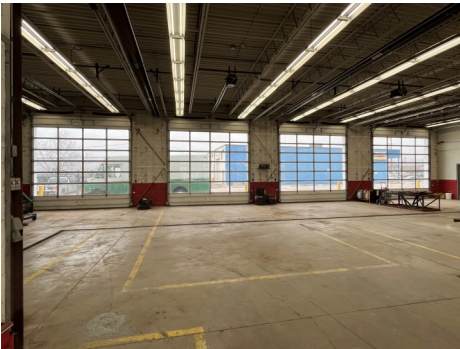
LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

\$16.00
PER SQ. FT. NET

15,358
SQUARE FEET



371-383 Barton Street, Stoney Creek, ON

Great industrial space with large office component. 6,000 sf shop with large drive-in doors on both sides plus multiple other-sized loading doors. Great for both automotive, warehousing, and other uses plus nearly 10,000 sf of current office/showroom. Amazing access to the highway. Surrounded by commercial properties as well as increased residential intensification for your workforce. Nearly two acres of paved surface make this property a must see for its potential.

Paul Mariutti
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Michael Beaudoin
Sales Representative

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HAMILTON OFFICE

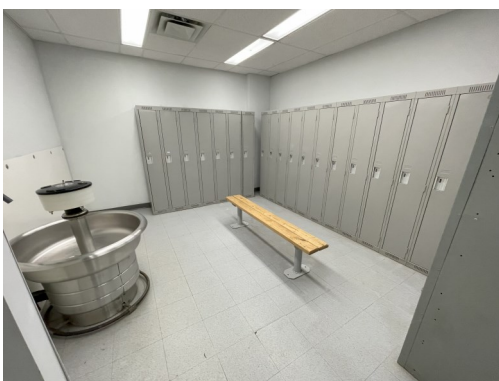
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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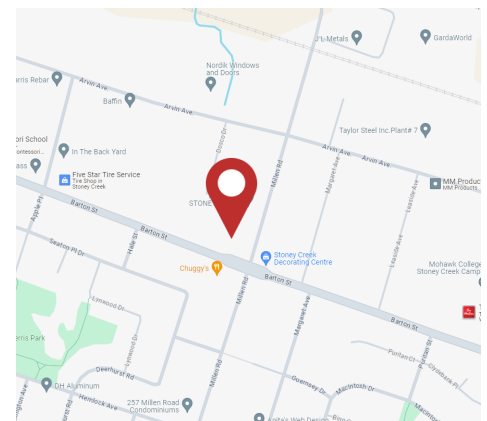


PROPERTY DETAILS

NET LEASE RATE	\$16.00 psf
TAXES & INSURANCE (2024)	\$3.25 psf
SIZE	15,358 sf
OFFICE AREA	9,358 sf
CLEAR HEIGHT	15'
LAND SIZE	279.25' x 309.99'
TRUCK LEVEL DOORS	(1) 8' x 8'
DRIVE-IN DOORS	(8) 14' x 12'
PARKING	Yes
ZONING	M3

PROPERTY DETAILS

- 6,000 sf shop space and nearly 10,000 sf clean office/showroom space
- Warehouse has drive-in doors on both sides plus multiple other-sized loading doors
- Ideal for automotive, warehousing, and other uses
- Area is surrounded by commercial properties and residential area that is seeing increased intensification
- Quick access to QEW via Fruitland Road



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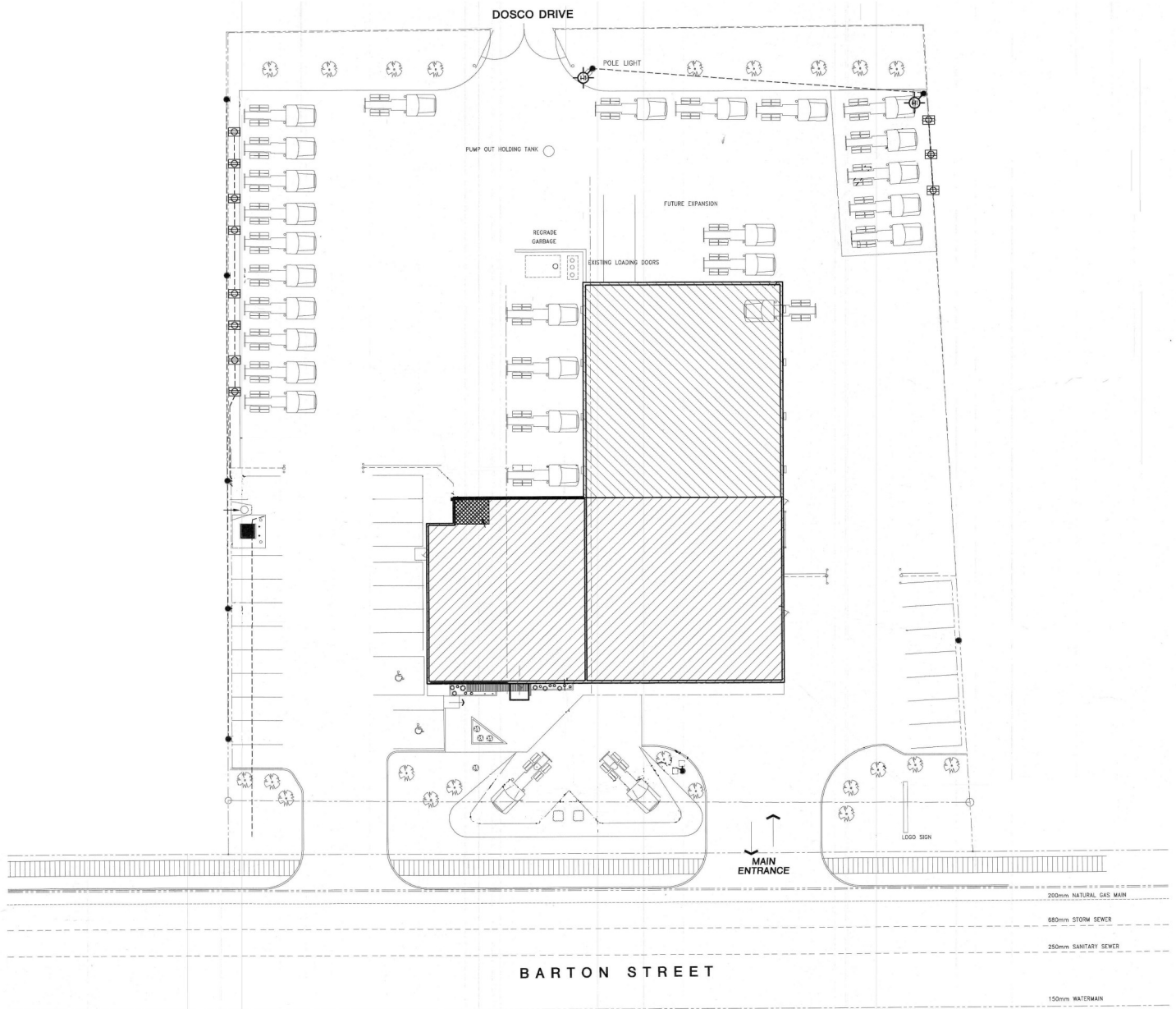
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FLOOR PLAN



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