

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

\$9.00PSF
NET LEASE RATE

74,394
SQUARE FEET



380 Millen Road, Stoney Creek, ON

Large industrial space in Stoney Creek just off the QEW. Fronting on both Millen Road and Arvin Avenue with many loading docks of varying sizes make this unit great for many companies needing to move their product. Large lot, over 7 acres with M3 Zoning allowing for outside storage and numerous building uses. Clear height from 13'8" up to 35'. Short term lease preferred.

John MacNamara
Sales Representative, Vice President

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Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

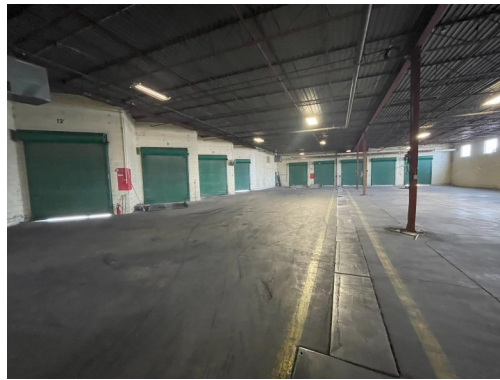
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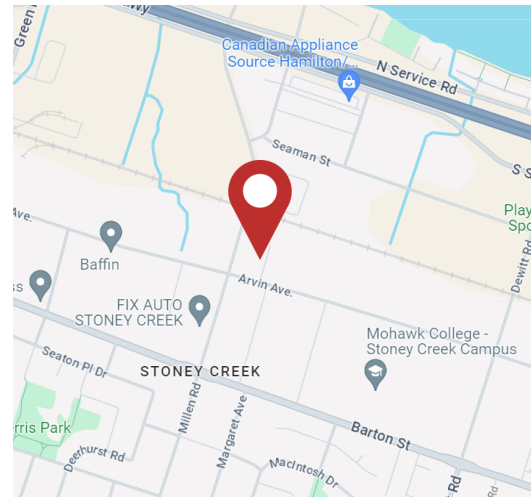
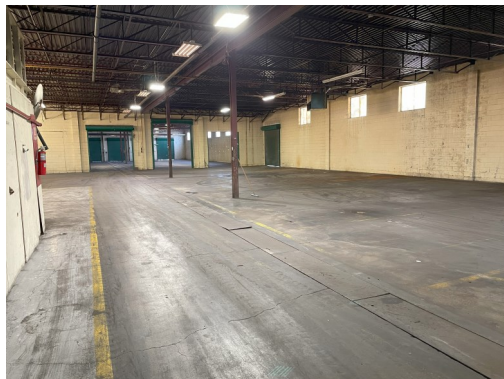


PROPERTY DETAILS	
NET LEASE RATE	\$9.00 psf
TAXES & INSURANCE	\$2.00 psf
BUILDING SIZE	74,394 sf
CLEAR HEIGHT	13'8" - 35'
CRANE	(1) 10-ton
DOCK LEVEL DOORS	(13) 8' x 10'
DRIVE IN DOORS	(1) 12' x 14'
LAND SIZE	7 ac
OFFICE	5%
ZONING	M3



PROPERTY DETAILS

- Large industrial space in Stoney Creek just off the QEW
- Clear height ranges from approx 14 to 35 feet
- Many loading docks of varying sizes
- Ideal for shipping use



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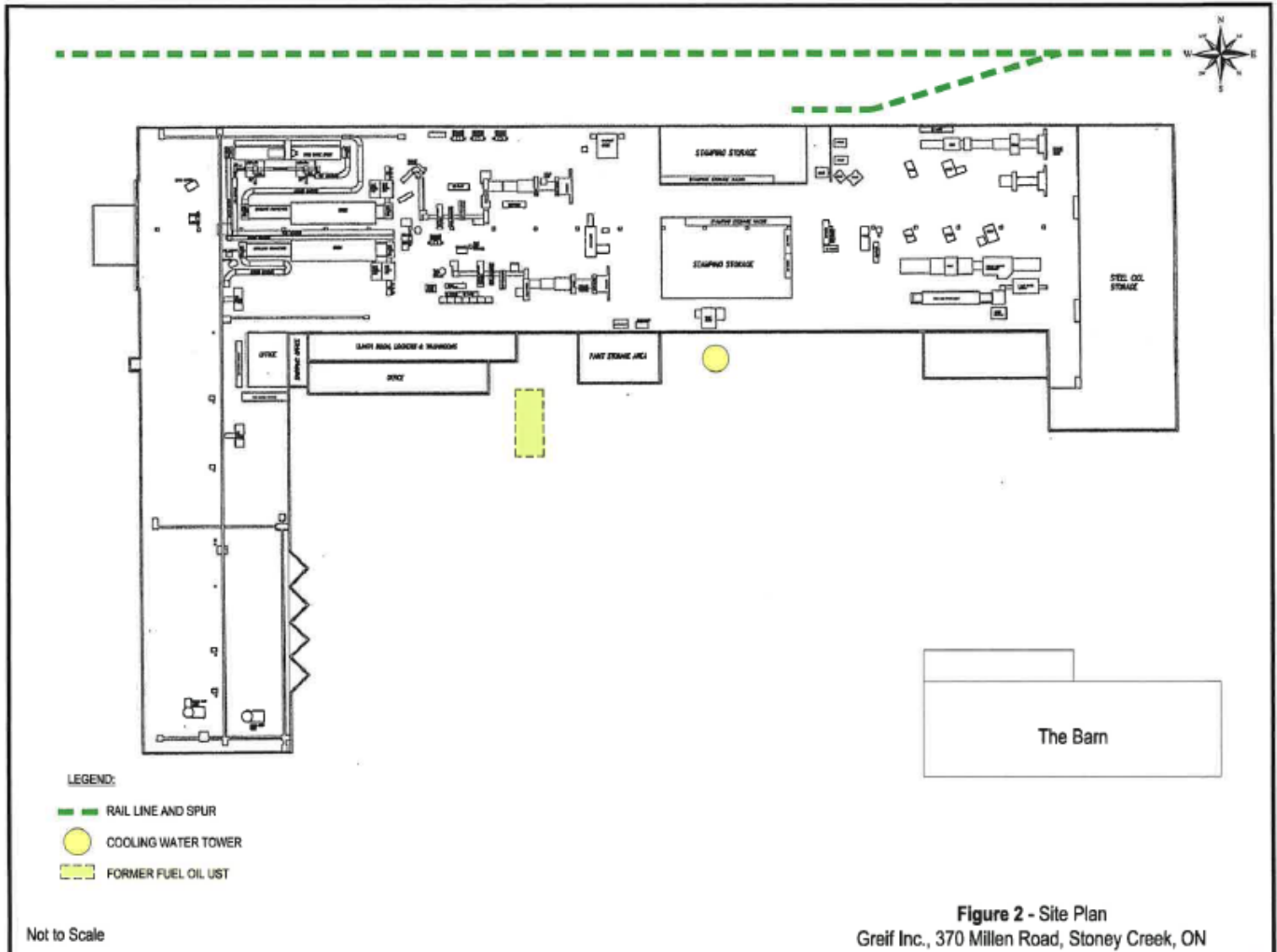
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FLOOR PLAN



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