

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL / RETAIL UNIT FOR LEASE

BBSREALTY.COM

**\$18.00PSF**  
NET LEASE

**\$6.00PSF**  
T.M.I.(2024)

**7,778**  
SQUARE FEET



## 360 Lewis Road, Unit 202, Stoney Creek, ON

Opportunity awaits in booming Winona! Unit available on a high traffic corridor with zoning that can accommodate a wide variety of uses. Diverse existing tenant mix at the property. Less than 1 kilometer to QEW and major shopping center which includes Costco, Metro, etc.

### Adrian Mekli

Sales Representative

Office: 905.869.0494

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### Adam Ionico

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

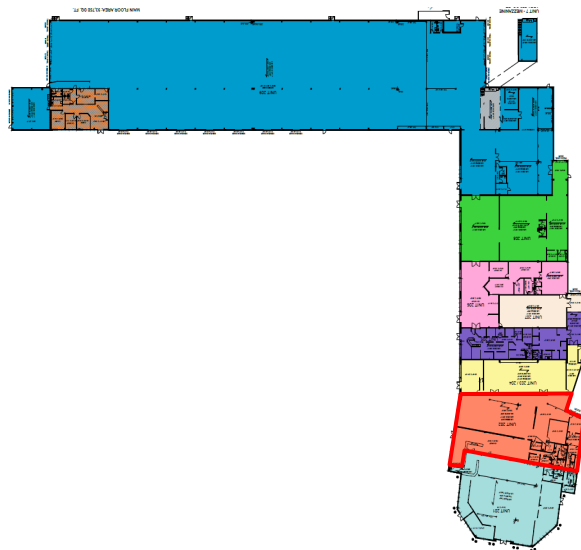
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# INDUSTRIAL / RETAIL UNIT FOR LEASE

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SITE



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# UNIT 202

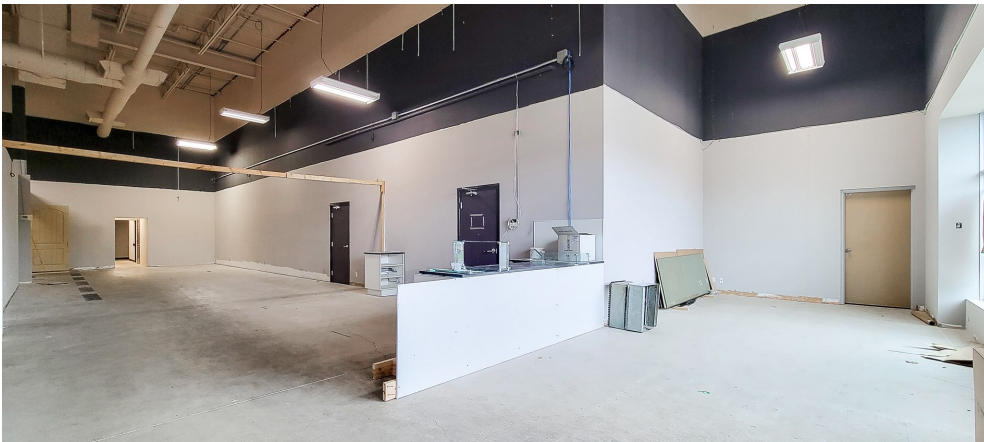
The unit comes equipped with multiple sets of washrooms, rear loading area, truck level door at the rear, 24 foot ceiling height and ample parking at the entrance of the unit. A true flex space available on a high traffic corridor with zoning that can accommodate a wide variety of uses. Diverse existing tenant mix at the property. Less than 1 kilometer to QEW and major shopping center which includes Costco, Metro, etc.

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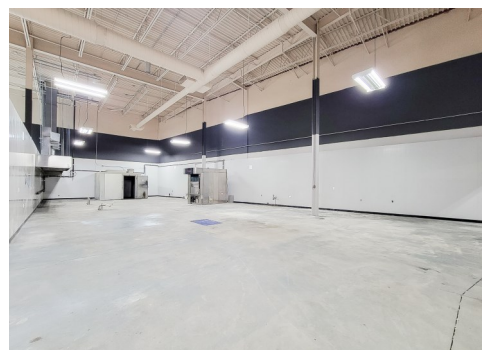
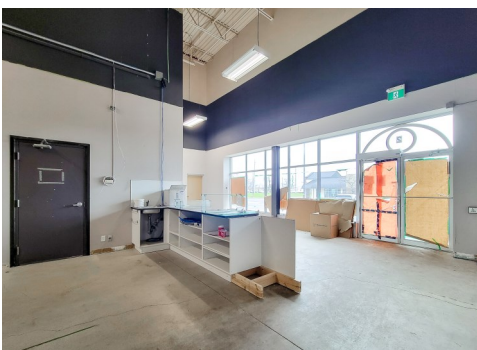
## PROPERTY DETAILS

NET LEASE RATE	\$18.00 psf
T.M.I.	\$6.00 psf
SIZE	7,778 sf
AIR CONDITIONING	Yes
CLEAR HEIGHT	24'
LOADING	(1) Truck Level 8' x 8'
PARKING	Yes - Surface
WASHROOMS	Yes
ZONING	M3, M2



## PROPERTY DETAILS

- 7,778 square foot unit
- Zoning (M3, M2) allows for a variety of uses including retail store, showroom, warehouse, athletic studio and much more
- Multiple sets of washrooms
- Air conditioned
- Rear loading area, truck level door
- 24' clear height
- Ample parking
- High traffic corridor
- Diverse existing tenant mix
- Less than 1 kilometer to Queen Elizabeth Way (QEW)
- Shopping nearby: Costco, Metro, etc.
- Prospective tenants to verify use



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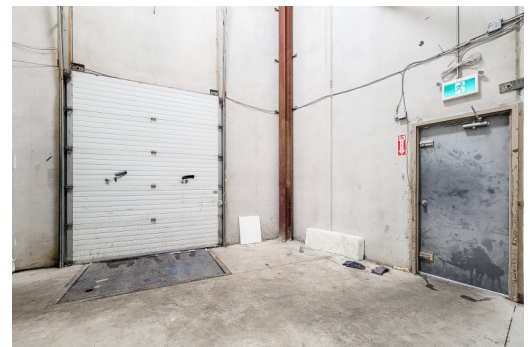
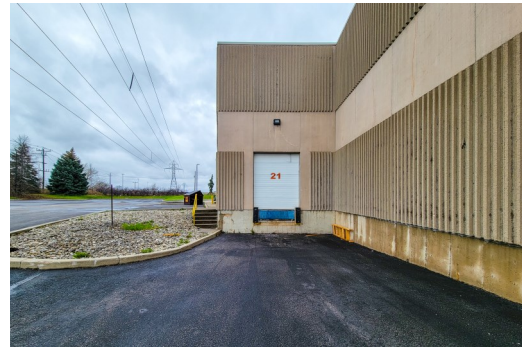
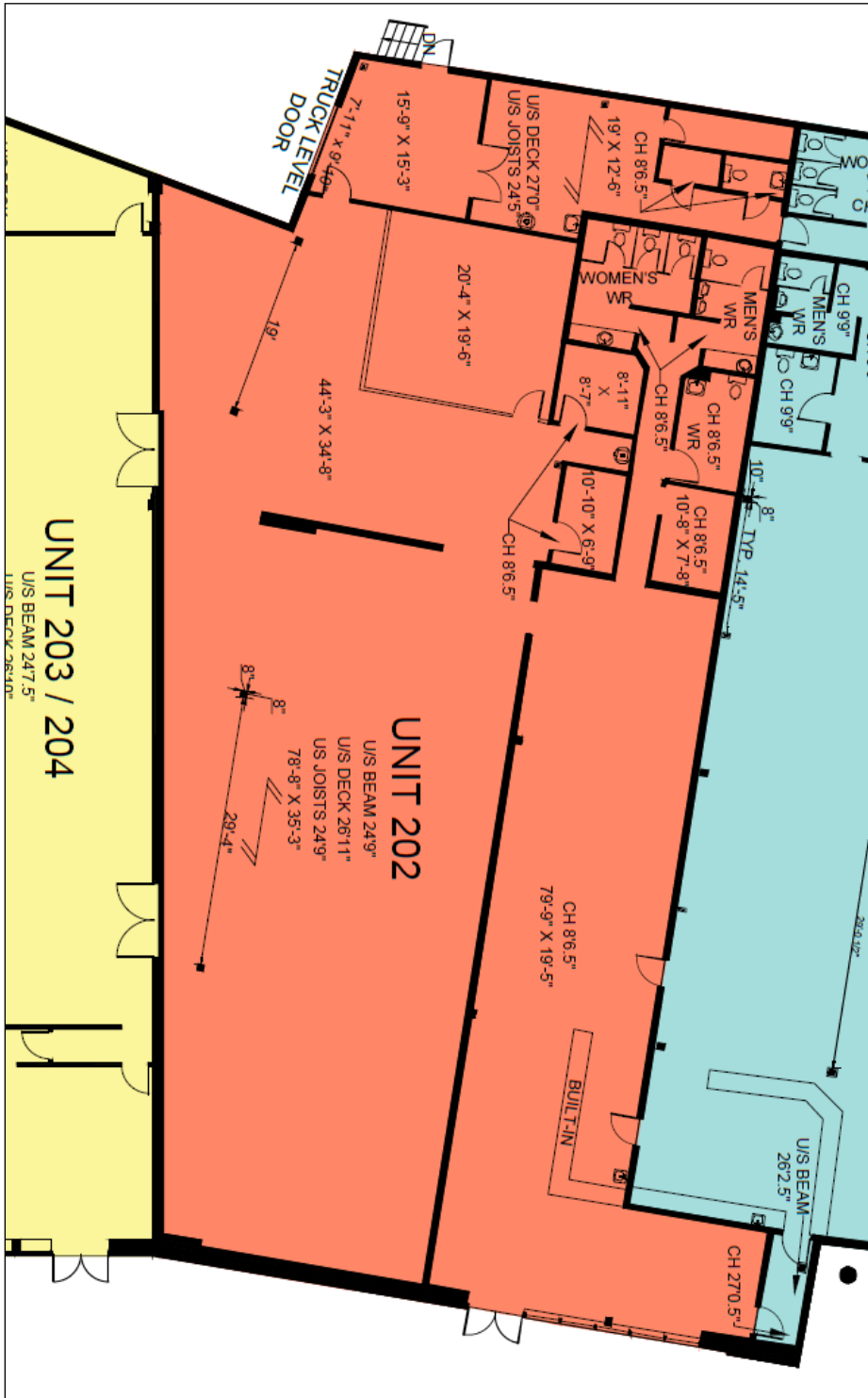
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# UNIT 202

The unit comes equipped with two washrooms, rear loading area, truck level door at the rear, 18 foot ceiling height and ample parking at the entrance of the unit. A true flex space available on a high traffic corridor with zoning that can accommodate a wide variety of uses. Diverse existing tenant mix at the property. Less than 1 kilometer to QEW and major shopping center which includes Costco, Metro, etc.

## FLOOR PLAN



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