

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL / RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$16.00PSF
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

Email: amekli@bbsrealty.com

Adam Ionico

Sales Representative

Office: 416.346.0250

Email: ionico@bbsrealty.com

HAMILTON OFFICE

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

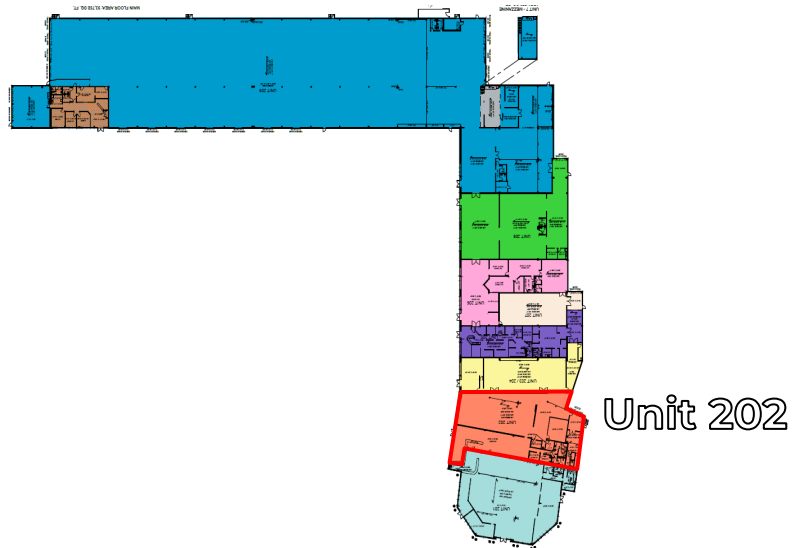
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof.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

INDUSTRIAL / RETAIL UNIT FOR LEASE

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.

BBSREALTY.COM

SITE



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.

UNIT 202

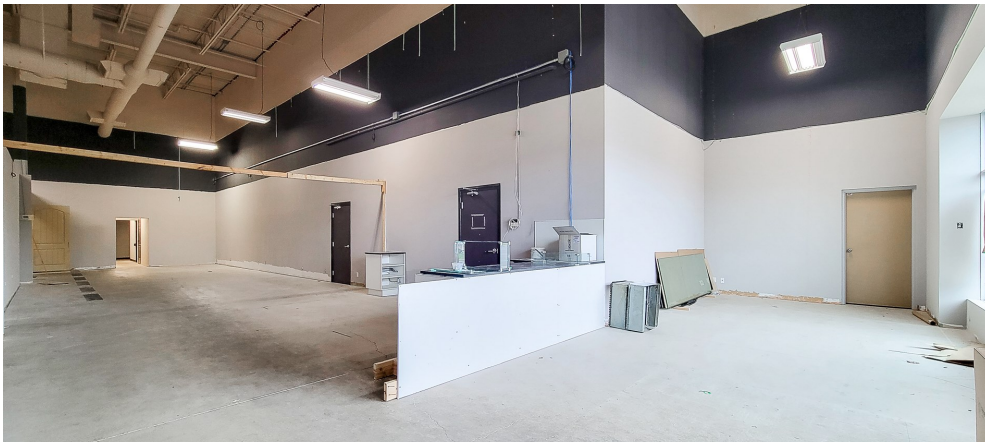
The unit comes equipped with multiple sets of washrooms, rear loading area, truck level door at the rear, 24 foot ceiling height and ample parking at the entrance of the unit. A true flex space available on a high traffic corridor with zoning that can accommodate a wide variety of uses. Diverse existing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

BBSREALTY.COM



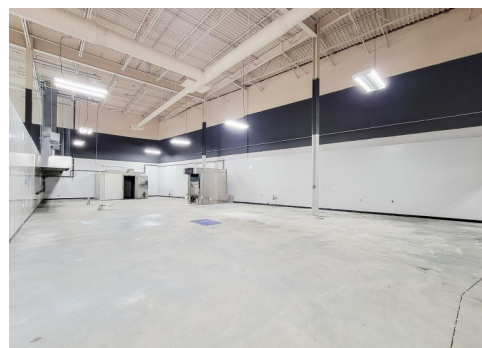
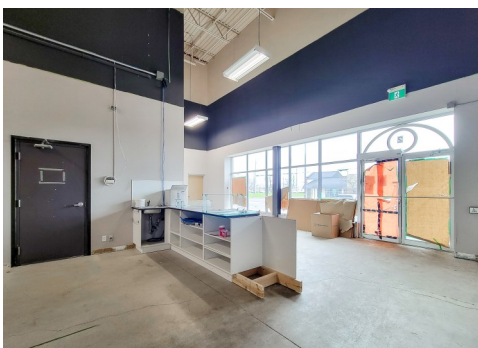
PROPERTY DETAILS

NET LEASE RATE	\$16.00 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



Adrian Mekli

Sales Representative

Office: 905.869.0494

Email: amekli@bbsrealty.com

Adam Ionico

Sales Representative

Office: 416.346.0250

Email: ionico@bbsrealty.com

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.

