

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$19.00PSF**  
NET LEASE

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

**16,841**  
SQUARE FEET



## 410 Lewis Road, Unit 101-102, Stoney Creek, ON

Rare end unit with prime highway exposure available for the first time in years! 16,841 SF move-in ready unit (that can be demised) allowing for a variety of uses including retail showroom, restaurant, warehouse, entertainment facility, recreation and much more. High traffic tenancies at the property drawing customers from morning to evening. Less than 1KM to QEW and major shopping centre which includes Costco, Metro, etc.

### Adrian Mekli

Sales Representative

Office: 905.869.0494

Email: [amekli@bbsrealty.com](mailto:amekli@bbsrealty.com)

### Adam Ionico

Sales Representative

Office: 416.346.0250

Email: [ionico@bbsrealty.com](mailto: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.

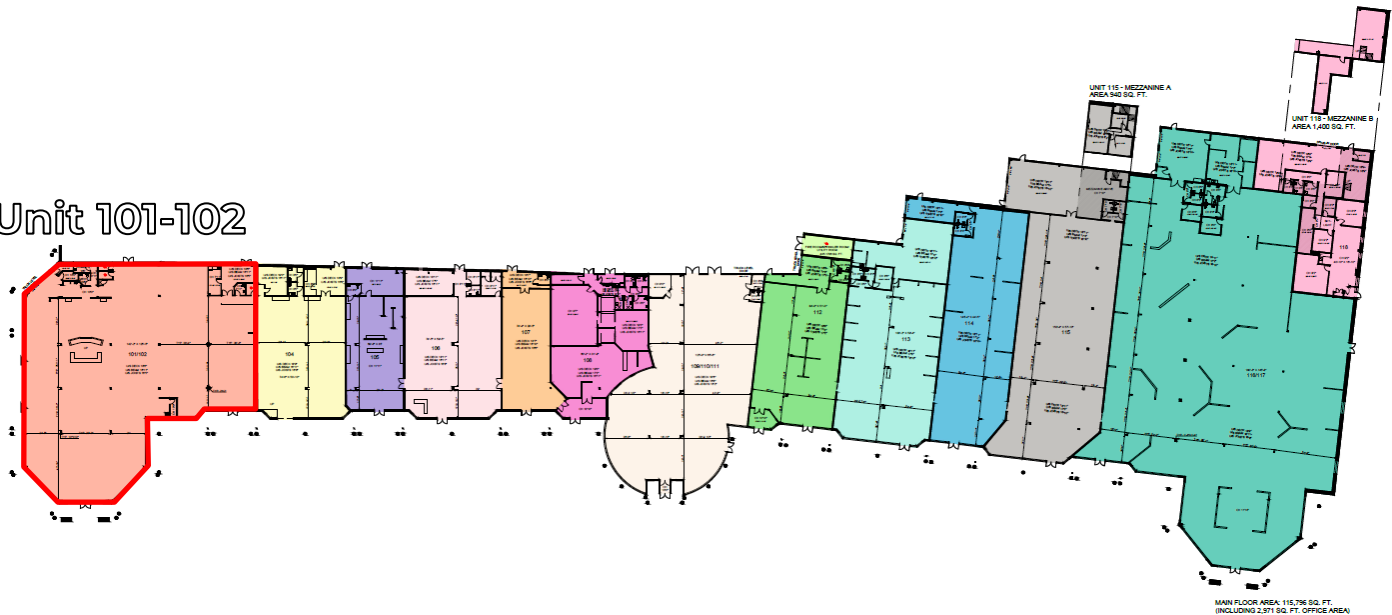
# INDUSTRIAL UNIT FOR LEASE

The unit comes equipped with two sets of washrooms, truck level loading door, two double-man doors, 18' ceiling height and ample parking at the entrance of the unit. Space can be demised into two units. A true flex space available on a high traffic corridor with zoning that can accommodate a wide variety of uses.

## SITE



## Unit 101-102



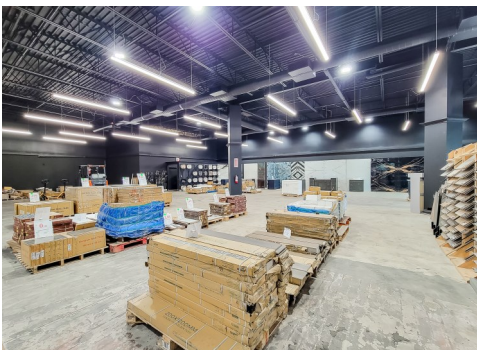
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## UNIT DETAILS

NET LEASE RATE	\$19.00 psf
T.M.I.	\$6.00 psf
SIZE	16,841 sf
CLEAR HEIGHT	18'
LOADING	(1) Truck Level 10' x 7'
LOADING	(2) Double Man
PARKING	Yes - Surface
WASHROOMS	Yes
ZONING	M3, M2

## PROPERTY DETAILS

- rare end unit with prime highway exposure
- available for the first time in years
- 16,841 SF move-in ready unit
- can be demised
- allows for a variety of uses including retail showroom, restaurant, warehouse, entertainment facility, recreation and much more
- comes equipped with two sets of washrooms, truck level loading door, two double-man doors, 18' ceiling height and ample parking at the entrance of the unit
- high traffic tenancies at the property drawing customers from morning to evening
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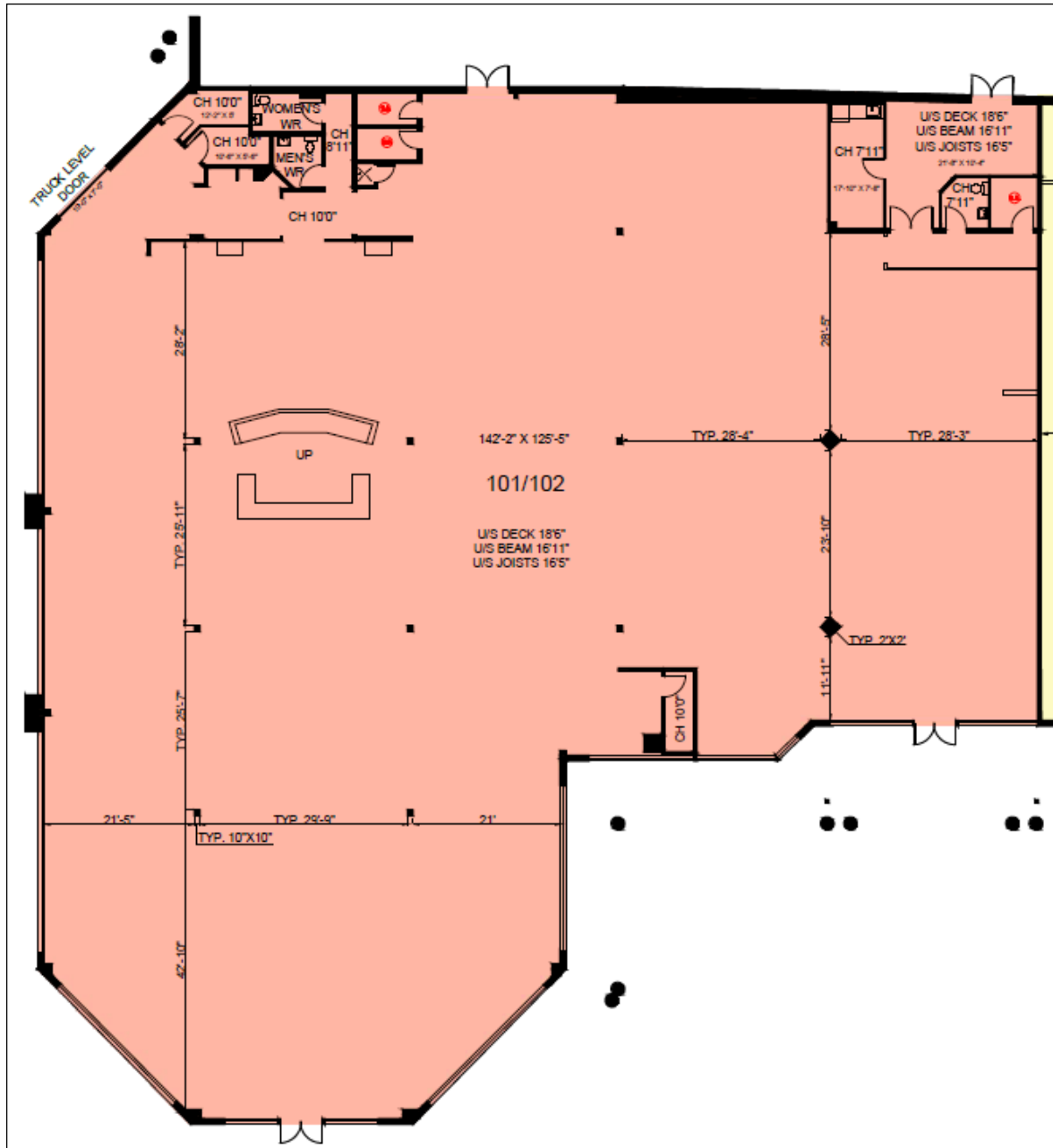
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## FLOOR PLAN



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