

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$18.00 PSF
NET LEASE

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

5,543-16,841
SQUARE FEET



410 Lewis Road, Stoney Creek, ON

Industrial units available with prime highway exposure 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

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Adam Ionico

Sales Representative

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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.

UNIT 101

A true flex space available on a high traffic corridor with zoning that can accommodate a wide variety of uses. 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. Prospective tenants to verify use.

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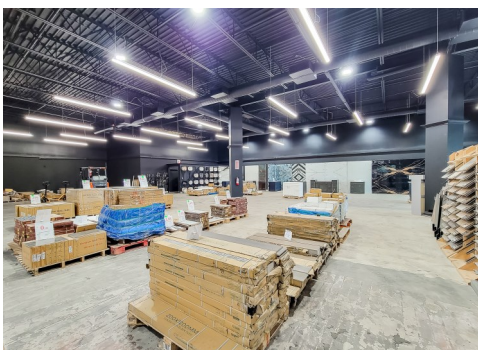
UNIT 101 DETAILS

NET LEASE RATE	\$18.00 psf
T.M.I.	\$6.00 psf
SIZE	11,362 sf
CLEAR HEIGHT	18'
LOADING	(1) Double Man
LOADING	(1) Truck Level
PARKING	Yes - Surface
WASHROOMS	Yes
ZONING	M3, M2



UNIT 101 DETAILS

- rare end unit
- allows for a variety of uses including retail showroom, restaurant, warehouse, entertainment facility, recreation and much more
- one set of washrooms
- two double-man doors
- 18' ceiling height
- ample parking at the entrance of the unit



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UNIT 102

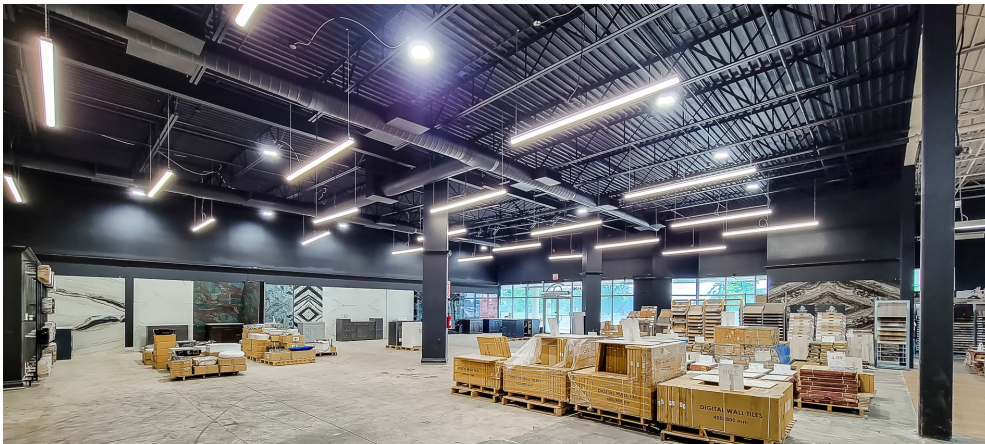
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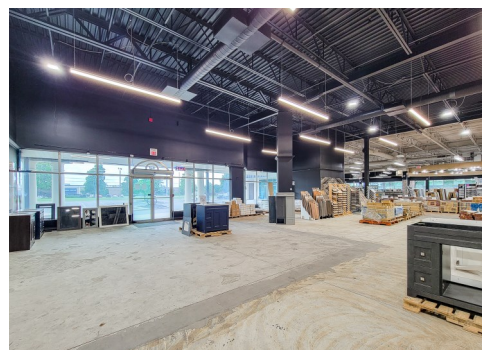
UNIT 102 DETAILS

NET LEASE RATE	\$18.00 psf
T.M.I.	\$6.00 psf
SIZE	5,543 sf
CLEAR HEIGHT	18'
LOADING	(2) Double Man
PARKING	Yes - Surface
WASHROOMS	Yes
ZONING	M3, M2



UNIT 102 DETAILS

- allows for a variety of uses including retail showroom, restaurant, warehouse, entertainment facility, recreation and much more
- one set of washrooms
- two double-man doors
- 18' ceiling height
- ample parking at the entrance of the unit



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UNIT 101-102

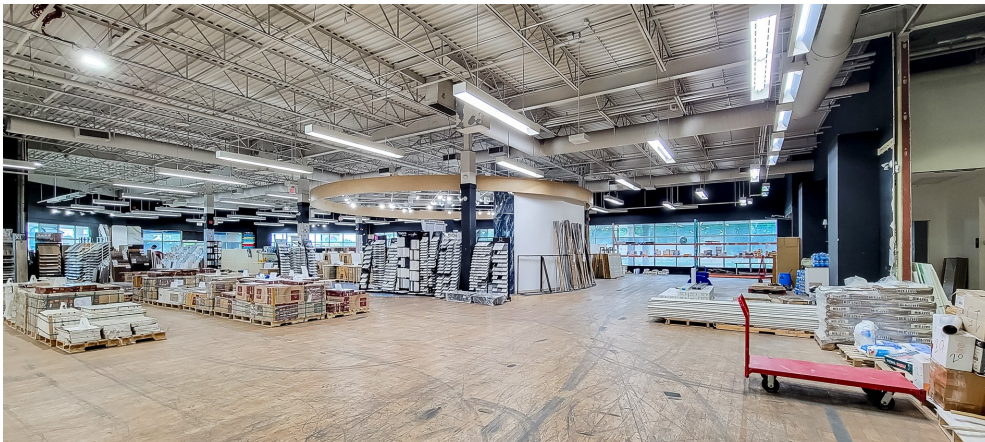
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UNIT 101-102 DETAILS

NET LEASE RATE	\$18.00 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



UNIT 101-102 DETAILS

- 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)
- allows for a variety of uses including retail showroom, restaurant, warehouse, entertainment facility, recreation and much more
- two sets of washrooms
- truck level loading door
- two double-man doors
- 18' ceiling height
- ample parking at the entrance of the unit
- space can be demised into two units



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INDUSTRIAL UNITS FOR LEASE

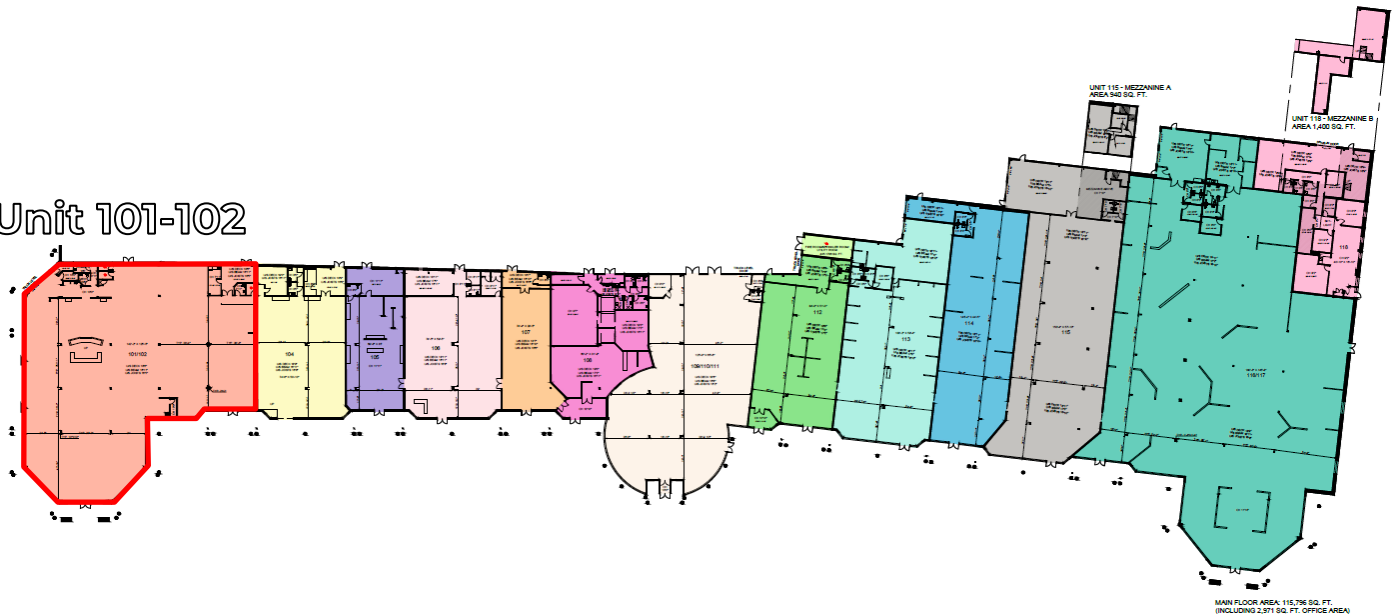
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SITE



Unit 101-102



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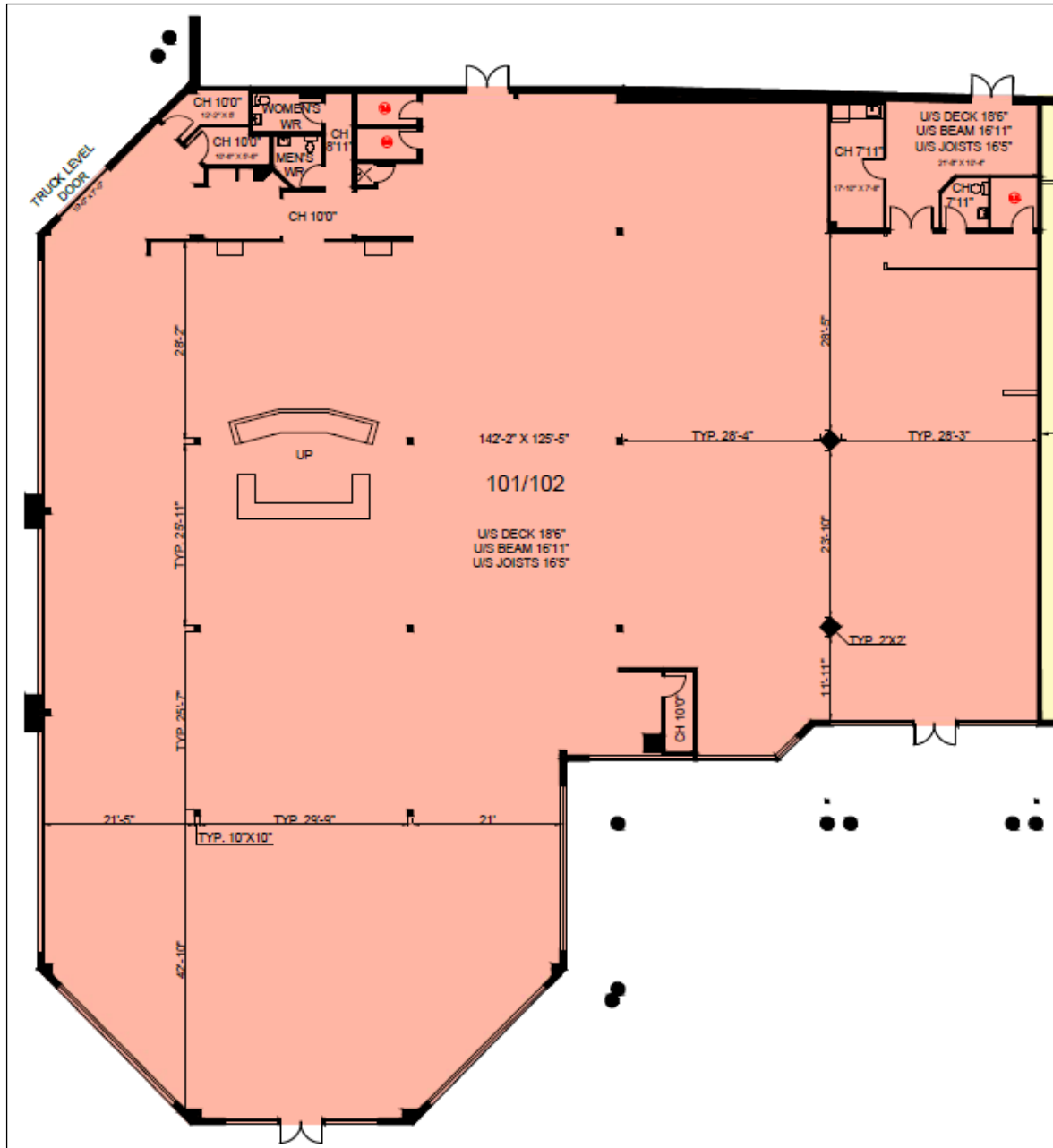
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FLOOR PLAN



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