

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

\$9.50PSF
NET LEASE RATE

\$2.00PSF
T.M.I. (2025)

31,000
SQUARE FEET



380 Millen Road, Stoney Creek, ON

Industrial space in Stoney Creek just off the QEW with abundant shipping access. Fronting on both Millen Road and Arvin Ave with dock level loading and a large yard for either storage or ease of ingress / egress. Shared building sits on 7 acres with M3 zoning allowing for outside storage and numerous building uses. Under 5 year term desired.

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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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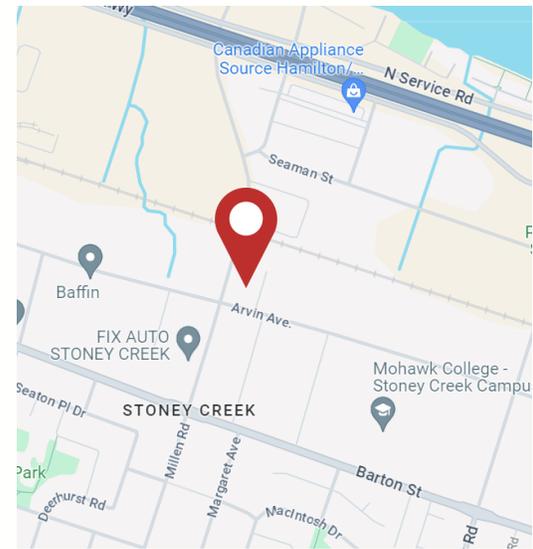
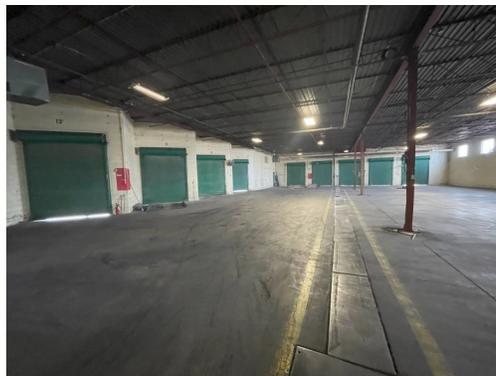


UNIT 2 DETAILS

NET LEASE RATE	\$9.50 psf
TAXES & INSURANCE	\$2.00 psf
BUILDING SIZE	31,000 sf
CLEAR HEIGHT	13'8"
DOCK LEVEL DOORS	(10) 10' x 8'
ZONING	M3

UNIT 2 DETAILS

- Industrial space in Stoney Creek just off the QEW
- Clear height 13'8"
- 10 dock level doors (10' x 8')
- Large yard for storage
- Ideal for shipping use



HAMILTON OFFICE

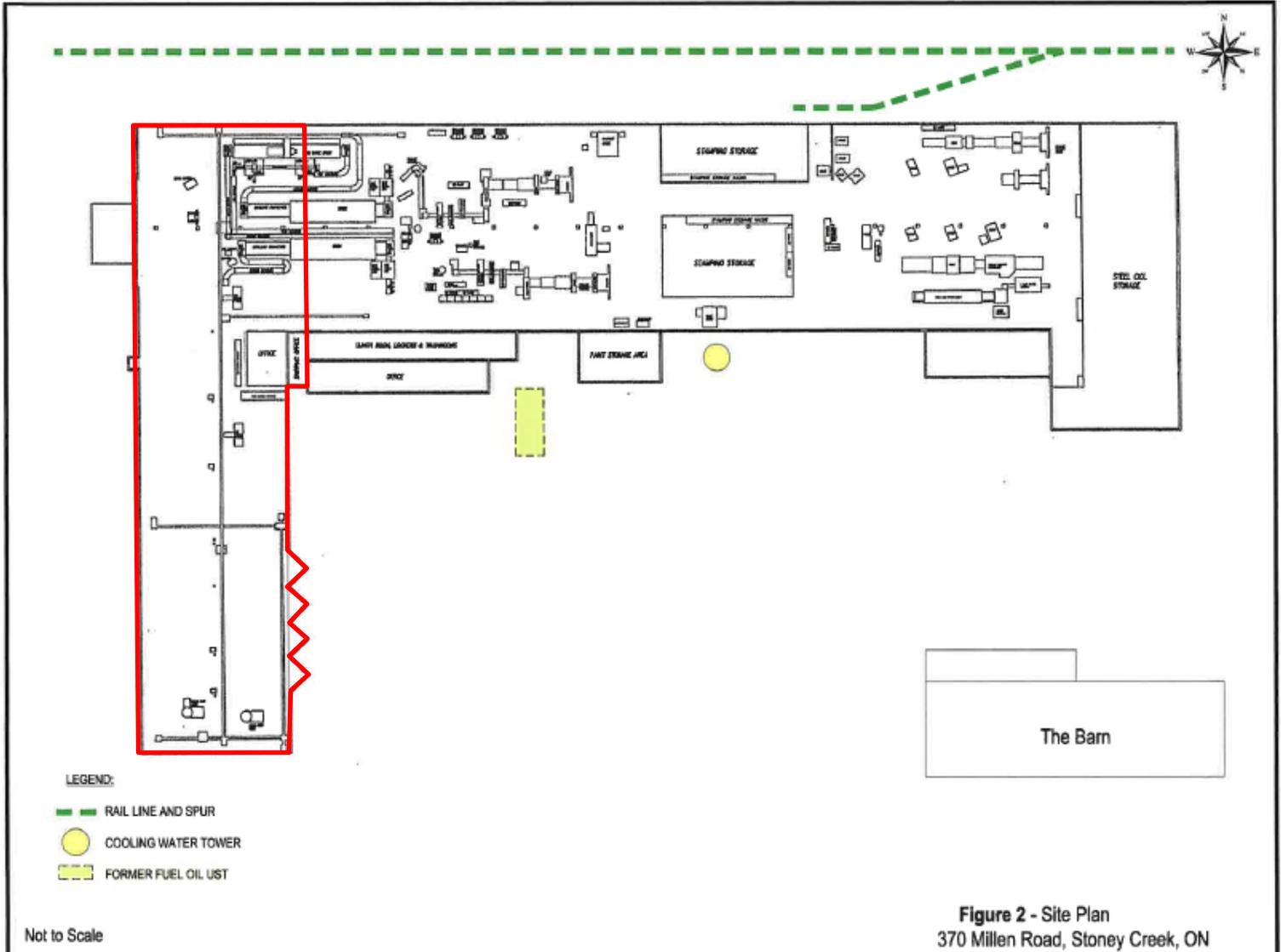
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FLOOR PLAN



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