

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

\$12.95 PSF
NET LEASE RATE

\$5.50 PSF
T.M.I. (2025)

7,600 - 63,427
SQUARE FEET



390 Millen Road, Stoney Creek, ON

PROPERTY DETAILS

TOTAL SIZE	64,427 sf
UNIT 1	9,064 sf
UNIT 2	8,200 sf
UNIT 3	7,600 sf
UNIT 4	8,500 sf
UNIT 5	8,500 sf
UNIT 6	21,563 sf
DOORS	(2) truck, 1 (drive-in)
LEVELS	1
PARKING	surface
POWER	600 V / 400 A
ZONING	M2

Great location. If offices and exposure to Millen Road are desired, an extra 850 sq ft may be added. TMI includes utilities. Landlord allows \$3.00 for TMI and \$2.50 for utilities. Landlord has various options available for lease. Some fantastic possibilities with some of the smaller units with nicely renovated offices. Unit 2 has a possibility of outside storage behind the unit.

 **Gary D Stapleton**
Broker

Office: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com



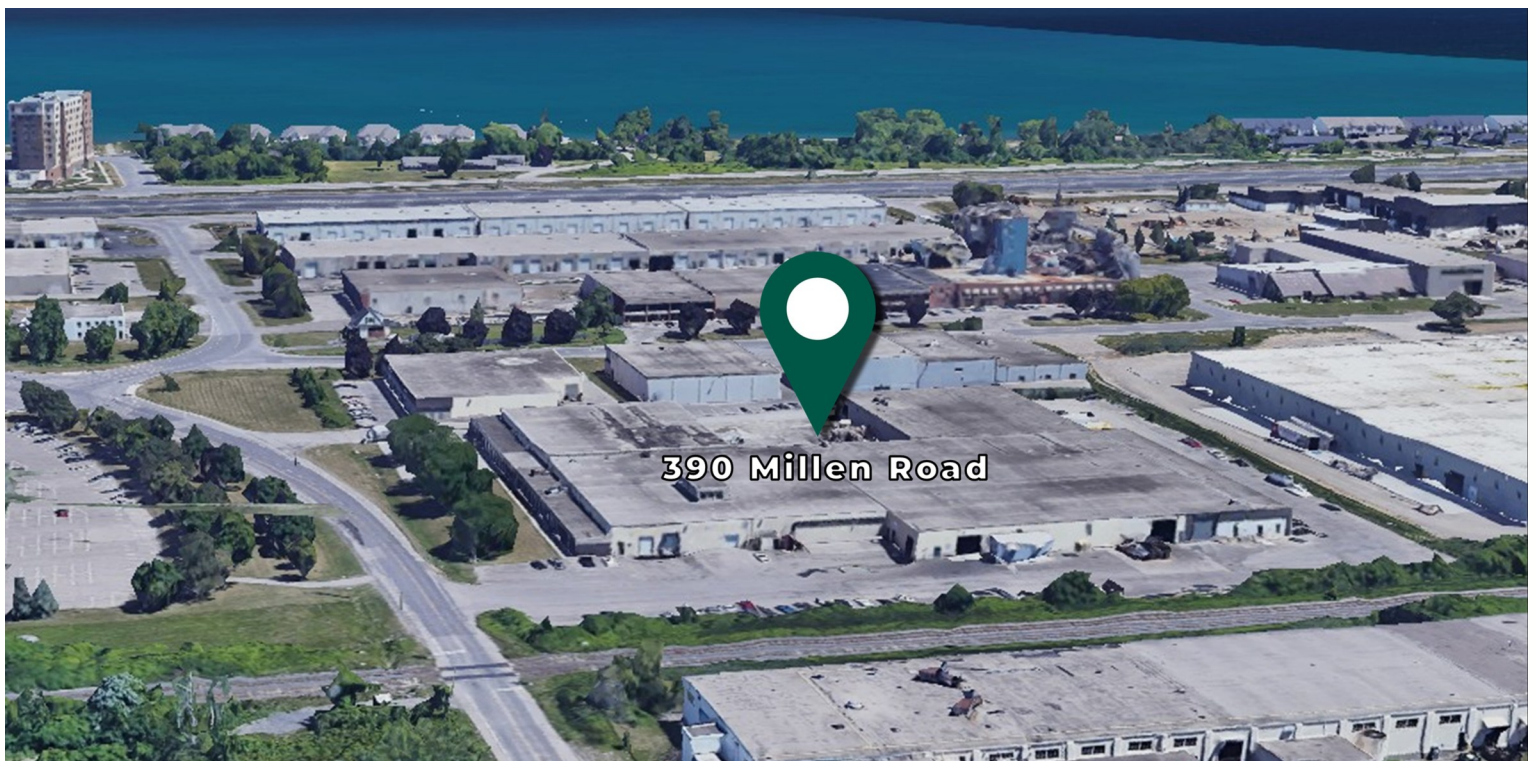
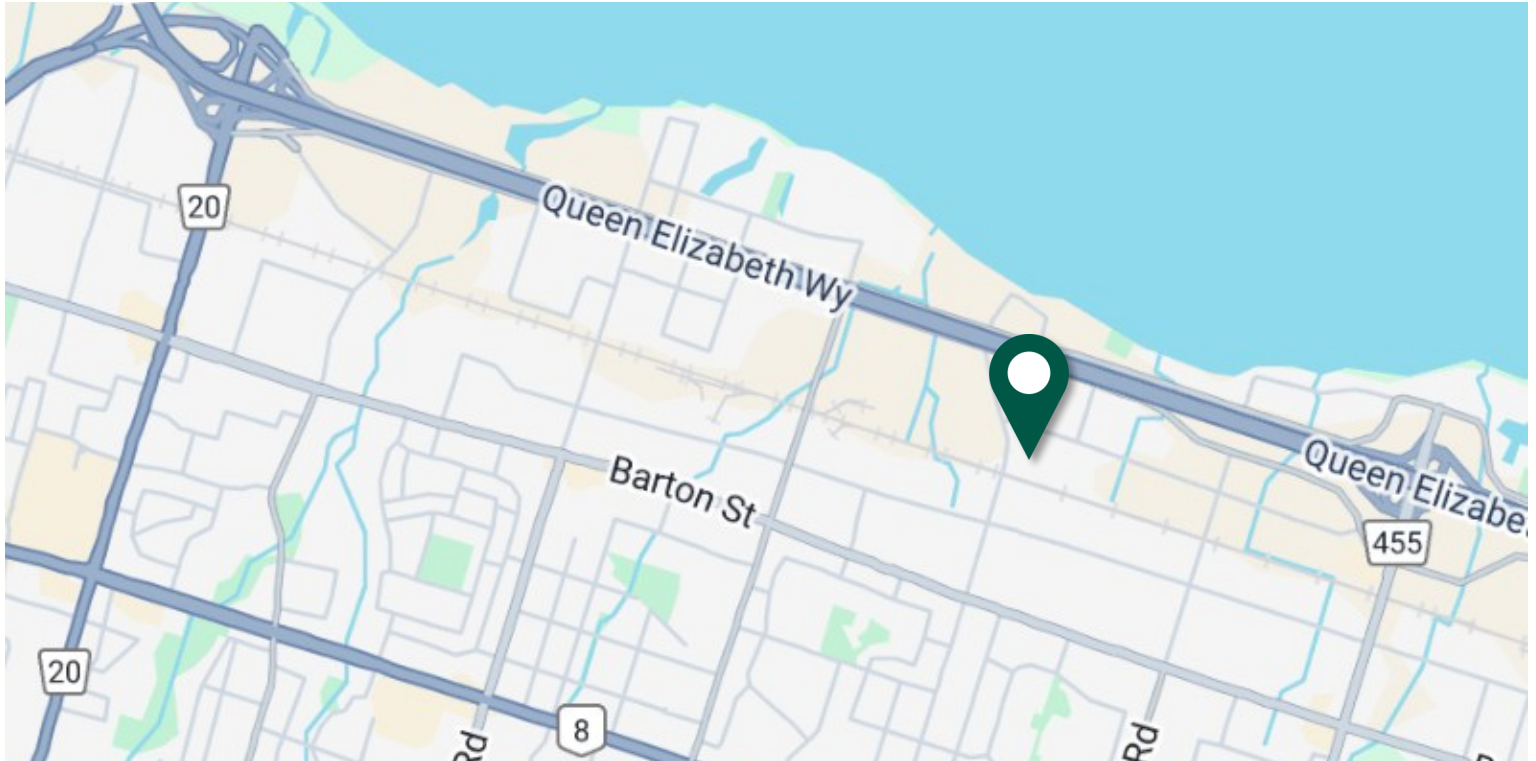
HAMILTON OFFICE

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

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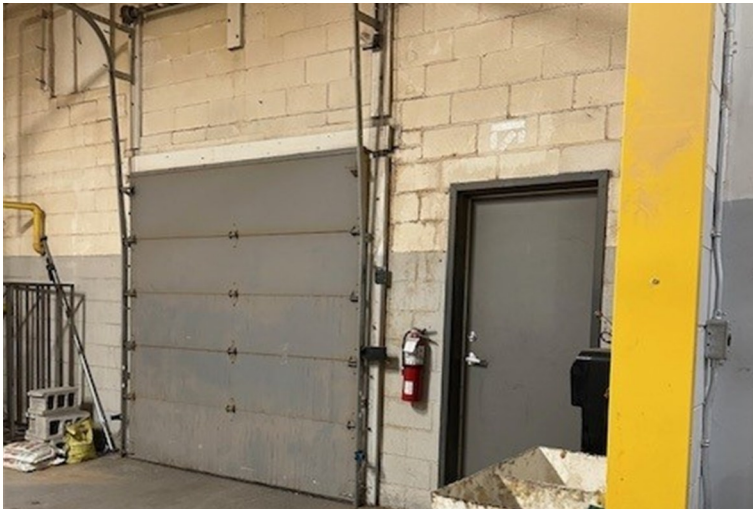
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