

1175 BARTON STREET
STONEY CREEK, ONTARIO

144,217 S.F.
MULTI-TENANT
INDUSTRIAL BUILDING
FOR LEASE

INDUSTRIAL

For information, contact:

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Location:

East Hamilton, in former City of
Stoney Creek

Date Available:

Immediate

Building Size(s):

144,217 s.f.

Unit Size(s) Available:

18,000 s.f. to 54,000 s.f.

Coverage:

46.83%

Building Specifications:

Office Area: 5%
Ceiling Height: 24' clear
Typical Bay Size: 36'-0" x 40'-0"
Shipping Doors:
1 truck-level door per 10,000 s.f. (min.),
1 drive-in door
Construction:
Block and Metal Construction
Sprinklers: ESFR

Site Size:

7.01 acres with additional 9.73 acres for future
development

Space Type:

Industrial (with Office Space)
Design/build for sale or lease
(Future development lands)

Zoning:

MSP - Special Purpose Industrial
MG - General Industrial
(Future Development Lands)

Rental Rates From:

from \$4.75 per s.f.

TMI (estimate.):

\$3.47 per s.f. (2010 Estimate)

Comments:

- New construction
- Flexible unit sizes
- Close to QEW with excellent access to US border
- Some outside storage permitted (Future development lands)



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