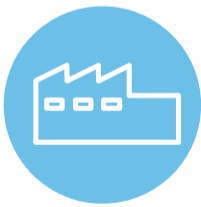


Industrial Unit for Lease

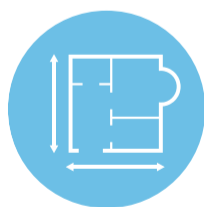
Rental Rate: \$8.95/SF Yr 1
TMI: \$2.97/SF (2020)

1175 Barton Street, Unit 2
Stoney Creek, Ontario

Property Features:



27,007 SF
Total Area



10%
Office Area



1 TL / 1 DI
Shipping Doors



24'
Clear Height



February 1, 2021
Occupancy



37
Parking Spaces

To receive additional information about this offering, please contact us.

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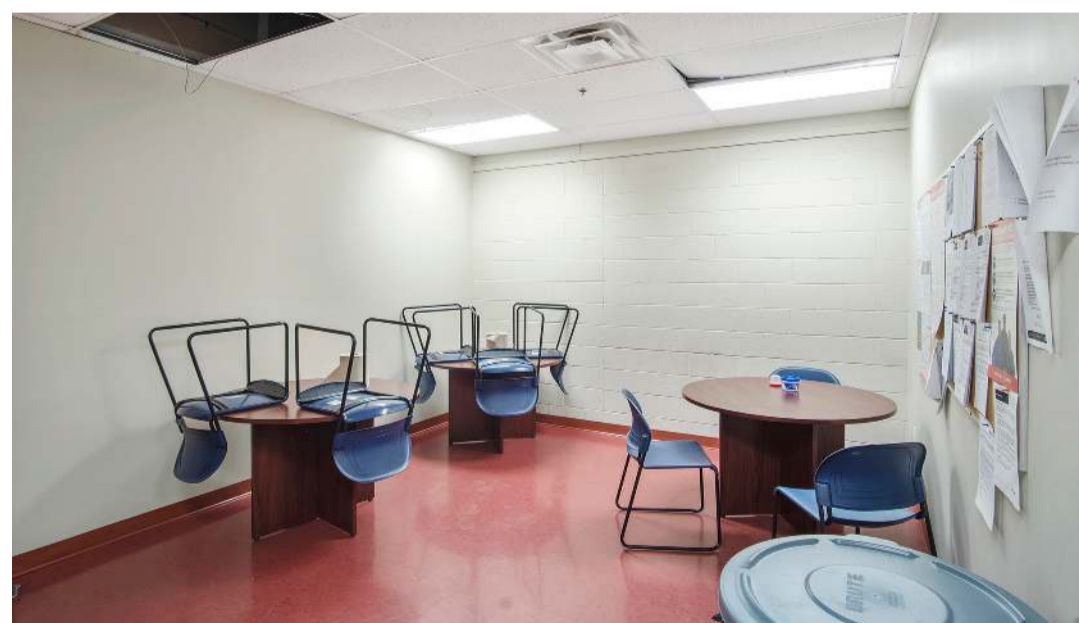
Owned and Managed by:



Property Photos



Accelerating success.



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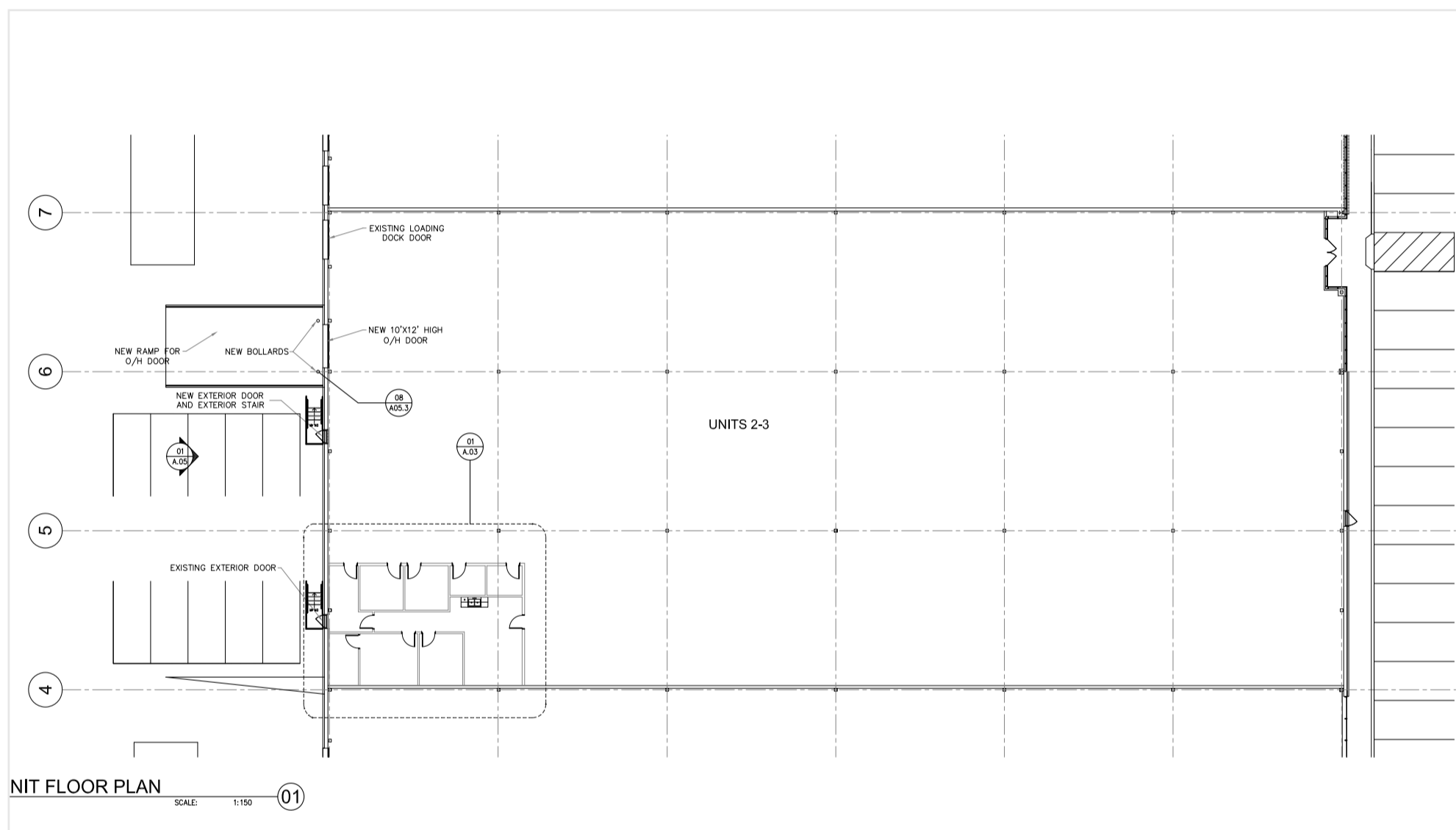
Owned and Managed by:



Floor Plan - Unit 2



Accelerating success.



NIT FLOOR PLAN SCALE: 1:150 01

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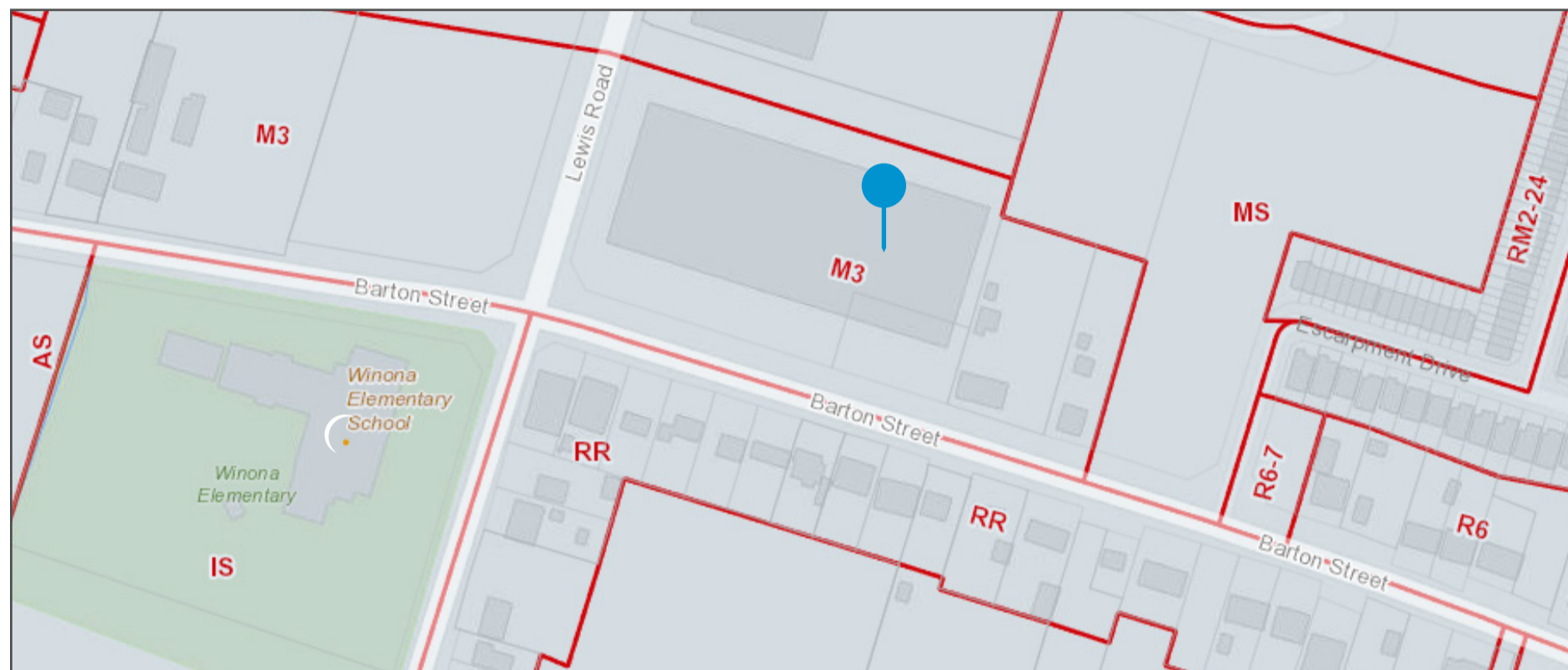


Zoning Details



Accelerating success.

M3 Zoning



Permitted uses:

- S Alcohol Production Facility
- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design
- Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

Please visit link for full details: <https://www.hamilton.ca/sites/default/files/media/browser/2015-01-20/zoningby-law05-200-section9-3-m3zone-june2019.pdf>

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