

FOR LEASE

# 869 BARTON STREET

## STONEY CREEK, ON

- + Total Building: 48,414 Sq. Ft. (rentable\*\*)  
\*\* excludes 1,760 Sq. Ft. of basement & 2,026 Sq. Ft. of second floor storage, upon which net rent shall not be collected
- + Front Office Area: 9,988 Sq. Ft.
- + Shipping: 2 T/L & 1 D/I
- + Clear Height: 18'
- + Zoning: M3 (allows outside storage)
- + Power: 1600 amps (tenant to confirm)
- + Building is fully air conditioned
- + Competitive tax rate – see below
- + Epoxy floors & painted warehouse
- + LED lights throughout
- + Close proximity and easy access to QEW
- + Building has plant change rooms and lunchroom



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\$6.25 Net per Sq. Ft. (Yr. 1)

REALTY  
TAXES

\$114,250\*\*\* (2018)

\*\*\* this amount includes adjacent land parcel, taxes for the building alone will be slightly lower, exact amount TBA



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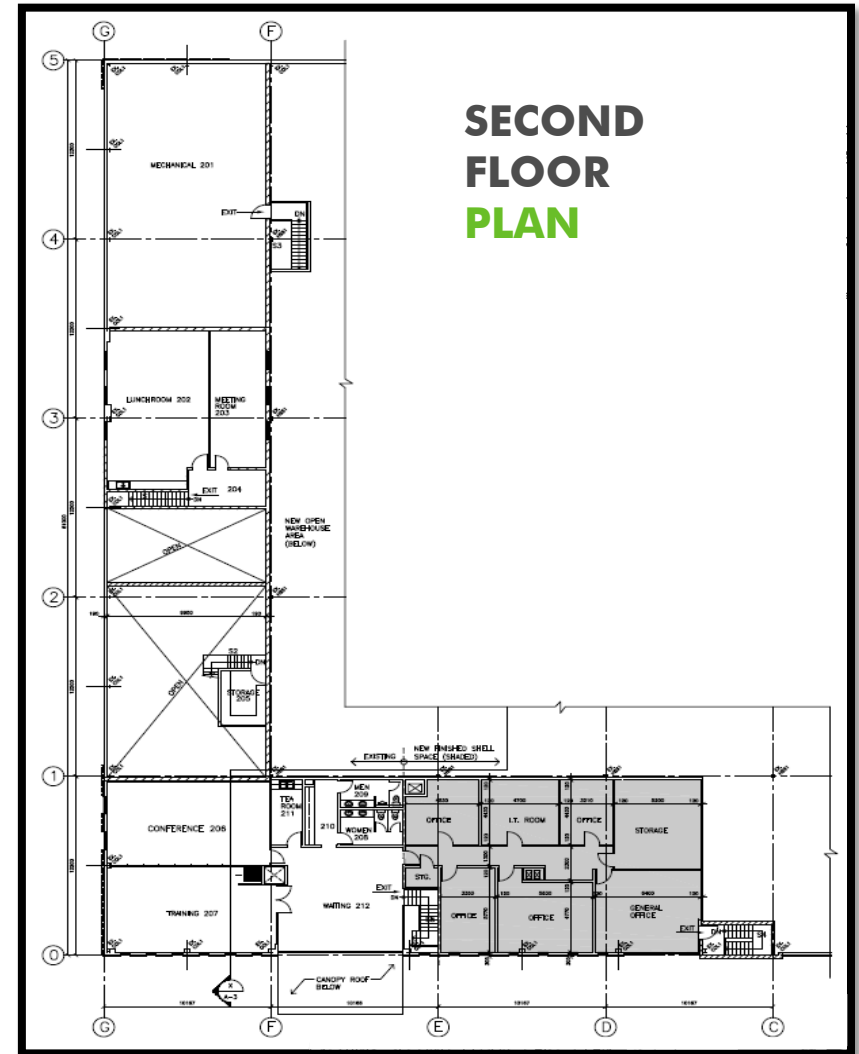
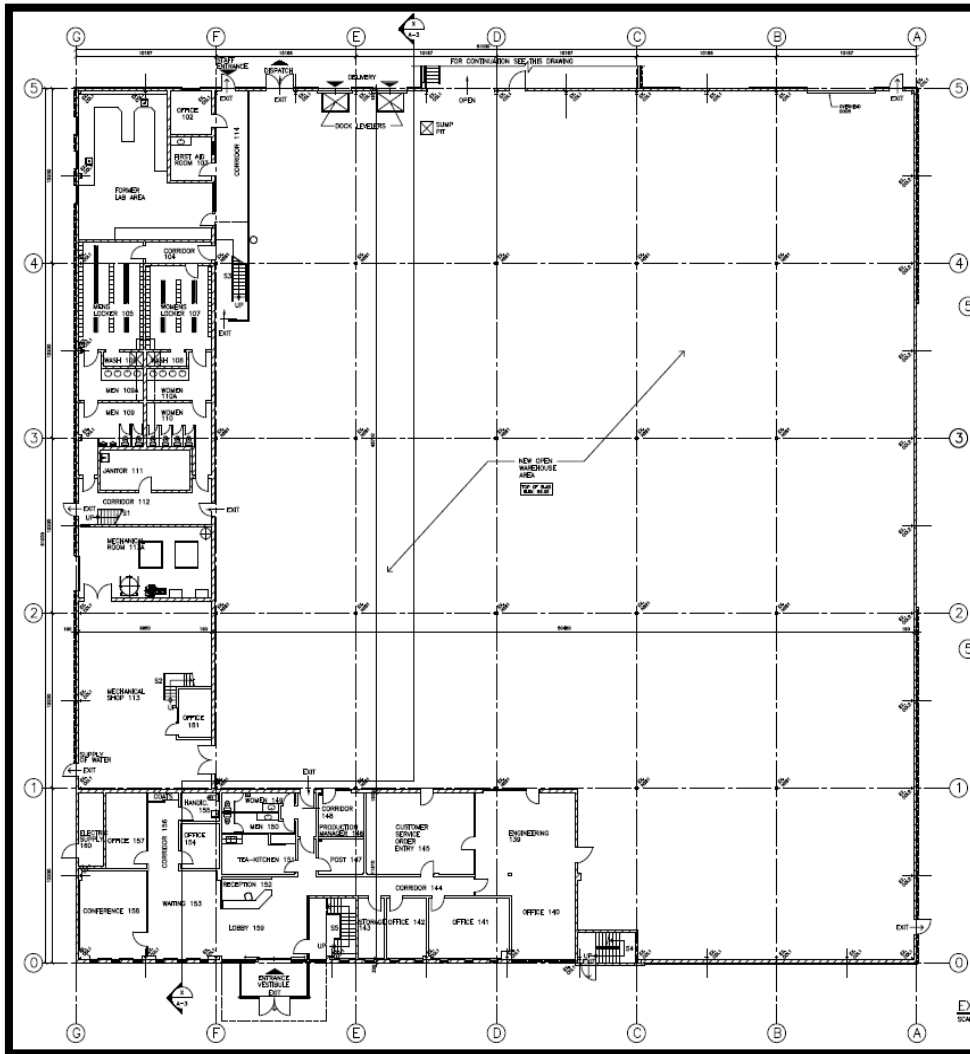
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STONEY CREEK, ON

**GROUND FLOOR PLAN**



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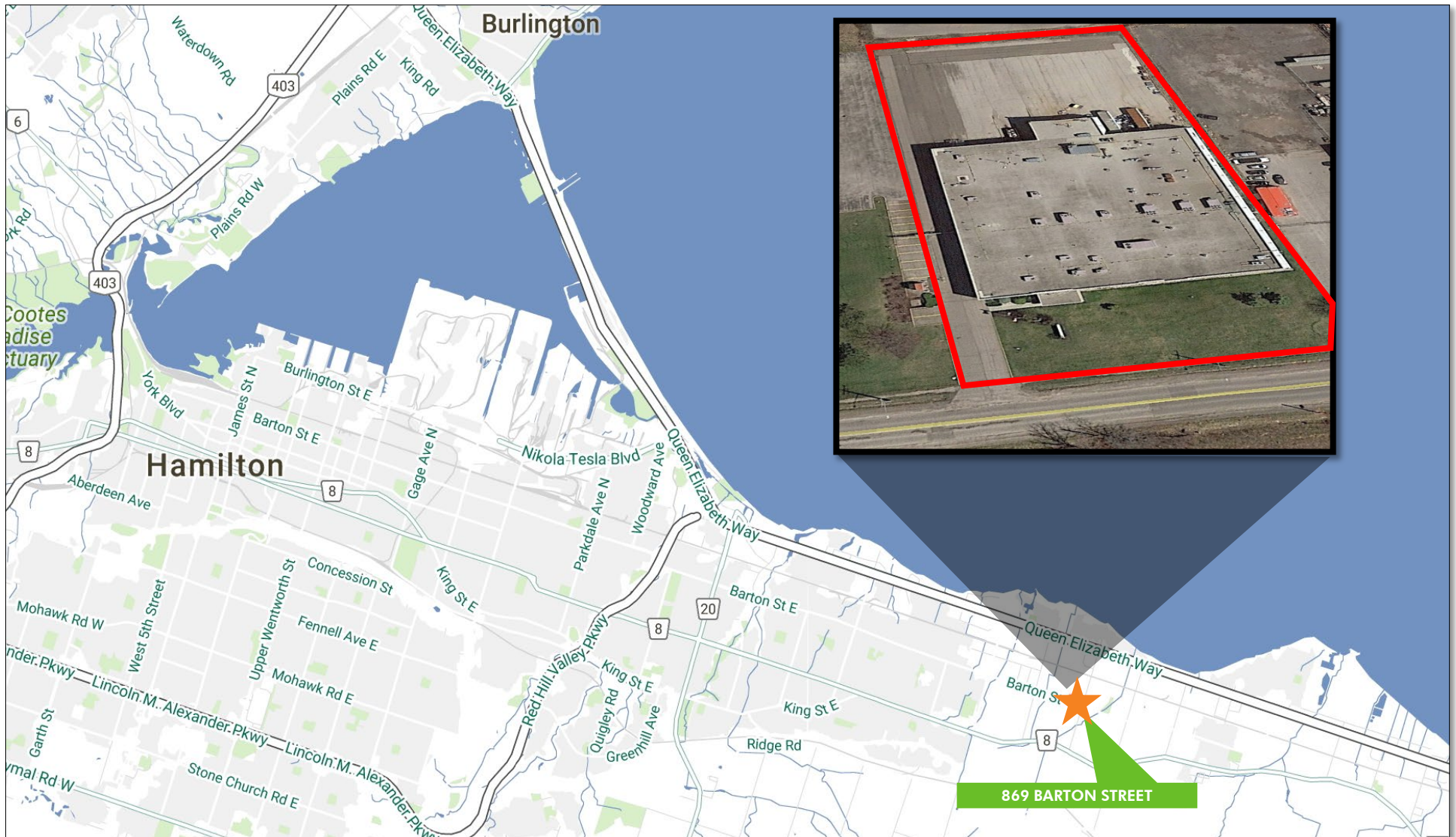


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\*1Lot line is approximate