



**TEAM MURRAY  
& FALDOWSKI**



**555 Barton Street, Stoney Creek**

# Rare freestanding industrial building for Lease



**Simon Henderson\***

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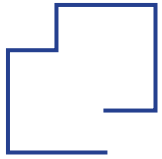
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**Colliers International**

Unit 300  
5515 North Service Road  
Burlington, Ontario  
Canada L7L 6G4  
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# Property Overview



**Total Area**  
58,202 SF



**Clear Height**  
18'



**Lot Size**  
5.36 Acres



**Power**  
600 Amps



**Shipping**  
2 Truck-level doors



Lease Price:

**\$15.95 Net PSF**

TMI (2024):

**\$4.00 PSF**

## Key Highlights

- Mid-Bay industrial facility with lots of outside storage
- Building is very useable for large outside storage requirements, equipment sales & leasing and light manufacturing uses
- The office and large portion of the warehouse area is fully hvac'd
- Great connectivity to local amenities and quick access to the highways

# M2/M3 Zoning

## Permitted Uses

### M2 General Business Park M3 Prestige Business Park

- › Alcohol Production Facility
- › Artist Studio
- › Animal Shelter
- › Aquaponics
- › 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
- › Contractor's Establishment
- › Conference or Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Dry Cleaning Plan
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Greenhouse
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Landscape Contracting Establishment
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Office
- › Private Power Generation Facility
- › Production Studio Repair Service
- › Surveying, Engineering, Planning or Design Business
- › Private Power Generation Facility
- › Repair Service
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse
- › Waste Processing Facility
- › Waste Transfer Facility

M2 Zoning [Learn More](#) ▶

M3 Zoning [Learn More](#) ▶









# Location Overview



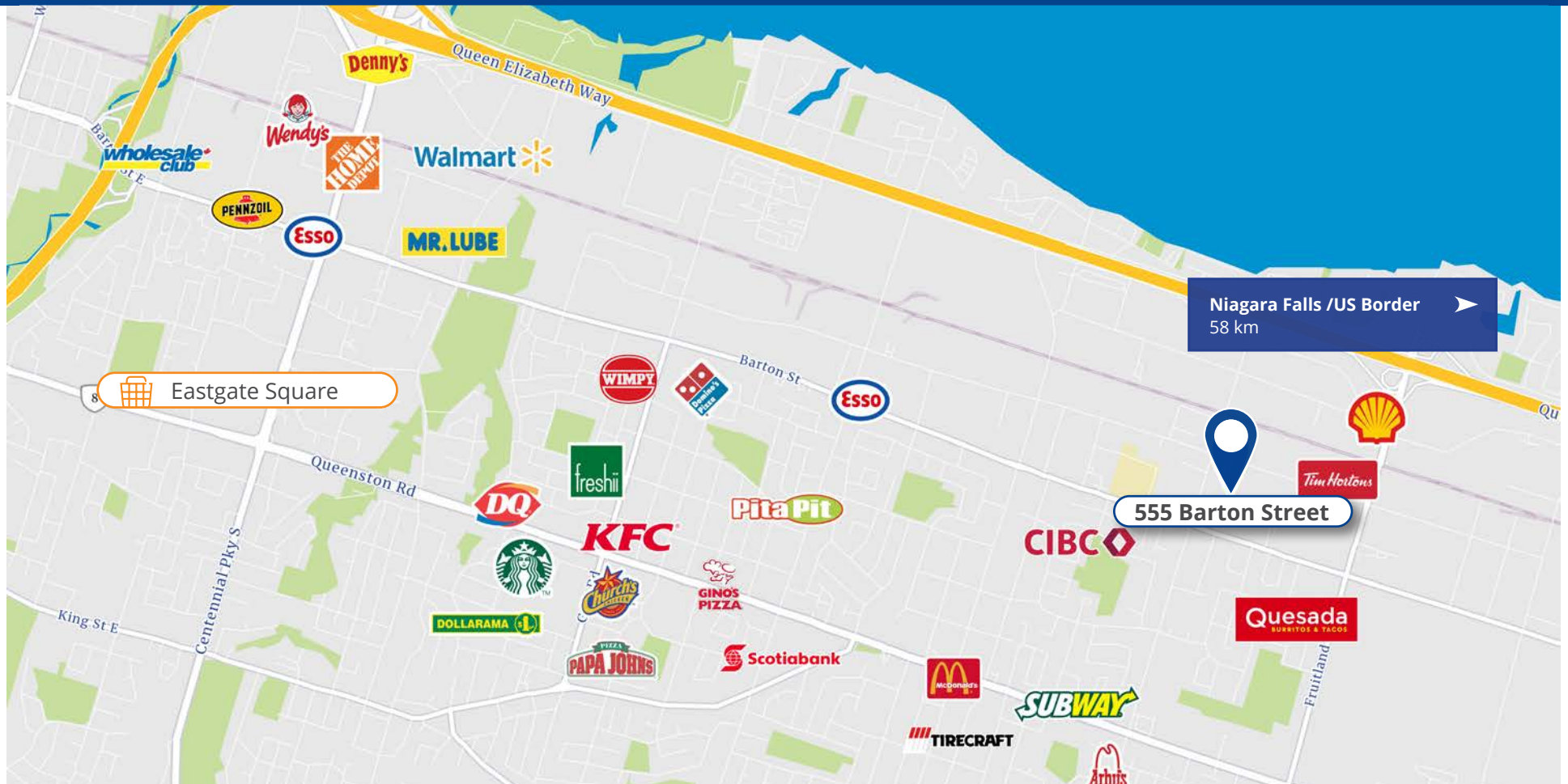
Downtown  
**20 mins**  
12 km

QEW Niagara  
**11 mins**  
4.2 km

QEW Toronto  
**11 mins**  
4.2 km

403 Toronto  
**16 mins**  
14.2 km

YHM Airport  
**28 mins**  
23 km





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