

Coming Soon! Occupancy Q4 2027
Site Plan Approved



**TEAM MURRAY
& FALDOWSKI**

1310-1325 Arvin Avenue, Stoney Creek, ON

Stoney Creek's Newest Industrial Buildings Offering 5,668 SF to 41,138 SF for Lease



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Property Overview

Key Highlights

- Great exposure on Arvin Avenue
- Located in the Stoney Creek Business Area with quick access to QEW
- Fruitland Avenue & Highway QEW intersection only minutes away
- Many amenities nearby

Proposed Building Area	101,913 SF
Proposed Building Sizes	Building A: 34,953 SF Building B: 41,138 SF Building C: 25,822 SF
Proposed Unit Sizes	5,668 SF - 14,554 SF
Clear Height	29'
Loading Doors	Drive-in and Truck-level
Parking	140 stalls
Site Area	Approximately 6.24 Acres
Zoning	MS & MG
TMI	\$5.00 (2024)

Lease Price:

Contact Listing Agents



Location Overview

The Stoney Creek industrial node, located between 1310 and 1325 Arvin Avenue, is home to advanced manufacturing, steel processing, aerospace, food production, and rail infrastructure. It is well connected to major routes including the QEW and Red Hill Parkway, and it's ideal for warehousing, manufacturing and logistics. Overall, the area offers a strong industrial supply and a skilled workforce.



MS Zoning

Permitted Uses

- Any assembling, manufacturing or processing use which is not obnoxious as defined by this By-Law
- Animal Hospitals or Shelters
- Bakeries
- Business or Commercial Trade Schools
- Commercial Recreational Uses
- Equipment Rentals and Servicing
- Machine Shops
- Motor Vehicle Dealerships
- Motor Vehicle Parts and Accessories Sales
- Motor Vehicle Repair Garages
- Parking Lots
- Printing Establishments
- Sample Showrooms
- Service and Repair Shops
- Warehouses
- Wholesale Uses
- Video, film or radio sound production studios
- Waste Transfer Facility
- Waste Processing Facility
- Uses, buildings or structures accessory thereto except residential or retail uses



[Learn More](#)



MG Zoning

Permitted Uses

- Any assembling, manufacturing or processing use which is not obnoxious as defined by this By-Law
- Adult Entertainment Parlours
- Animal Hospitals or Shelters
- Body Shops
- Business or Commercial Trade Schools
- Commercial Recreational Uses
- Contractors Depots
- Fuel Depots
- Industrial Garages
- Lumber Yards
- Motor Vehicle Repair Garages
- Municipal Works Yards
- Parking Lots
- Research Establishments
- Transport Terminals
- Warehouses
- Wholesale Uses
- Video, film or radio sound production studios
- Utilities
- Waste Transfer Facility
- Waste Processing Facility
- Uses, buildings or structures accessory thereto except residential or retail uses



[Learn More](#)



Site Plan

Stoney Creek's newest industrial building, 1310 -1325 Arvin Avenue is scheduled to be completed 2027.

This state of the art development will offer three buildings for lease.

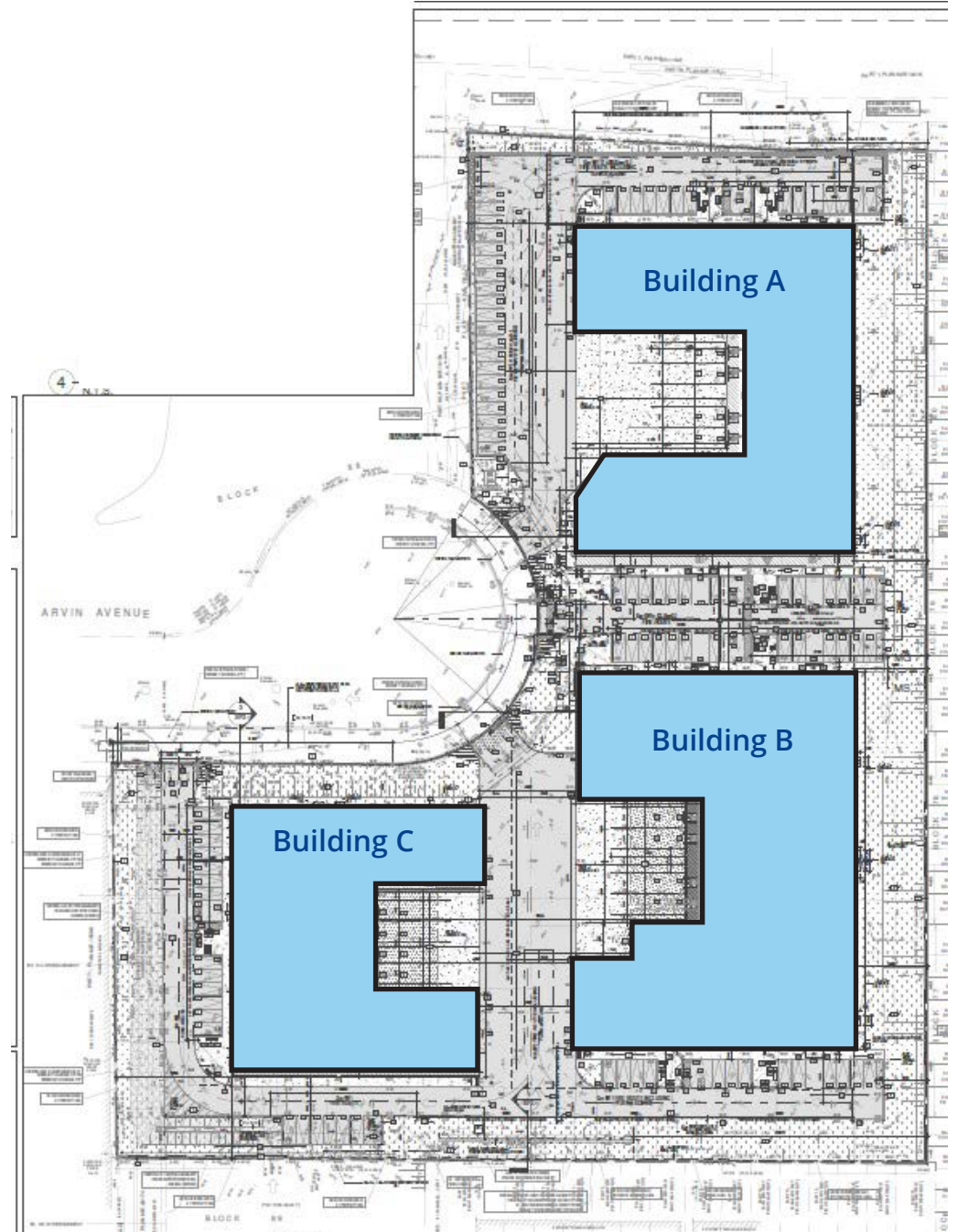
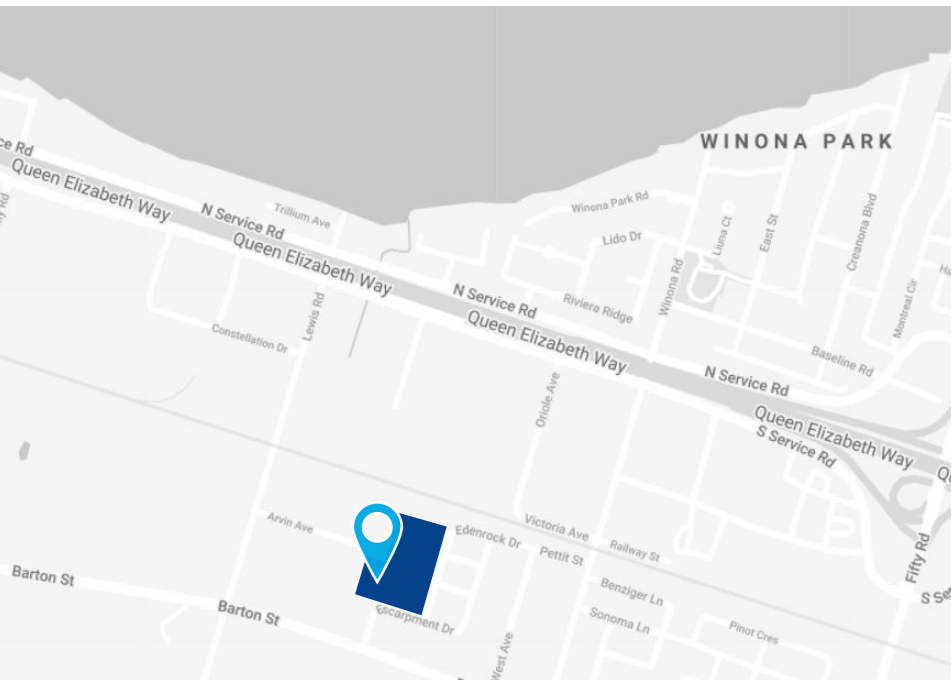
Building A: 34,953 SF

Building B: 41,138 SF

Building C: 25,412 SF

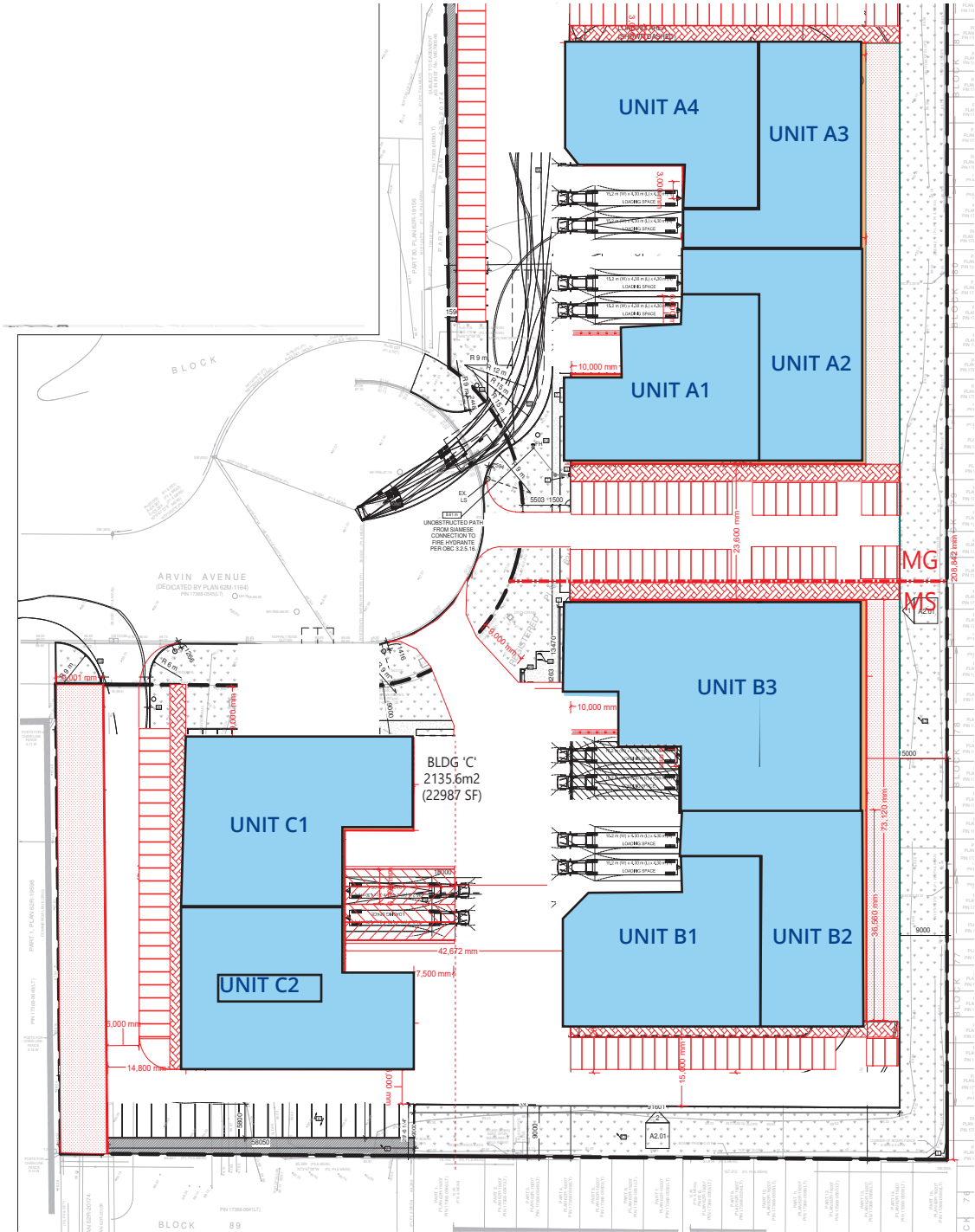
Total Size: 100,842 SF

***First to be constructed are Buildings B and C**



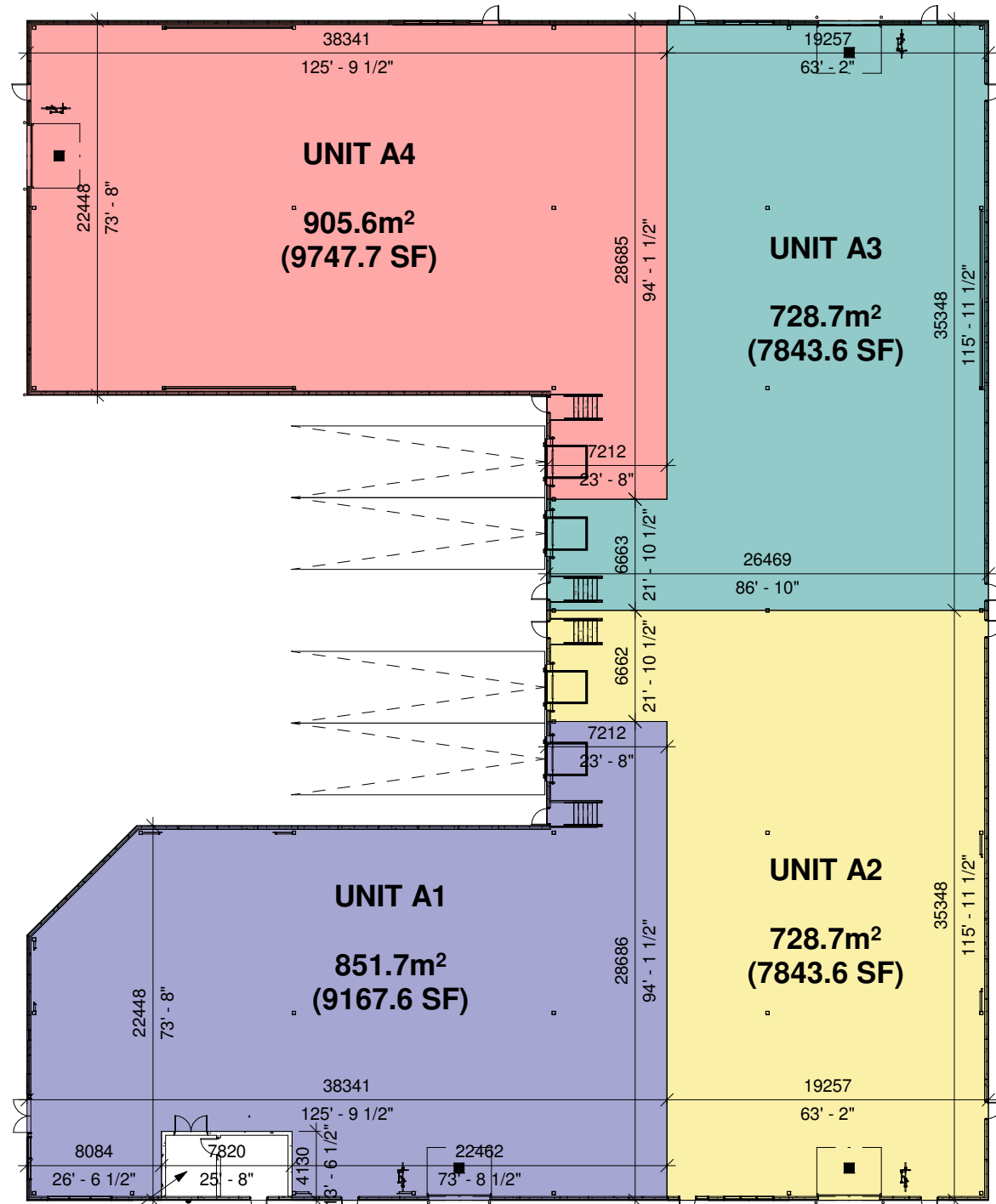
Proposed Units Sizes

Building	Unit	Size Options
A	A1	9,167 SF
	A2	7,843 SF
	A3	7,843 SF
	A4	9,747 SF
B	B1	5,668 SF
	B2	14,554 SF
	B3	9,747 SF
C	C1	12,502 SF
	C2	12,910 SF



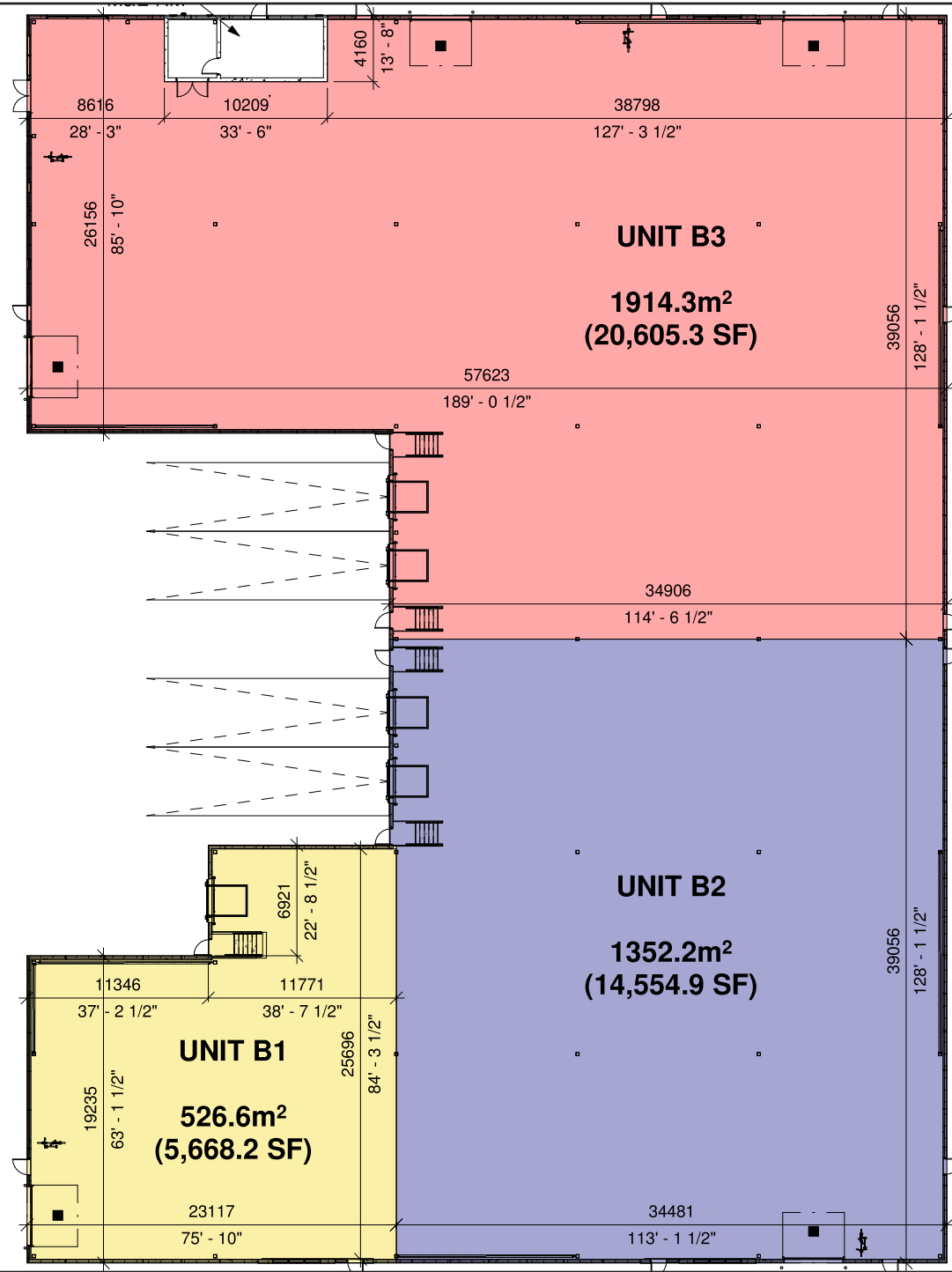
Unit Area Plan

Building A

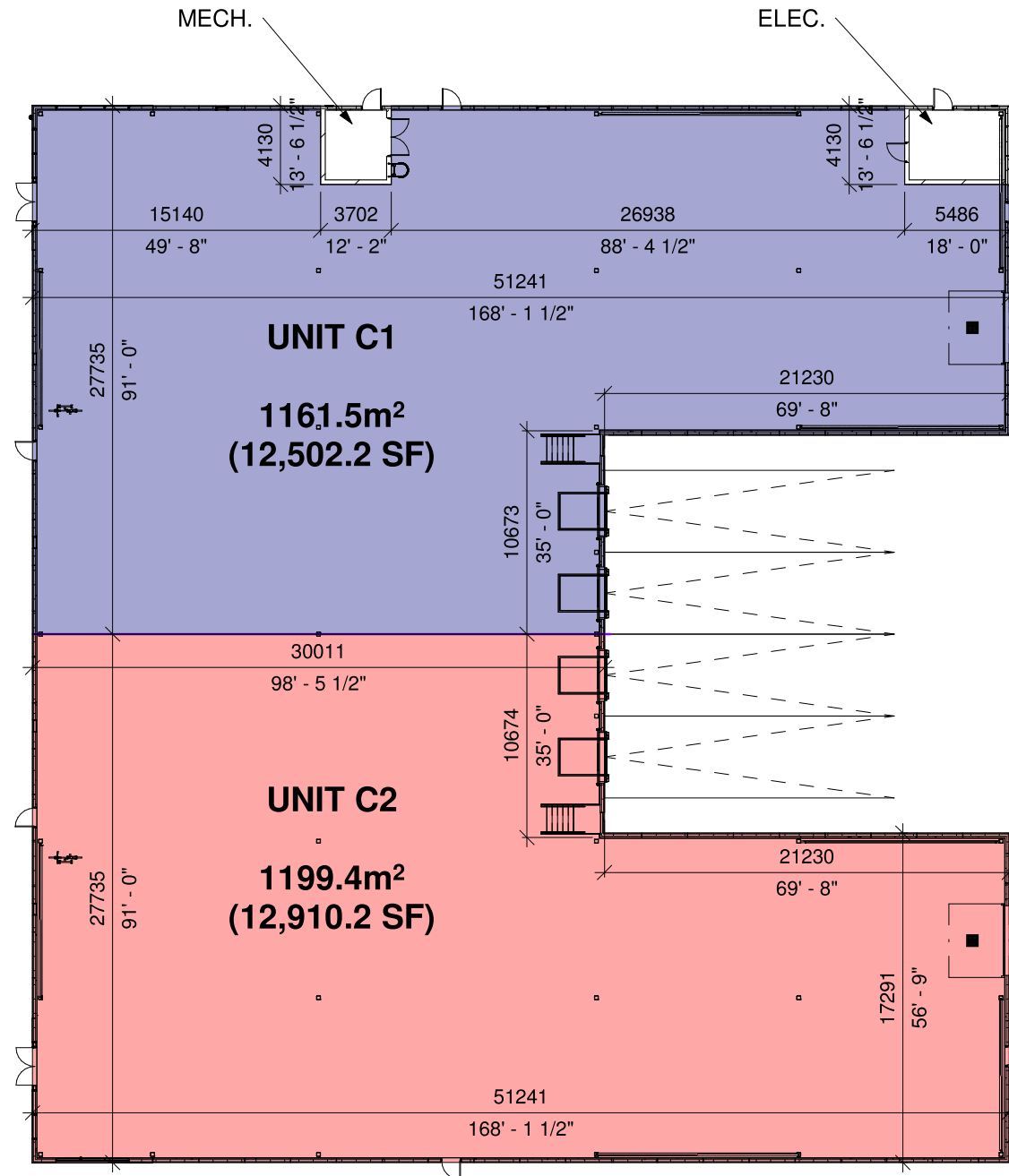


Unit Area Plan

Building B



Unit Area Plan Building C





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