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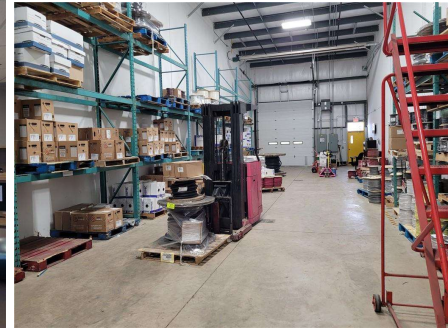
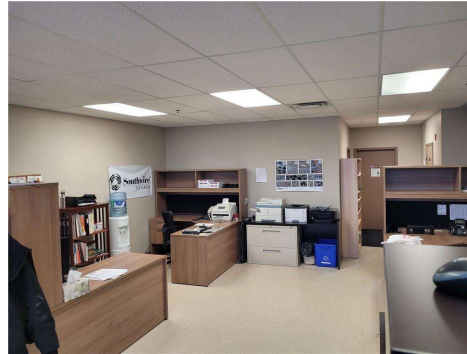
RAY LOYA

905.906.5692
www.rayloya.com



Industrial Condo For Lease

1100 South Service Rd #104, Stoney Creek



LEASE PRICE: \$14.45 PSF/NET

TMI: \$5.60 (est. 2023)

UNIT SIZE: 3,808 SF in total
+/- 1,600 SF Office/Showroom
+/- 2,200 SF Warehouse

UTILITIES: Tenant pay utilities.

ZONING: M3 - Prestige Business Park

PARKING: In common and unreserved

ADDITIONAL COMMENTS:

- *Please do not go direct.
- *Contact listing agent for a private tour and additional information on how you can locate your business here.

COMMENTS:

- Clean, bright industrial unit with open collaborative office space on main floor and second floor.
- Facing the QEW in Stoney Creek with excellent signage and exposure with ample on-site parking.
- Modern multi-unit warehouse: ground floor is 30% office and 70% warehouse with two washrooms.
- Second floor for additional offices or boardroom.
- Opportunity to sublease second floor office space (875 sf) to reduce size and monthly cost.
- 12 ft x 14 ft drive-in door.
- Plenty of amenities nearby and in close proximity to Winona Crossings, Costco, Go Station, and more.

Net Rent/Month:	\$ 4,585.47
TMI/Month:	<u>\$ 1,777.07</u>
Total (plus utilities and HST)	\$ 6,362.54

THE LOYA GROUP

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