

# INDUSTRIAL SPACE FOR LEASE

428 Millen Road, Units 14 & 15, Stoney Creek



<b>SPACE AVAILABLE:</b>	Total of approx. 5,000 sq ft (Unit 14 is 3,125 sq ft & Unit 15 is 1,875 sq ft)
<b>NET RENTAL RATE:</b>	From \$4.95 per square foot
<b>OPERATING COSTS:</b>	\$3.25 per square foot (2011)
<b>LOADING:</b>	Grade level loading (12' x 14')
<b>CEILING HEIGHT:</b>	18'
<b>ELECTRICAL:</b>	600 Volts, 200 Amps, 3 Phase
<b>ZONING:</b>	MP
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>- Ideal for a company on a budget that needs mostly plant space</li><li>- Units can be combined for a total of approximately 5,000 sq ft</li><li>- Presently the offices do not have HVAC</li><li>- In the event a 5 yr lease is signed, the offices could be renovated, HVAC added and amortized over the length of the lease</li></ul>

**FOR FURTHER INFORMATION PLEASE CONTACT:**



**Gary Stapleton / Drew Blair**  
**Broker / Broker of Record**

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