



**TEAM MURRAY
& FALDOWSKI**



430-435 McNeilly Road & 1040 South Service Road, Stoney Creek

Office and Industrial
space available **for lease**



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Accelerating success.



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LOSANI
PROPERTIES

Property Overview



Proximity to Queen Elizabeth Parkway



M3 Zoning



Exterior Signage Opportunity



Ample Parking



Many Amenities Nearby

The property is situated at the corner of South Service Road and McNeilly Road with prime QEW exposure and optimum signage potential. Ample visitor parking directly out front of units. M3 zoning permits a variety of commercial uses.

Available Units

430 McNeilly Road, Unit 106

4,100 SF | Rate \$13.00 PSF | TMI \$6.86 PSF

- 9ft clear
- 60% office and 40% warehouse
- 1 drive in door
- Available immediately

435 McNeilly Road, Unit 204

3,650 SF | Rate \$15.00 PSF | TMI \$6.87 PSF

- 100% office
- Outside surface parking
- QEW exposure
- Available immediately

1040 South Service Road, Unit 201

2,296 SF | Rate \$13.00 PSF | TMI \$6.86 PSF

- 100% office
- Outside surface parking
- QEW exposure
- Available immediately



Overview

Hamilton's location—with close proximity to the US border crossings and major international airports—provides businesses with ample opportunities for trade, transportation, and talent acquisition.

Only minutes away from amenities including:

Shopping

- Costco
- Superstore
- Metro
- Sun Valley Farms
- Bulk Barn
- Dollarama
- LCBO
- RBC Royal Bank
- Carter's

Eateries

- Edgewater Manor
- The Innsville
- Barbera Café
- Kelsey's
- Starbucks
- Freshii
- Noodlebox
- Sunset Grill
- Pizza Hut
- Turtle Jacks
- Firehouse Subs
- Hangry Chicken
- Tim Hortons
- Booster Juice

Part of a Community

Surrounded almost 2,000 residential units from established Losani Homes communities and over 1,200 coming soon:

Stoney Creek

- Peachwood Estates • Ridgerview

Grimsby

- Westbrook
- Gardenview
- Flair
- Woodview
- Coming soon: 1,100 mixed-use residential

Beamsville

- Discovery
- Now Selling:
Vista Ridge

Hamilton Mountain

- Coming Soon: SOHO



Floor Plan



430 McNeilly Road

	Area (SF)	Price (PSF)	TMI PSF (2023)	Notes
Unit #106	4,100 SF	\$13.00	\$6.86	1 drive-in door, 60% warehouse, 40% office, 100 amps, 600 volts, available immediately

430 McNeilly Road

Unit 106

4,100 sq. ft.



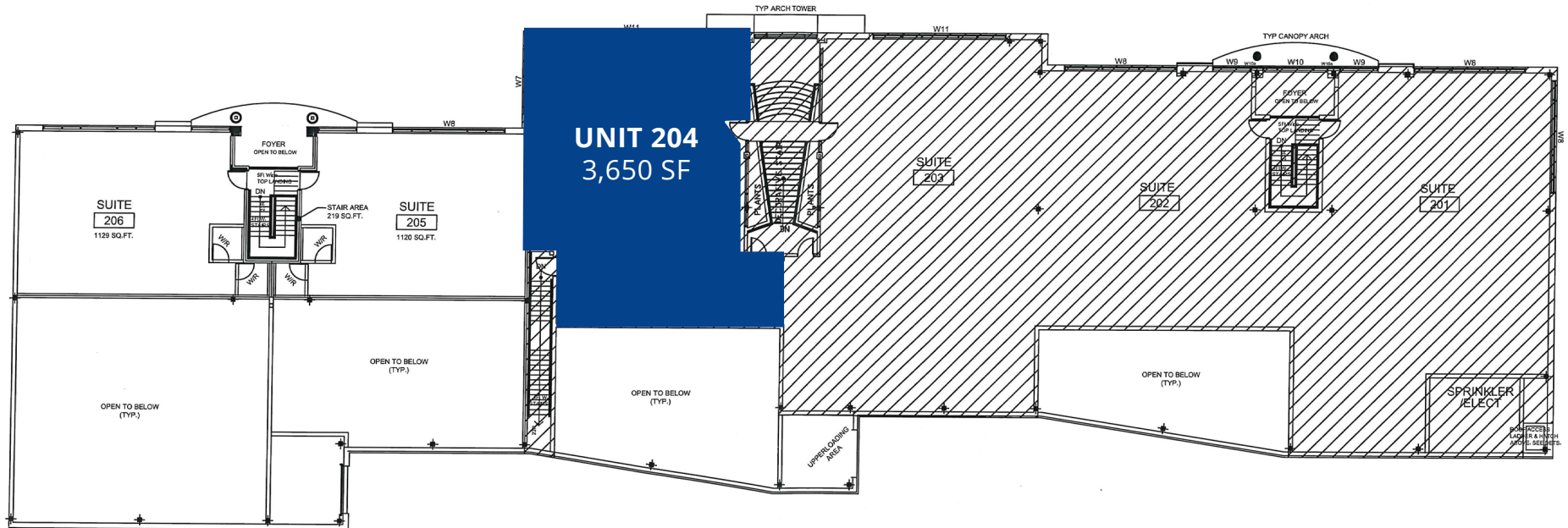
430 McNeilly Road

Unit 106

4,100 sq. ft.



Floor Plan



435 McNeilly Road

	Area (SF)	Price (PSF)	TMI PSF (2024)	Notes
Unit #204	3,650 SF	\$15.00	\$6.87	Open office area with large windows and two private offices. Available immediately

1040 South Service Road

	Area (SF)	Price (PSF)	TMI PSF (2024)	Notes
Unit #201	2,296 SF	\$13.00	\$6.86	100% office space with QEW exposure. Available immediately

435 McNeilly Road

Unit 204
3,650 sq. ft.



1040 South Service Road

Unit 201
2,296 sq. ft.



1040 South Service Road

Unit 201
2,296 sq. ft.



1040 South Service Road

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1040 South Service Road

Unit 201
2,296 sq. ft.





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