

1175 Barton Street | Stoney Creek ON

Rare Industrial Opportunity for Lease in Stoney Creek

Simon Henderson*

Vice President
+1 289 266 1004
simon.henderson@colliers.com

Justin Venancio

Senior Sales Representative
+1 289 266 1006
justin.venancio@colliers.com



Property Profile



Located on a prominent stretch of Barton Street East, **1175 Barton Street** offers a **rare industrial leasing opportunity in the heart of Stoney Creek**. This well-positioned property provides excellent exposure along a major east-west arterial route, with convenient access to key transportation corridors serving the Greater Hamilton Area.

Tenants will benefit from **strong connectivity to the QEW, Red Hill Valley Parkway, and Nikola Tesla Boulevard**, allowing for efficient movement of goods throughout Hamilton, the GTA, and beyond. The surrounding area is characterized by a mix of industrial, commercial, and employment uses, reinforcing the property's long-term functionality and appeal.

Total Area	35,580 SF
Available Space	Unit 3
Office Ratio (%)	5%
Rental Rate	\$15.95 PSF
Additonal Rent	\$5.17 PSF (2025)
Clear Height	24'
Shipping	7 TL 1 GL
Power	400 Amps
Occupancy	March 1, 2026

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 of 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

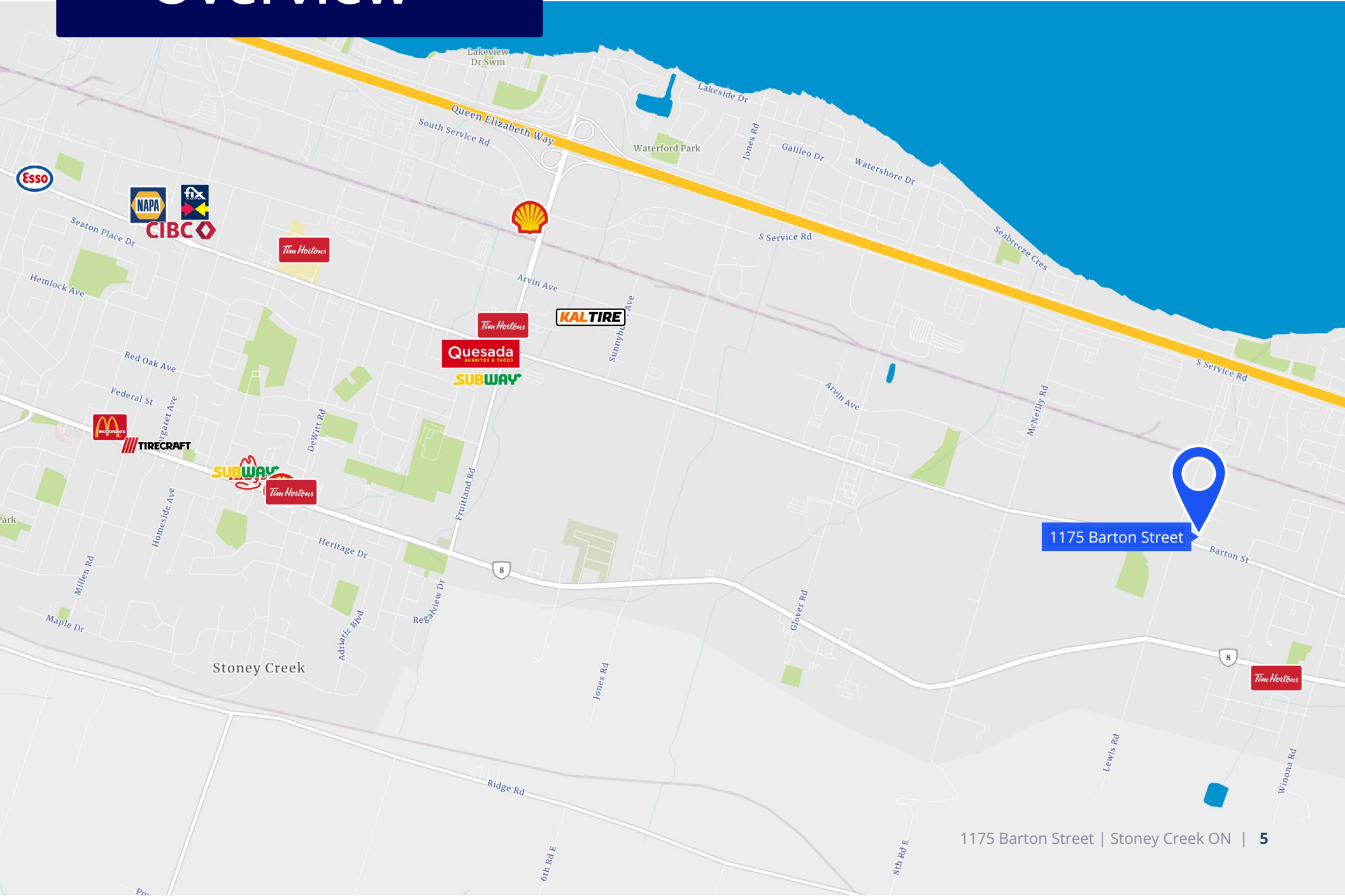
M2 Zoning Learn More ▶

M3 Zoning Learn More ▶

Property Photos



Location Overview



1175 Barton Street



Colliers Canada

5515 North Service Road, Unit 300
Burlington ON L7L 6G4
+1 416-777-2200

Simon Henderson*

Vice President
+1 289 266 1004
simon.henderson@colliers.com

Justin Venancio

Senior Sales Representative
+1 289 266 1006
justin.venancio@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage
*Sales Representative

collierscanada.com

Accelerating success.