



AEROPARK

INDUSTRIAL DEVELOPMENT BY PANATTONI



FOR LEASE

50 AEROPARK BOULEVARD
HAMILTON · ON

FROM 39,761 SQ. FT. UP TO 264,534 SQ. FT.

JONATHAN LEARY*
Senior Vice President

EVAN S. WHITE*
Executive Vice President

DAVID MERKER*
Sales Associate

*Sales Representative

PROPERTY SPECIFICATIONS



PROPERTY DETAILS

AVAILABLE SPACE	264,534 Sq. Ft. Divisions from 39,761 Sq. Ft.	CLEAR HEIGHT	40'
OFFICE SPACE	3% (built-to-suit)	SHIPPING DOORS	44 Truck level doors (1 : 6,000 Sq. Ft.) 3 Drive-in doors
ASKING RATE	Entire building \$8.50 Net PSF Divisions \$8.95 Net PSF	TRAILER PARKING STALLS	52
T.M.I. (EST. 2019)	\$2.87 Per Sq. Ft.	CAR PARKING STALLS	183
STAGING BAY	65' Measurement is to the outside edge of the dock bumper	POWER	1,500 Amps
BAY SIZES	60' (w) x 40' (d)	ZONING	M11 (Airport Prestige Business)

PROPERTY HIGHLIGHTS

- » LED lighting with motion sensors
- » Trailer parking available
- » ESFR Sprinklers with K17 sprinkler heads
- » 45,000 lb manual dock levelers
- » Flexible design - multi phase Industrial development up to 1.6 million sq. ft.
- » The Park is adjacent to the largest overnight express freight airport in Canada with "through the fence" access
- » Close proximity to the Lincoln Alexander Parkway and Highway 403
- » 400 series connectivity to the GTA and Detroit and Buffalo border crossings

SITE PLAN

50 AEROPARK BLVD



44 TRUCK LEVEL DOORS
DOCK DOOR RATIO 1 : 6,000 SQ. FT.

HEAVY DUTY ASPHALT

FULL CONCRETE
DOLLY PAD

3 DRIVE-IN DOORS

52 TRAILER PARKING STALLS

65' STAGING BAY
MEASUREMENT IS TO THE OUTSIDE EDGE
OF THE DOCK BUMPER

60' (W) X 40' (D)
STRUCTURAL GRID

264,534 SQ. FT.
Divisions from 39,761 sq. ft.

LED LIGHTING
WITH MOTION SENSORS

FUTURE POTENTIAL
OFFICE

FUTURE POTENTIAL
OFFICE

FUTURE POTENTIAL
OFFICE

183 CAR PARKING STALLS

ESFR SPRINKLERS

40' CLEAR HEIGHT

3% OFFICE SPACE

BUILDING SPECIFICATIONS

CONSTRUCTION	Combination of precast concrete and insulated metal panels
CLEAR HEIGHT	40' under steel joints
COLUMN SPACING	60' (w) x 40' (d) 65' staging bay (measurement is to the outside edge of the dock bumper)
SHIPPING	9' x 10' truck level doors with 45,000 lb manual levelers 12' x 16' drive-in doors, electrically operated One vision panel per door
PARKING	183 car parking stalls 52 trailer parking stalls
FLOOR SLAB	8" steel fibre reinforced concrete slab with Ashford formula or equal liquid densifier
ROOF	TPO roof system to minimum R30 insulation
WAREHOUSE FIRE	ESFR system with K17 sprinkler heads
WAREHOUSE HVAC	Non-recirculating direct gas fired industrial air heaters (6 total) De-stratification fans throughout the warehouse
WAREHOUSE LIGHTING	LED lighting with motion sensors
POWER	1,500 Amps
PAVING	Shipping area: heavy duty asphalt 60' deep dolly pad apron at loading docks and 3.5m wide dolly pads at the trailer parking area

EFFICIENCY OF 40' CLEAR HEIGHT = SAVINGS

	CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE	ANNUAL GROSS COST \$11.37** ESTIMATED COST PER SQ. FT.
TENANT STORAGE REQUIREMENTS*	40'	264,534 SQ. FT.	\$3,007,752
PALLET POSITIONS	36'	312,039 SQ. FT.	\$3,547,883
	32'	380,340 SQ. FT.	\$4,324,466

WHEN COMPARING 40' TO 36'

- ▶ **18%** increase in storage capacity
- ▶ **\$540,131** in Annual Gross Rent Savings

WHEN COMPARING 40' TO 32'

- ▶ **44%** increase in storage capacity
- ▶ **\$1,316,714** in Annual Gross Rent Savings

ASSUMPTIONS:

* Based on 54" tall pallets

** \$11.37 Per Sq. Ft. on a gross cost including \$8.50 Net and \$2.87 T.M.I.

THE PARK

The Aeropark Industrial Development is a 80-Acre park that can accommodate phased growth and development of up to 1.6 Million Sq. Ft. The first phase of the development is 50 Aeropark Boulevard, a 264,534 Sq. Ft. state-of-the-art facility that can be demised starting at 39,761 Sq. Ft.

The park is located adjacent to John C. Munro Hamilton International Airport, Canada's largest cargo and courier airport, with "through the fence" access. The location is in close proximity to the Lincoln Alexander Parkway and Highway 403 with 400 series connectivity to the GTA and Detroit and Buffalo border crossings. The park has access to an abundant labor force with excellent accessibility to the robust Hamilton employment market and a population of 8.4 Million within 100KM.

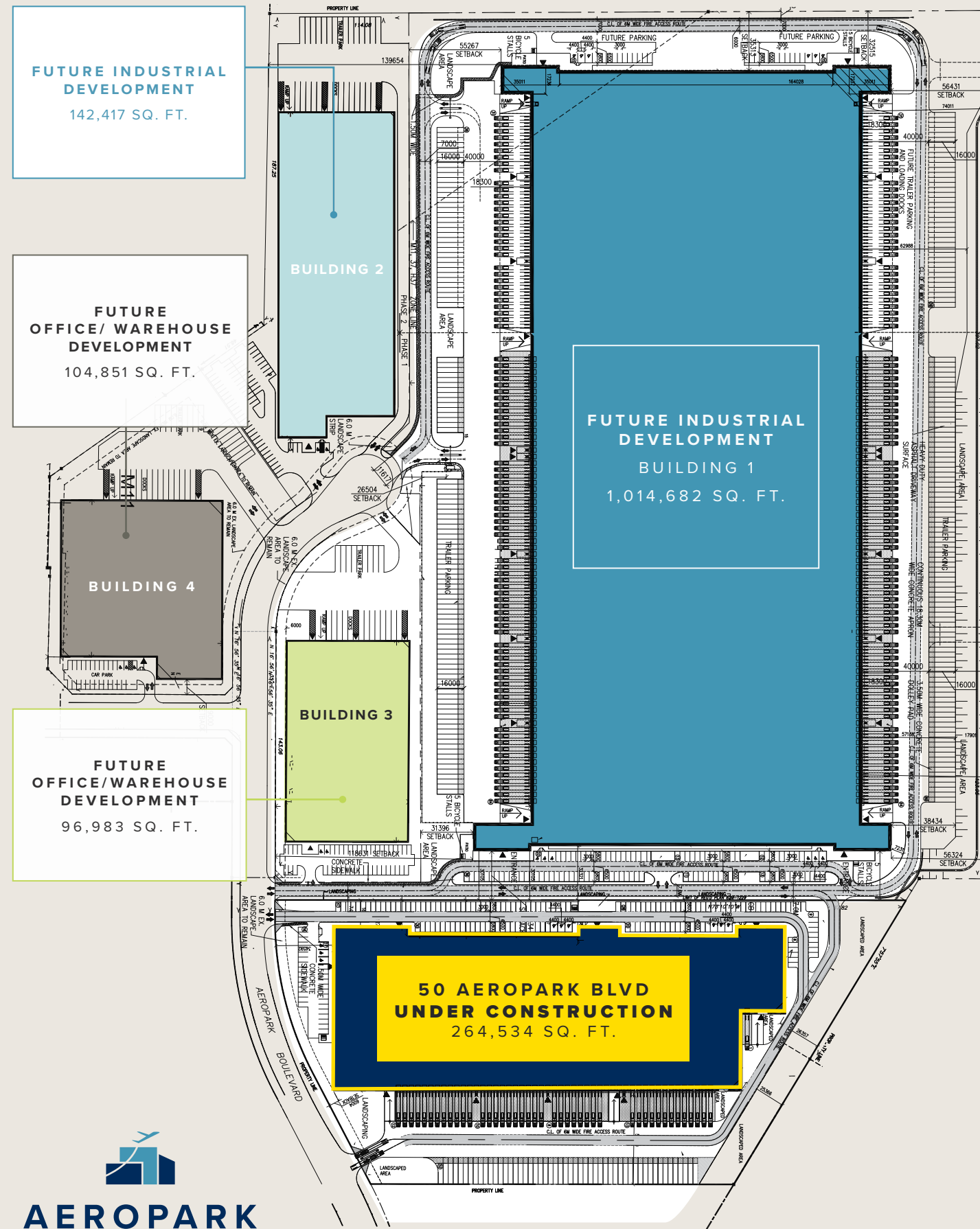


HAMILTON INTERNATIONAL AIRPORT

AIRSIDE ACCESS POSSIBLE

AEROPARK
INDUSTRIAL DEVELOPMENT BY PANATTONI

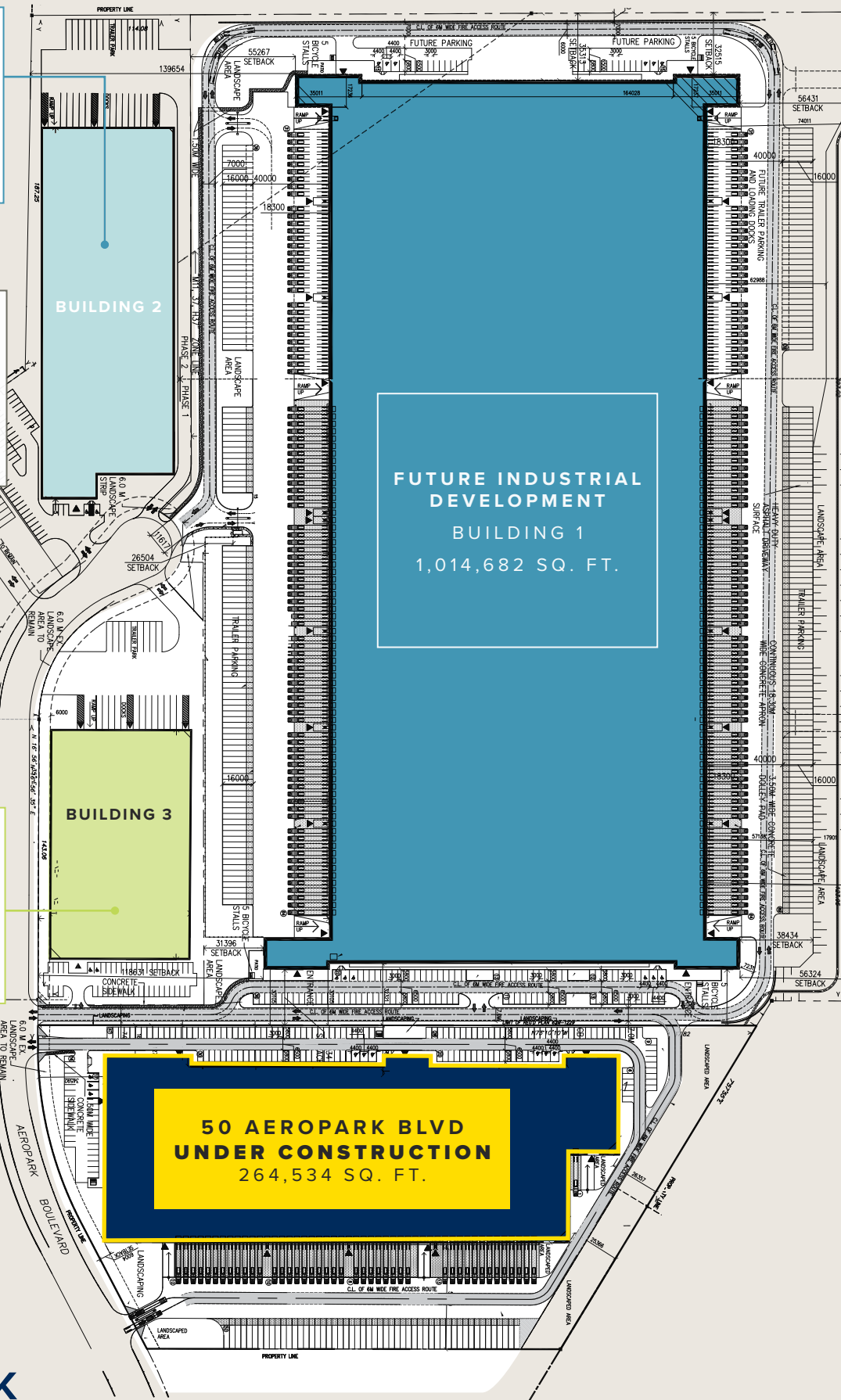
50 AEROPARK BLVD UNDER CONSTRUCTION



FUTURE INDUSTRIAL DEVELOPMENT
142,417 SQ. FT.

FUTURE OFFICE/ WAREHOUSE DEVELOPMENT
104,851 SQ. FT.

FUTURE OFFICE/WAREHOUSE DEVELOPMENT
96,983 SQ. FT.



FUTURE INDUSTRIAL DEVELOPMENT
BUILDING 1
1,014,682 SQ. FT.

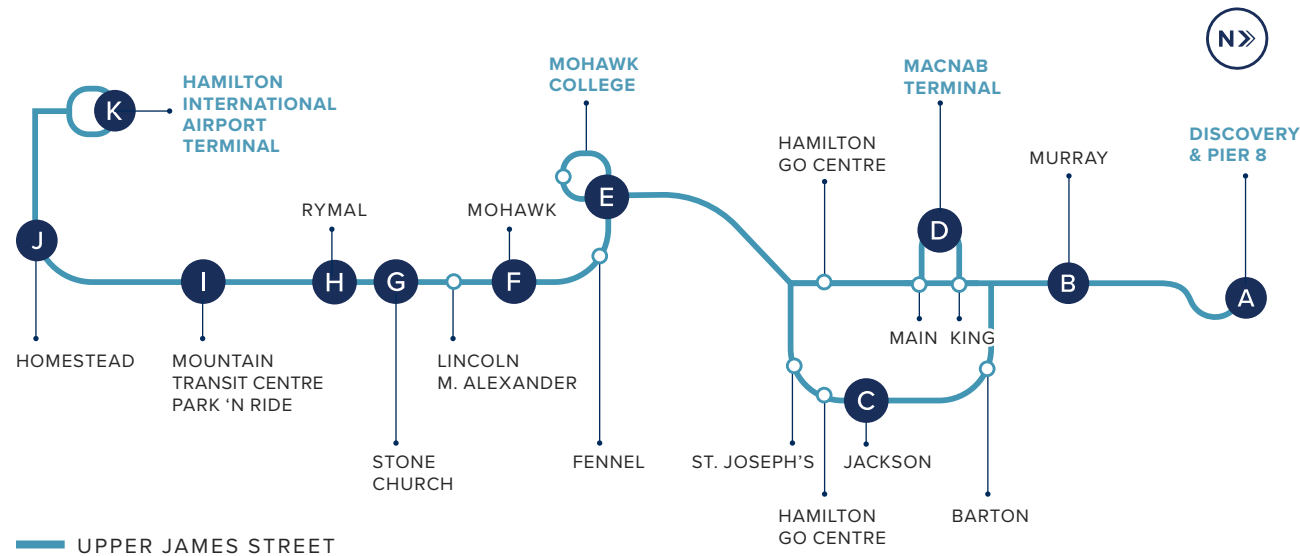
50 AEROPARK BLVD UNDER CONSTRUCTION
264,534 SQ. FT.

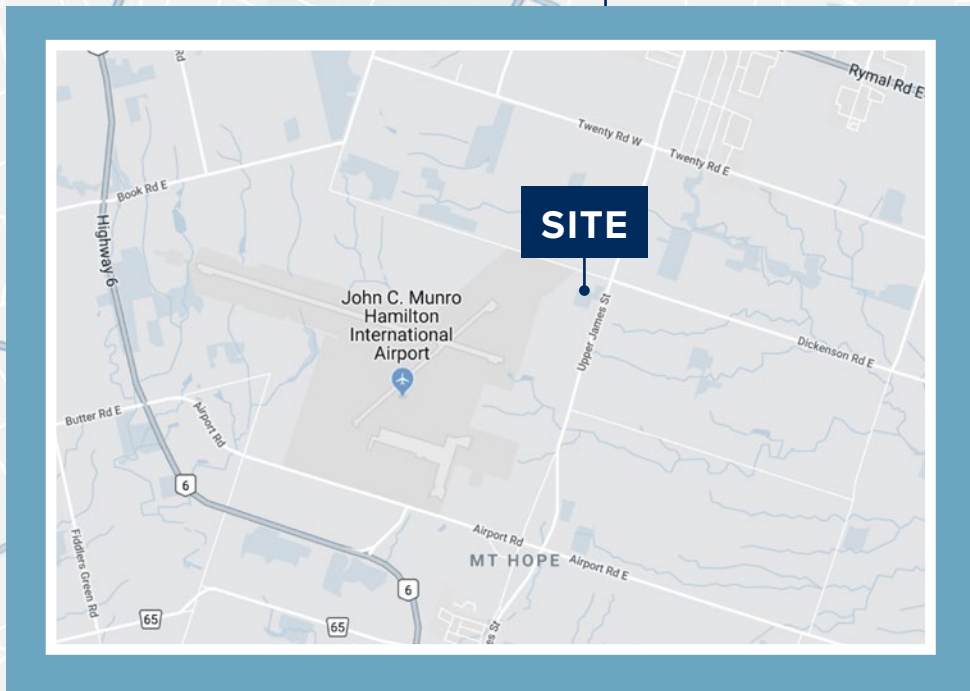
DRIVE TIME & TRANSIT

DRIVE TIME ANALYSIS

LOCATION	KM	DRIVE TIME
HAMILTON AIRPORT	3.5 km	4 min
LINCOLN ALEXANDER PARKWAY	7.2 km	8 min
DOWNTOWN HAMILTON	9.9 km	16 min
HIGHWAY 403	10.5 km	11 min
HIGHWAY 401	47.9 km	40 min
TORONTO PEARSON INTERNATIONAL AIRPORT	76 km	52 min
DOWNTOWN TORONTO	81 km	1 hr and 20 min
BUFFALO (RAINBOW PEACE BRIDGE)	81.3 km	53 min
DETROIT (AMBASSADOR BRIDGE)	306 km	3 hr and 4 min

TRANSIT - A LINE EXPRESS NEW 2019





3 HR

 DRIVE TO DETROIT

53 MIN

 DRIVE TO BUFFALO

1 HR 20 MIN

 DRIVE TO TORONTO

HAMILTON ONTARIO

HAMILTON MARKET

Hamilton has long been cited as a key gateway for goods movement through southern Ontario. It is uniquely positioned as a transportation hub for the goods movement industry. The city is home to:

- » The port of Hamilton links Canada's industrial heartland to the St. Lawrence Seaway while providing businesses with direct connections to major highways and rail networks both in Ontario and the United States. It is one of the busiest of all the Canadian Great Lakes ports
- » John C. Munro International Airport, Canada's top multi-modal cargo and courier airport and Ontario's only 24-hour inter-modal cargo hub
- » CP & CN Rail, Canada's two national railways provide complete rail freight services across North America for Hamilton's industries
- » Easy access to major 400 series highways and multiple international border crossings. This complete highway and ring road system moves goods throughout the city quickly and easily

- ONE OF CANADA'S TOP RANKED INVESTMENT CITIES

- ONE OF ONTARIO'S FASTEST GROWING ECONOMIES

- SEVEN YEARS OF OVER \$1 BILLION IN BUILDING PERMITS

- MOST DIVERSIFIED ECONOMY IN CANADA

- LESS THAN 1 HOUR DRIVING DISTANCE FROM TORONTO AND U.S.A. BORDER

- CP & CN RAIL FREIGHT ACROSS NORTH AMERICA

- HOME TO THE FASTEST GROWING NORTH AMERICAN AIRPORT

- BOASTS MOST ACTIVE PORT IN GREAT LAKES

ZONING M11

AIRPORT PRESTIGE BUSINESS

PERMITTED USES

Section 9.11.1

- » Alcohol Production Facility
- » Aquaponics
- » Building and Lumber Supply Establishment
- » Building or Contracting Supply Establishment
- » Cannabis Growing and Harvesting
- » Commercial Motor Vehicle Sales, Rental and Service Establishment
- » Communications Establishment
- » Conference or Convention Centre
- » Courier Establishment
- » Educational Establishment
- » Equipment and Machinery Sales, Rental and Service Establishment
- » Greenhouse
- » Hotel
- » Industrial Administrative Office
- » Laboratory
- » Labour Association Hall
- » Manufacturing
- » Motor Vehicle Collision Repair Establishment
- » Motor Vehicle Service Station
- » Office
- » Private Power Generation Facility
- » Repair Service
- » Research and Development Establishment
- » Surveying, Engineering, Planning or Design Business
- » Trade School
- » Tradesperson's Shop
- » Transport Terminal
- » Transportation Depot
- » Warehouse

PROHIBITED USES

1. **Notwithstanding Section 9.11.1, the following types of manufacturing uses are prohibited, even as an accessory use:**
 - » Explosives Manufacturing
 - » Manufacturing of Asbestos, Phosphate or Sulphur Products
 - » Outdoor Storage
 - » Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
 - » Processing or Refining of Petroleum or Coal
 - » Processing, Milling or Packaging of Animal Feed
 - » Pulp and Paper Mills
 - » Salvage Yard
 - » Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof
 - » Smelting of Ore or Metal
 - » Tanning or Chemical Processing of Pelts or Leather
 - » Vulcanizing of Rubber or Rubber Products
 - » Waste Processing Facility
 - » Waste Transfer Facility
2. **Notwithstanding Section 9.11.1, the following uses are prohibited, even as accessory uses:**
 - » Day Nursery
 - » Dwelling Unit
 - » Elementary School
 - » Outdoor Storage
 - » Place of Worship
 - » Rock Crushing Plant
 - » Secondary School
 - » Waste Processing Facility
 - » Waste Transfer Facility
3. **The Following uses are be prohibited, except as an accessory use to another permitted use:**
 - » Commercial Recreation, restricted to a Fitness Centre
 - » Personal Services
4. **Notwithstanding Section 9.11.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:**
 - » Motor Vehicle Washing Establishment

ABOUT PANATTONI

With an expansive international platform, Panattoni Development Company specializes in industrial, office and build-to-suit developments. Their 24 offices in the United States, Canada and Europe are responsible for development of over 320 million square feet. While enjoying the benefits of an international development firm, operational and financial responsibilities reside at the local level. The local presence is a key success factor, providing in-depth local market knowledge and relationships and generating a wide base of business opportunities.

The goal of Panattoni Development Company is to strengthen our position as a leader within the commercial real estate development industry. This is accomplished with the dedication of each team member to perform beyond expectations within all aspects of project development. As a company, Panattoni emphasizes teamwork, local market knowledge, productivity and most importantly personal integrity. By applying these principles on each transaction, we achieve the ultimate goal of client satisfaction.

PANATTONI[®]
*International Vision.
 Local Focus.*

HIGHLIGHTED PROJECTS



DIXIE + EGLINTON CENTRE
MISSISSAUGA, ON



KUEHNE + NAGEL
EDMONTON, AB



ADIDAS
COUNTY OF BRANT, ON



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