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

AVAILABLE SPACE
- 264,534 Sq. Ft.
- Divisions from 39,761 Sq. Ft.

OFFICE SPACE
- 3% (built-to-suit)

ASKING RATE
- Entire building: $8.50 Net PSF
- Divisions: $8.95 Net PSF

T.M.I. (EST. 2019)
- $2.87 Per Sq. Ft.

STAGING BAY
- 65’

BAY SIZES
- 60’ (w) x 40’ (d)

CLEAR HEIGHT
- 40’

SHIPPING DOORS
- 44 Truck level doors
- (1 - 6,000 Sq. Ft.)
- 3 Drive-in doors

TRAILER PARKING STALLS
- 52

CAR PARKING STALLS
- 193

POWER
- 1,500 Amps

ZONING
- MT1 (Airport Prestige Business)

PROPERTY DETAILS

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

50 AEROPARK BOULEVARD
HAMILTON, ON
52 TRAILER PARKING STALLS

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

HEAVY DUTY ASPHALT
FULL CONCRETE
DOLLY PAD

60’ (W) X 40’ (D)
STRUCTURAL GRID

50 AEROPARK BLVD

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

LED LIGHTING
WITH MOTION SENSORS

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

183 CAR PARKING STALLS
ESFR SPRINKLERS
40’ CLEAR HEIGHT
3% OFFICE SPACE

3 DRIVE-IN DOORS
## BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>CONSTRUCTION</th>
<th>Combination of precast concrete and insulated metal panels</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEAR HEIGHT</td>
<td>40’ under steel joints</td>
</tr>
<tr>
<td>COLUMN SPACING</td>
<td>60’ (w) x 40’ (d) 65’ staging bay (measurement is to the outside edge of the dock bumper)</td>
</tr>
<tr>
<td>SHIPPING</td>
<td>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</td>
</tr>
<tr>
<td>PARKING</td>
<td>183 car parking stalls, 52 trailer parking stalls</td>
</tr>
<tr>
<td>FLOOR SLAB</td>
<td>8” steel fibre reinforced concrete slab with Ashford formula or equal liquid densifer</td>
</tr>
<tr>
<td>ROOF</td>
<td>TPO roof system to minimum R30 insulation</td>
</tr>
<tr>
<td>WAREHOUSE FIRE</td>
<td>ESFR system with K17 sprinkler heads</td>
</tr>
<tr>
<td>WAREHOUSE HVAC</td>
<td>Non-recirculating direct gas fired industrial air heaters (6 total), De-stratification fans throughout the warehouse</td>
</tr>
<tr>
<td>WAREHOUSE LIGHTING</td>
<td>LED lighting with motion sensors</td>
</tr>
<tr>
<td>POWER</td>
<td>1,500 Amps</td>
</tr>
<tr>
<td>PAVING</td>
<td>Shipping area: heavy duty asphalt, 60’ deep dolly pad apron at loading docks and 3.5m wide dolly pads at the trailer parking area</td>
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</tbody>
</table>

## EFFICIENCY OF 40’ CLEAR HEIGHT = SAVINGS

<table>
<thead>
<tr>
<th>CLEAR HEIGHT</th>
<th>SIZE NEEDED TO ACCOMMODATE</th>
<th>ANNUAL GROSS COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>40’</td>
<td>264,534 SQ. FT.</td>
<td>$3,007,752</td>
</tr>
<tr>
<td>36’</td>
<td>312,039 SQ. FT.</td>
<td>$3,547,883</td>
</tr>
<tr>
<td>32’</td>
<td>380,340 SQ. FT.</td>
<td>$4,324,466</td>
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</table>

### TENANT STORAGE REQUIREMENTS*

<table>
<thead>
<tr>
<th>CLEAR HEIGHT</th>
<th>PALLETS</th>
<th>ANNUAL GROSS COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>40’</td>
<td>25,440</td>
<td></td>
</tr>
<tr>
<td>36’</td>
<td>22,080</td>
<td></td>
</tr>
<tr>
<td>32’</td>
<td>18,704</td>
<td></td>
</tr>
</tbody>
</table>

### 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 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.
## Drive Time & Transit

### Drive Time Analysis

<table>
<thead>
<tr>
<th>Location</th>
<th>KM</th>
<th>Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Airport</td>
<td>3.5</td>
<td>4 min</td>
</tr>
<tr>
<td>Lincoln Alexander Parkway</td>
<td>7.2</td>
<td>8 min</td>
</tr>
<tr>
<td>Downtown Hamilton</td>
<td>9.9</td>
<td>16 min</td>
</tr>
<tr>
<td>Highway 403</td>
<td>10.5</td>
<td>11 min</td>
</tr>
<tr>
<td>Highway 401</td>
<td>47.9</td>
<td>40 min</td>
</tr>
<tr>
<td>Toronto Pearson International Airport</td>
<td>76</td>
<td>52 min</td>
</tr>
<tr>
<td>Downtown Toronto</td>
<td>81</td>
<td>1 hr and 20 min</td>
</tr>
<tr>
<td>Buffalo (Rainbow Peace Bridge)</td>
<td>81.3</td>
<td>53 min</td>
</tr>
<tr>
<td>Detroit (Ambassador Bridge)</td>
<td>306</td>
<td>3 hr and 4 min</td>
</tr>
</tbody>
</table>

### Transit - A Line Express (New 2019)

- Hamilton International Airport Terminal
- Rymal
- Mohawk College
- Hamilton Go Centre
- MacNair Terminal
- Murray
- Discovery & Pier 8
- Homestead
- Mountain Transit Centre Park & Ride
- St. Joseph’s
- Main King
- Barton
- Fennel
- Stone Church
- Upper James Street

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**50 Aeropark Boulevard**

 vamp - hamilton, on
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.

**Hamilton Market**

**Hamilton**

Ontario

**One of Canada’s top ranked investment cities**

**Hamilton**

**Ontario**

**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**

**Map: Hamilton Market**

- 3 hr drive to Detroit
- 53 min drive to Buffalo
- 1 hr 20 min drive to Toronto
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.
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