

FOR LEASE, FOR SALE OR DESIGN BUILD OPTIONS AVAILABLE 2025

2240 HIGHWAY 6

HAMILTON

UP TO 385,000 SQ.FT. AVAILABLE



For more information, please contact:

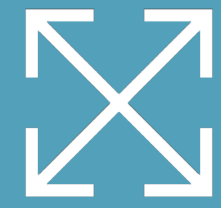
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HIGHWAY 403 & QEW ACCESS | STATE-OF-THE-ART INDUSTRIAL FACILITY

 PANATTONI®  Inc.

PROPERTY OVERVIEW



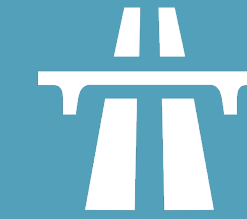
Size
383,872 Sq. Ft.
For sale, for lease or



Shipping
85 TL Doors
4 DI Doors



Zoning
M11 & H37



Highways
Easy access to Hwy
403 & the QEW



Clear Height
40 FT



Office Area
Build-to-suit



Parking
85 Trailer Parking Stalls

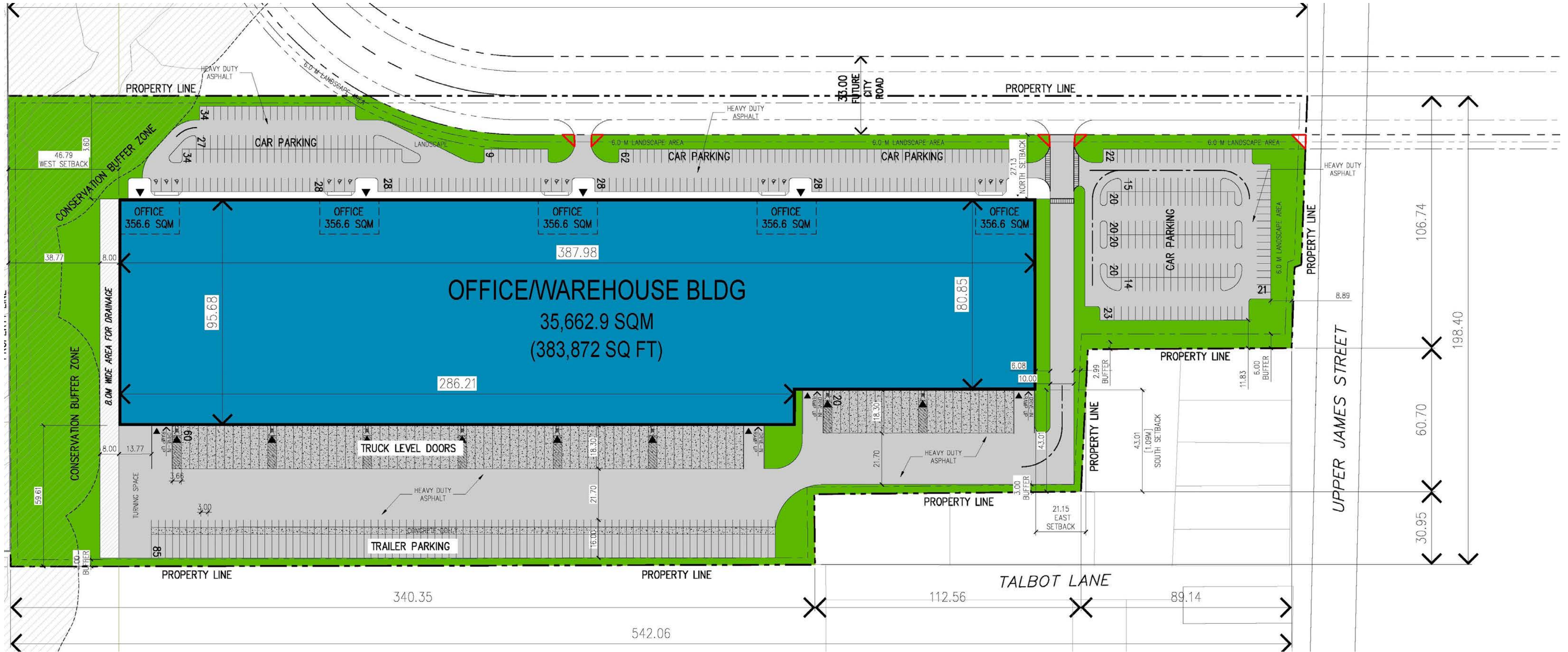


Available
2025 or 18 months
upon deal execution



SPECIFICATIONS

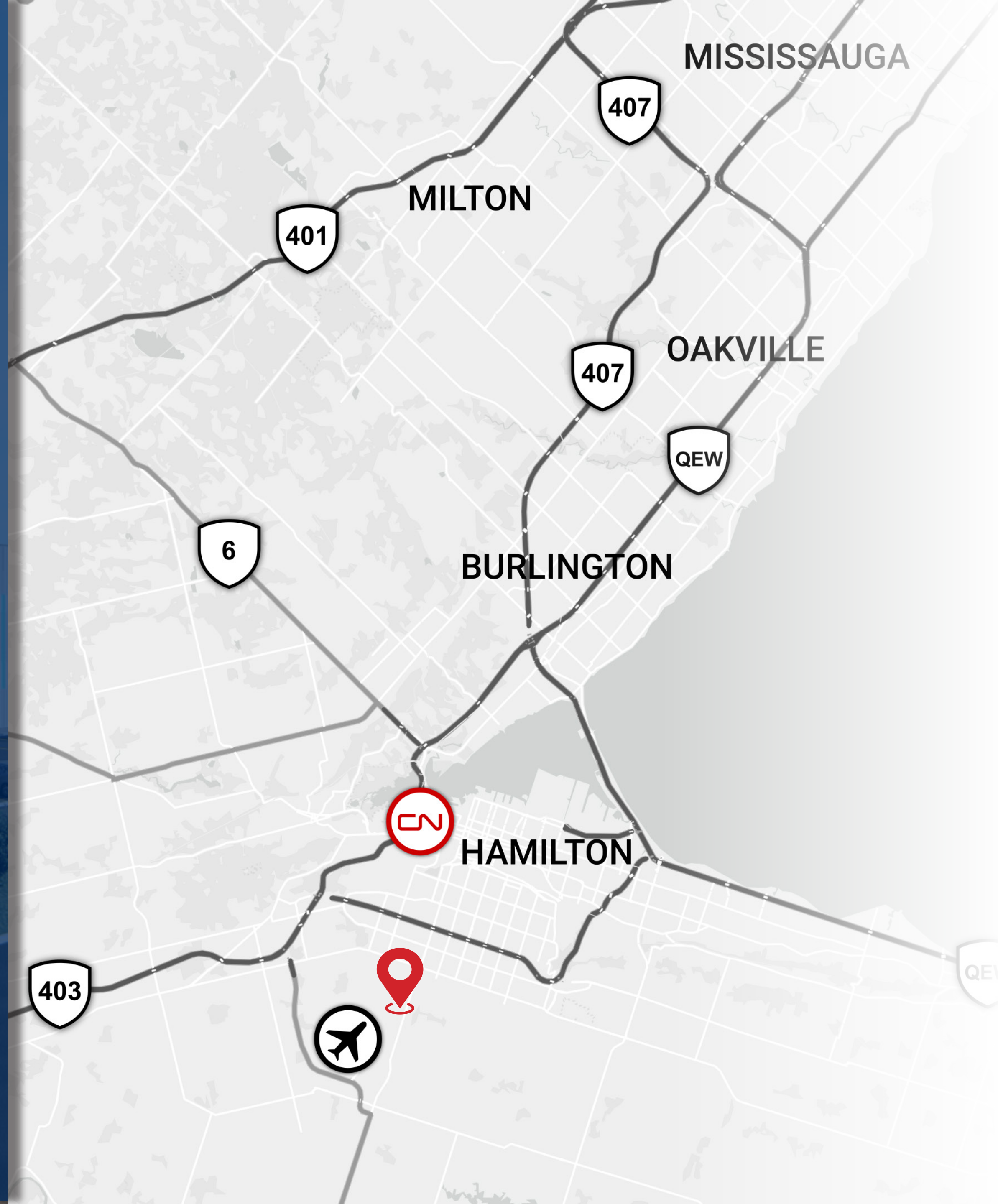
SITE PLAN



RENDERINGS



SPECIFICATIONS



HIGHWAYS & LOCATION

The site is situated near the John C. Munro Hamilton International Airport, Canada's largest cargo and courier airport. The site is in close proximity to the Lincoln Alexander Parkway and Highway 403, providing 400 series connections to major markets across the GTA and the Detroit and Buffalo border crossings. This easily accessible site will allow users to draw from the robust labour force Hamilton has to offer with 8.4 Million people within 100 km.

John C. Munro Airport
3.5 km

Highway 401
47.9 km

Lincoln Alexander Parkway
7.2 km

Downtown Toronto
81 km

Downtown Hamilton
9.9 km

Pearson International Airport
76 km

CN Hamilton Yard
12 km

Buffalo (Rainbow Peace Bridge)
81.3 km

Highway 403
10.5 km

Detroit Ambassador Bridge
306 km

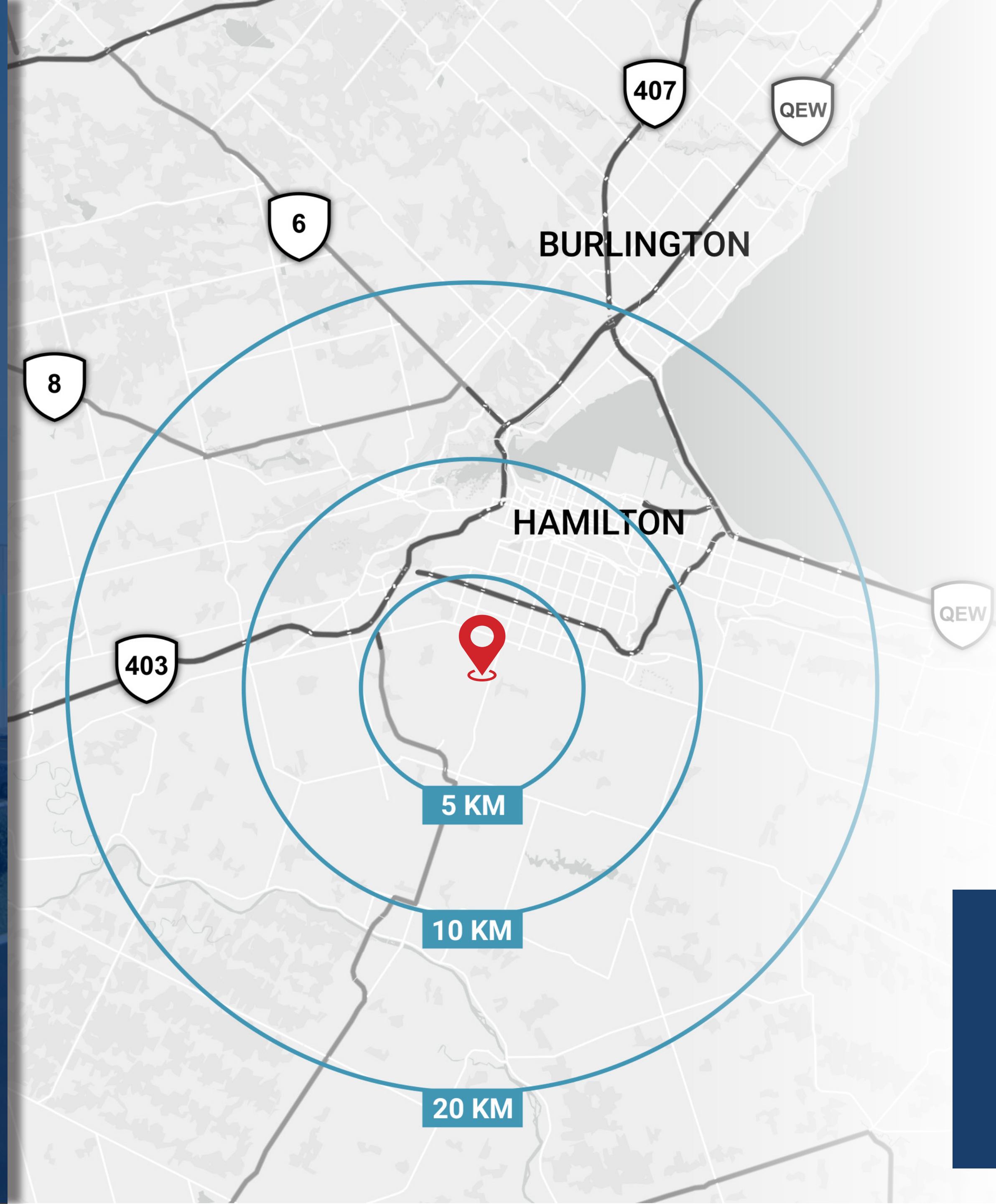


TRANSIT & ROUTES

The site has excellent public transit access with the A Line Express, a north-south express route that travels from downtown Hamilton to the Hamilton International Airport, with plenty of stops along the way. This route also provides access to the Hamilton GO Transit Centre (a terminal stop for Lakeshore West Line trains and a major hub for Go Transit bus and rail) thereby providing connections across the entire GTA.



- 16, 18, 40 & 47 GO Bus
 - 1 King
 - 20 A Line Express
- Lakeshore West GO Line
 - 27 Upper James
 - 44 Rymall



Total Population	Median Household Income	Median Age
583,433	\$81,129	41.8

- Hamilton is home to world-class advanced manufacturers, who contribute 4% of Ontario's total economy (\$12B annually).
- Hamilton offers quick access to 3 major airports, the John C. Munro Hamilton International Airport (Canada's top multi-modal cargo & courier airport), Lester B. Pearson International Airport in Toronto, and Buffalo Niagara International Airport.
- The Queen Elizabeth Way provides ready access to both the Greater Toronto Area, a regional market of over six million people, and Highway 401.
- CP and 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 allow for quick and easy movement across the GTA.

5 KM Population	10 KM Population	20 KM Population
64,718	347,005	626,021

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