

54,000 SQ.FT. & 193,000 SQ.FT.

DESIGN BUILD OPPORTUNITIES

AVAILABLE 2024 FOR SALE OR LEASE

43 HIGHWAY 5

Waterdown, Ontario

For more information, please contact:

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OUTSIDE STORAGE PERMITTED | STATE-OF-THE-ART INDUSTRIAL FACILITY

PANATTONI  **INC.**  **Inc.**

PROPERTY OVERVIEW

SITE PLAN APPROVED

OVERALL SITE PLAN

OVERALL SITE PLAN

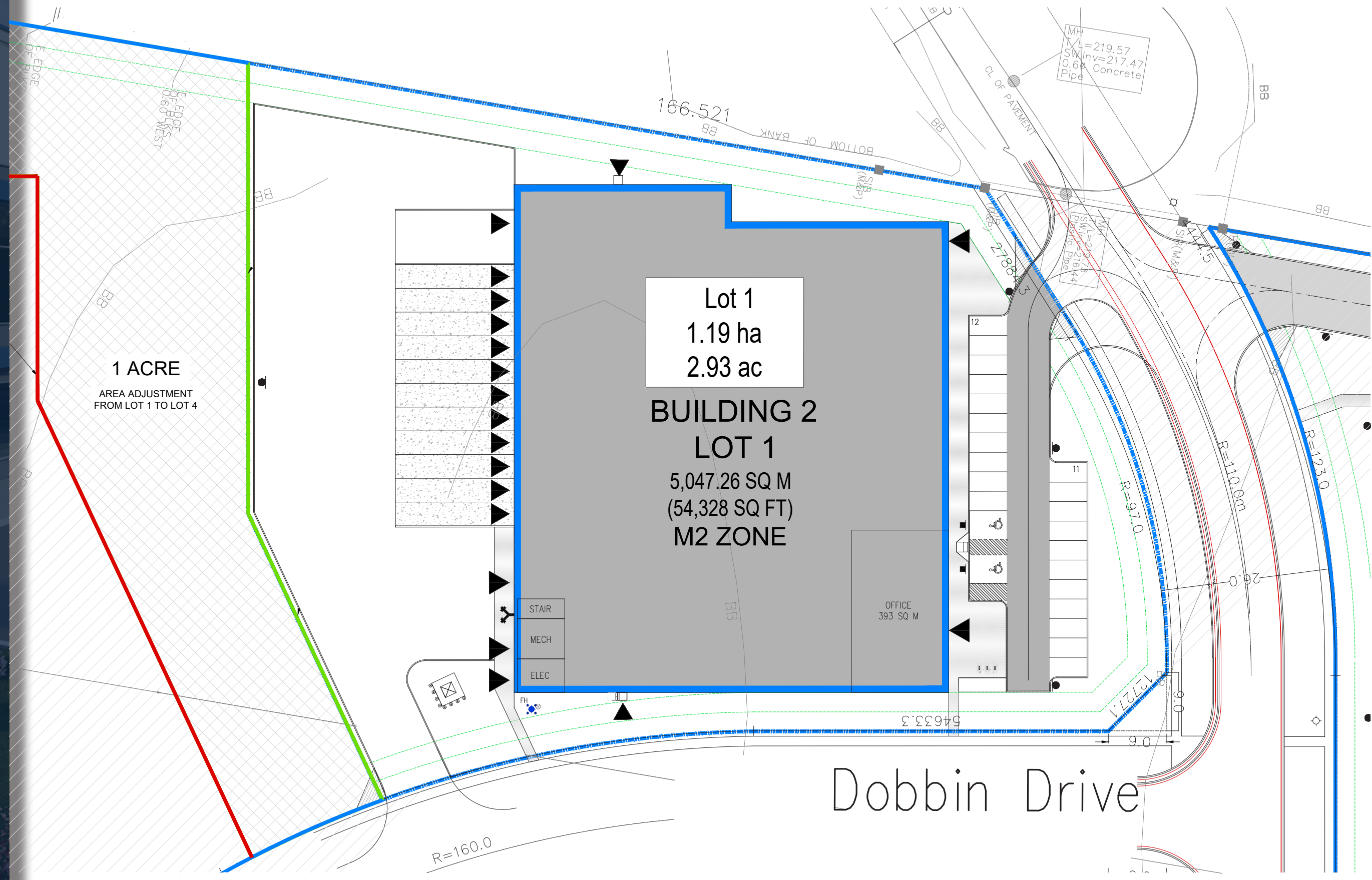


PROPERTY OVERVIEW

OUTSIDE STORAGE PERMITTED

DESIGN BUILD OPTION 1 SITE PLAN: 54,000 Sq. Ft.

SITE PLAN




 **Size**
54,328 Sq. Ft.


 **Lighting**
LED

 **Clear Height**
40 FT

 **Sprinklers**
ESFR

 **Shipping**
11 Truck Level Doors
1 Drive-In Doors

 **Zoning**
M2 - Outside Storage

 **Parking**
23 Car Parking Stalls
(with the ability to add)
3 Trailer Parking Stalls

 **Transit**
Easy access to Hwy 403
and the QEW

PROPERTY OVERVIEW

OUTSIDE STORAGE PERMITTED

DESIGN BUILD OPTION 2: 144,000 Sq. Ft. Expandable to 193,000 Sq. Ft. With Excess Land



Size
144,000 Sq. Ft. Expandable to 193,000 Sq. Ft. with excess land

Lighting
LED

Clear Height
40 FT

Sprinklers
ESFR

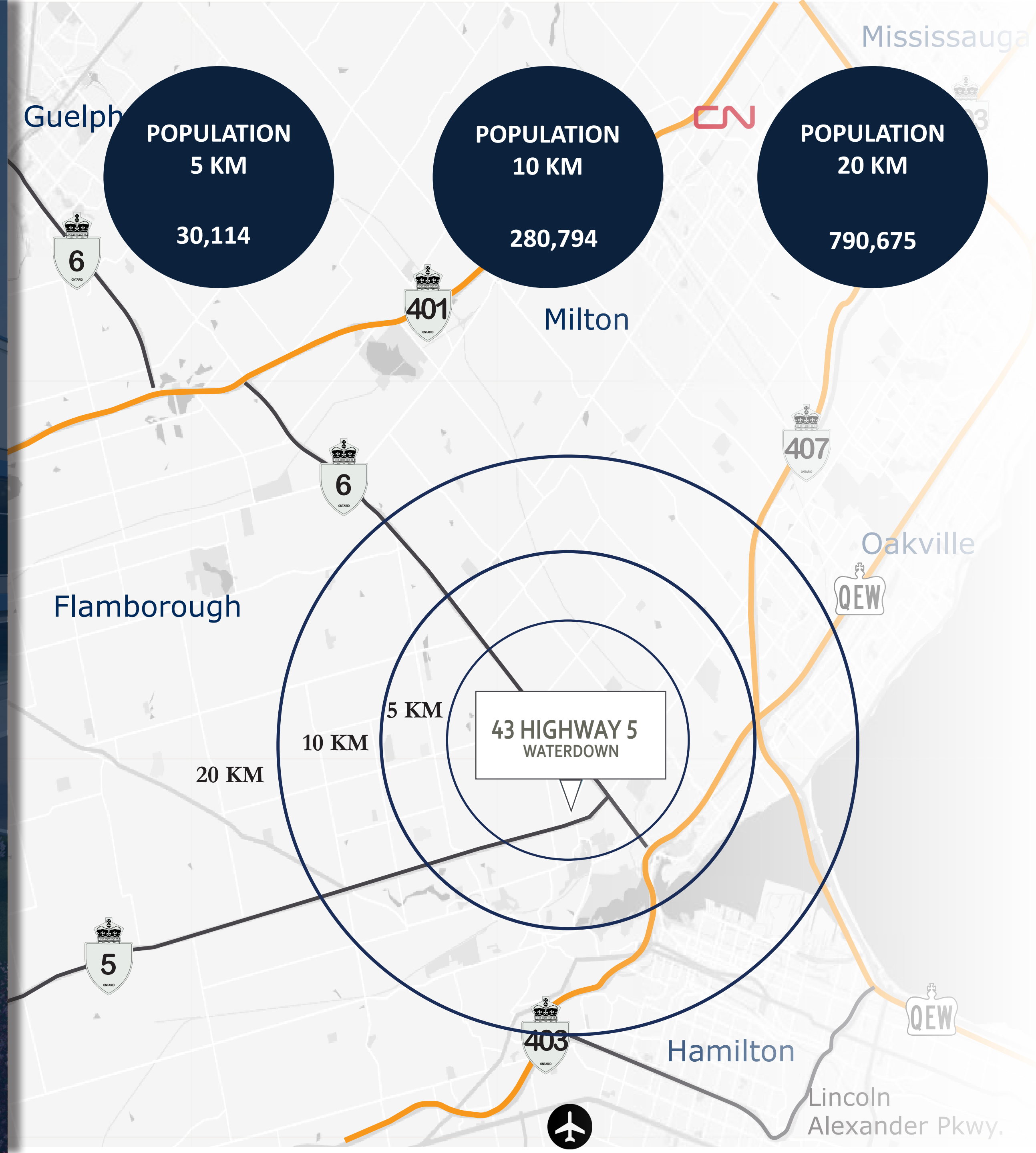
Shipping
31 Truck Level Doors
2 Drive-In Doors

Zoning
M2 - Outside Storage

Parking
58 Car Parking Stalls (with the ability to add)
12 Trailer Parking Stalls

Transit
Easy access to Hwy 403 and the QEW

HIGHWAY OVERVIEW



HIGHWAYS & LOCATION

Highway 403/QEW
3 KM

CN Intermodal Yard
35 KM

Highway 407
10.60 KM

John C. Munro Airport
24.90 KM

Highway 401
23.43 KM

Pearson International
60.40 KM

CITY OF HAMILTON

- Within a one hour drive of Hamilton is a workforce of over 2 Million people.
- Hamilton is home to world-class advanced manufacturers and this sector contributes 4% of Ontario's total economy (\$12B annually)
- Hamilton is home of John C. Munro Hamilton International Airport, Canada's top multi-modal cargo & courier 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.
- Hamilton's location provides easy access to major 400 series highways and multiple international border crossings, allowing quick and easy movement across the GTA.