

READY FOR FIXTURING

AEROPARK BOULEVARD

Hamilton, Ontario



STATE-OF-THE-ART
INDUSTRIAL FACILITY



HIGHWAY 403 & QEW
ACCESS

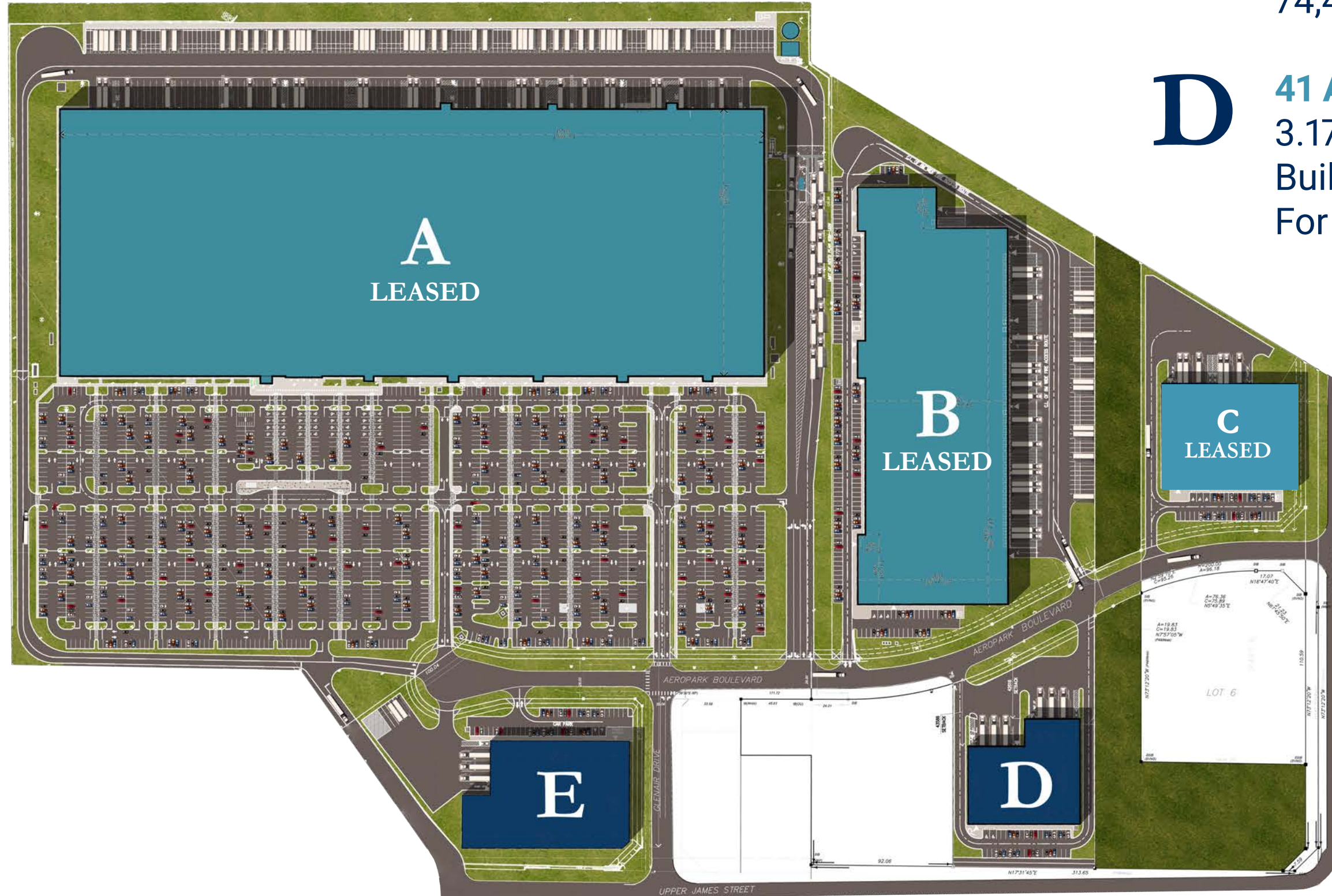
For more information, please contact:



ADAM LAMBROS
Director, Development
(416) 915-1972
alambros@panattoni.com

PARK OVERVIEW

Site Plan



Available Buildings

E **95 AEROPARK**
Available Immediately
74,443 Sq. Ft.

D **41 AEROPARK**
3.17 Acres
Build-to-Suit
For Sale or Lease

95 AEROPARK BLVD OVERVIEW



Size

74,443 Sq. Ft.



Clear Height

40 FT



Shipping

8 Truck Level Doors; 1 Drive-In Door



Office Area

To-Suit



Parking

47 Car Parking Stalls



Lighting

LED



Sprinklers

ESFR



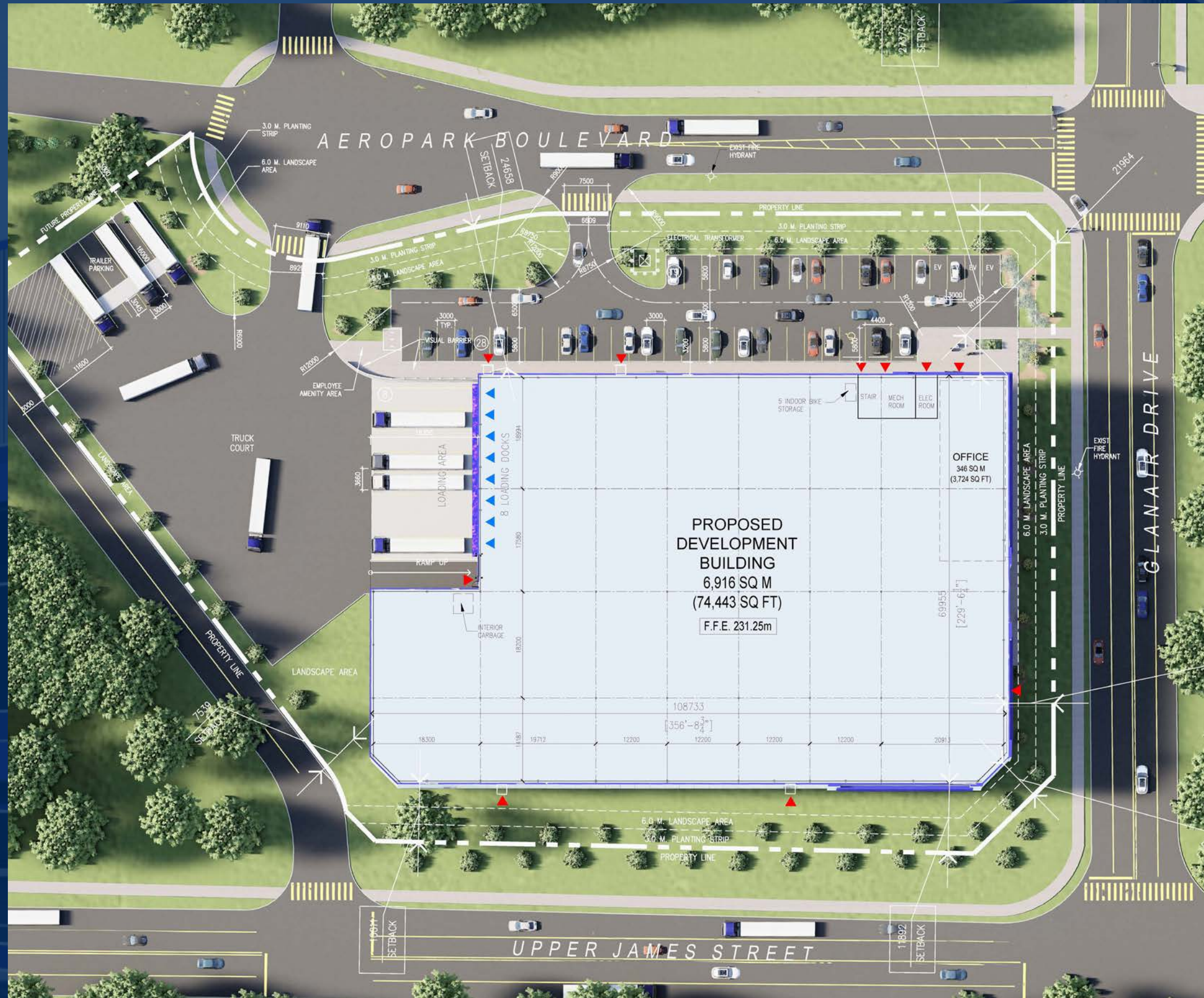
Highways

Easy access to Hwy 403 & the QEW



Available

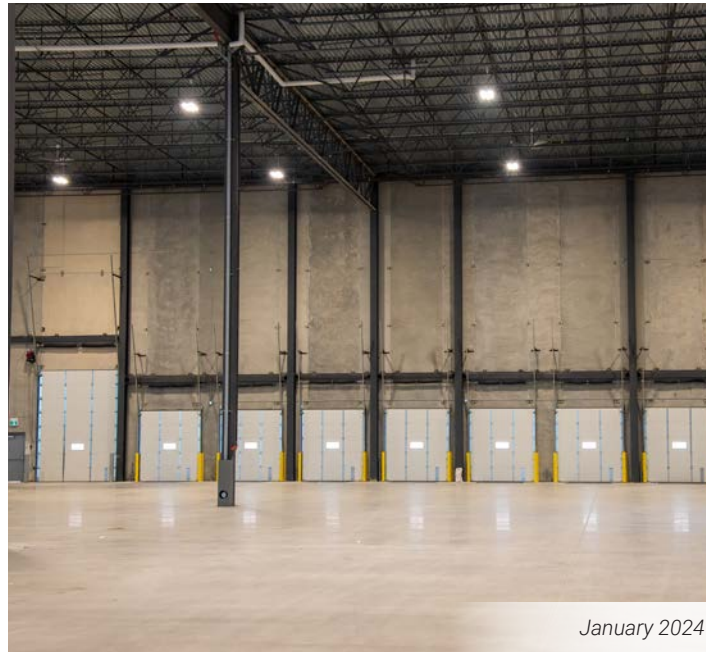
Immediately



BUILDING PHOTOS

95 Aeropark Blvd

Available Immediately
& Ready for Fixturing



41

AEROPARK BLVD OVERVIEW

For Sale, Lease or BTS



Size
58,507 Sq. Ft.



Clear Height
40 FT



Shipping
6 Truck Level Doors; 1 Drive-In Door



Office Area
3,204 Sq. Ft.



Parking
34 Car Parking Stalls



Lighting
LED



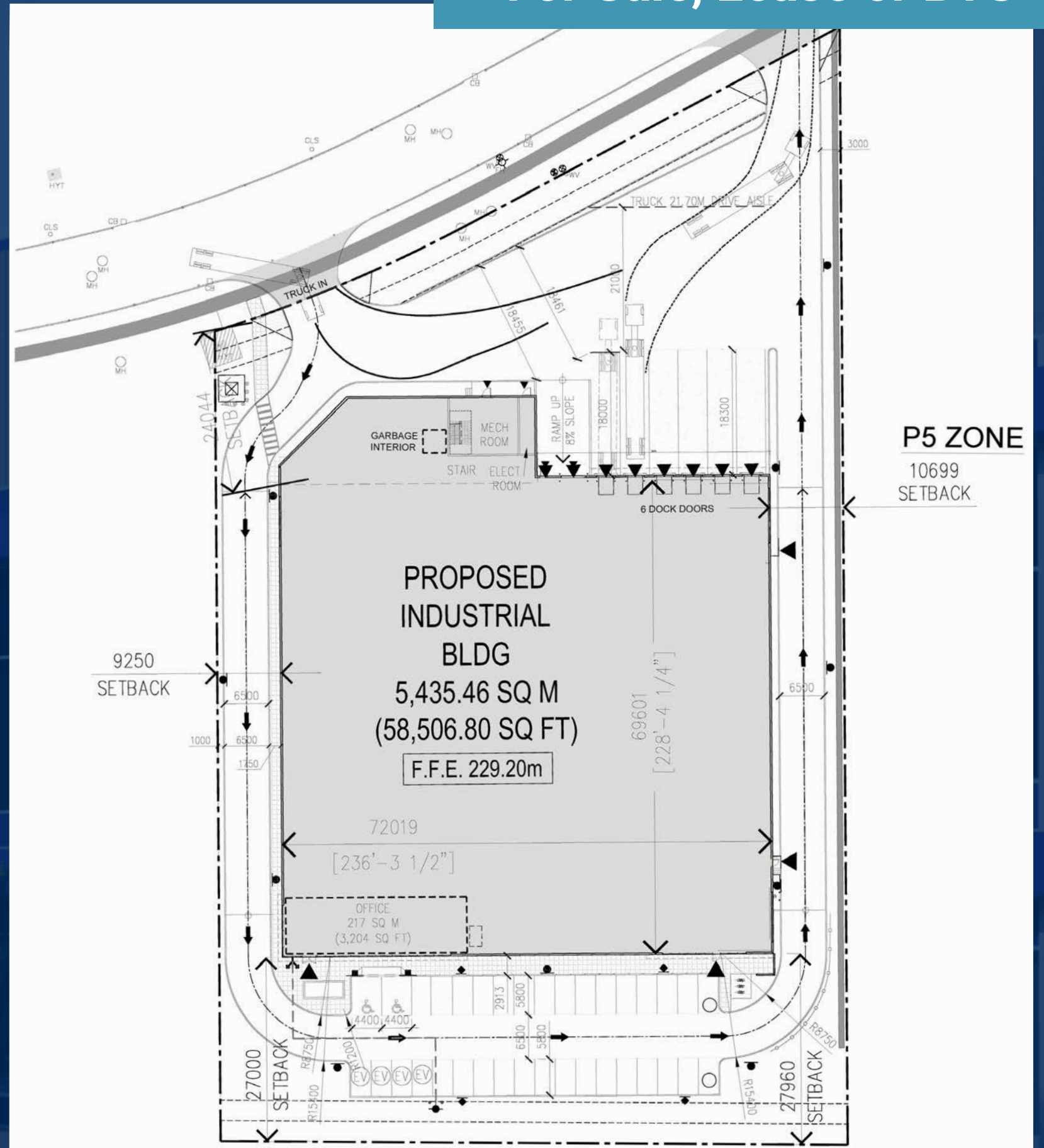
Sprinklers
ESFR



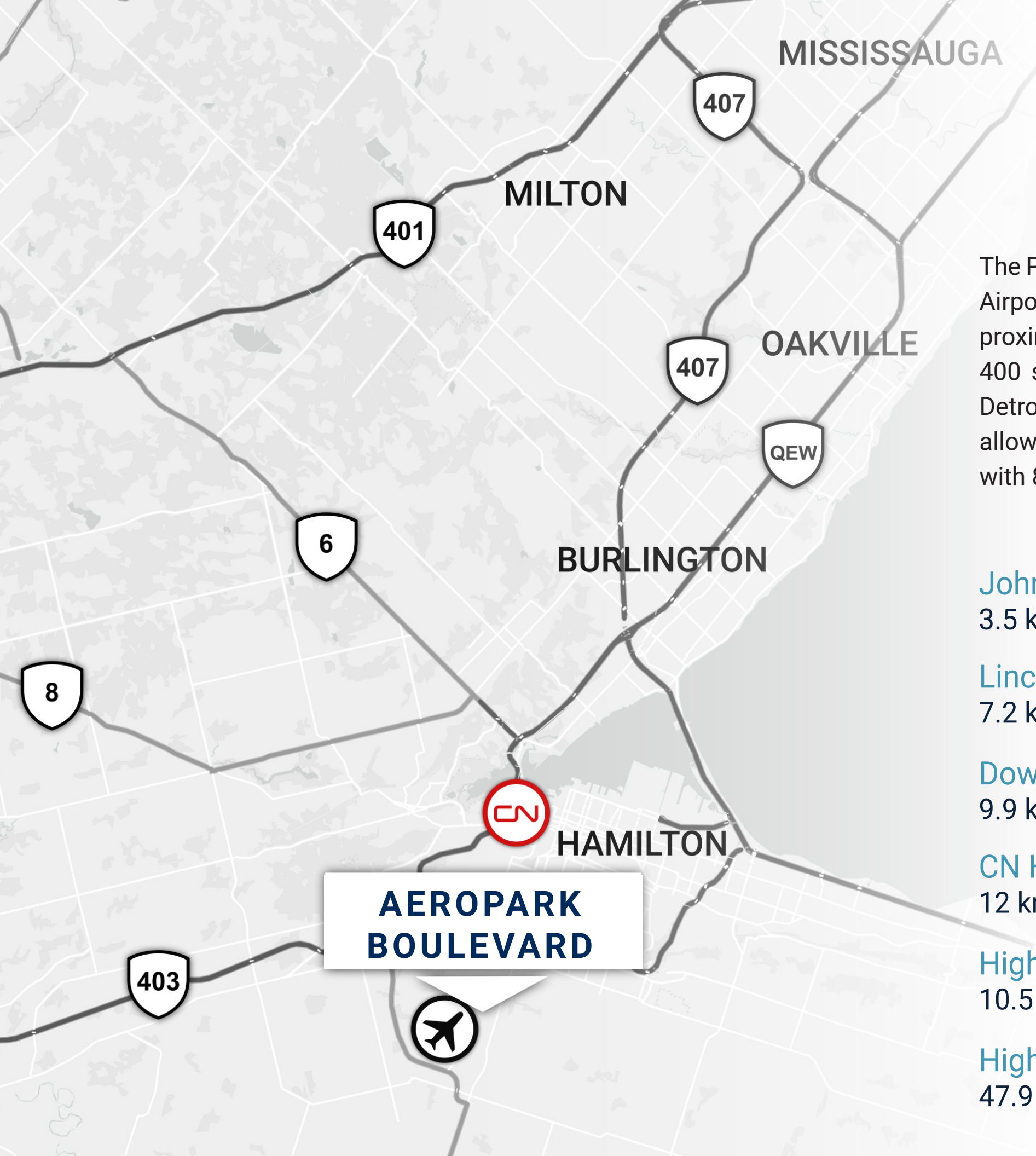
Highways
Easy access to Hwy 403 & the QEW



Available
Call for details



HIGHWAYS & LOCATION



The Park is situated adjacent to John C. Munro Hamilton International Airport, Canada's largest cargo and courier airport. The site's close proximity to the Lincoln Alexander Parkway and Highway 403 provides 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

Lincoln Alexander Parkway
7.2 km

Downtown Hamilton
9.9 km

CN Hamilton Yard
12 km

Highway 403
10.5 km

Highway 401
47.9 km

Downtown Toronto
81 km

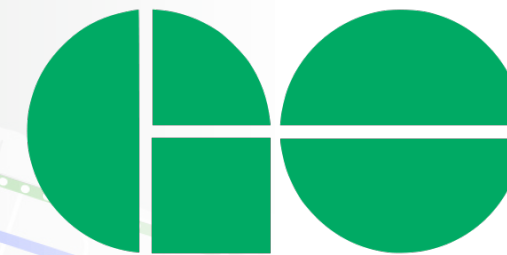
Pearson International
Airport
76 km

Buffalo (Rainbow Peace
Bridge)
81.3 km







Detroit Ambassador
Bridge
306 km

NEARBY TRANSIT ROUTES

The Park 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.



**AEROPARK
BOULEVARD**

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

WEST HARBOUR
MACNAB
TERMINAL
HAMILTON
GO CENTRE

MOUNTAIN
TRANSIT CENTRE



CITY OF HAMILTON

Total Population
583,433

Median Household Income
\$81,129

Median Age
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.

AEROPARK BOULEVARD

5 KM

10 KM

20 KM

5 KM
Population

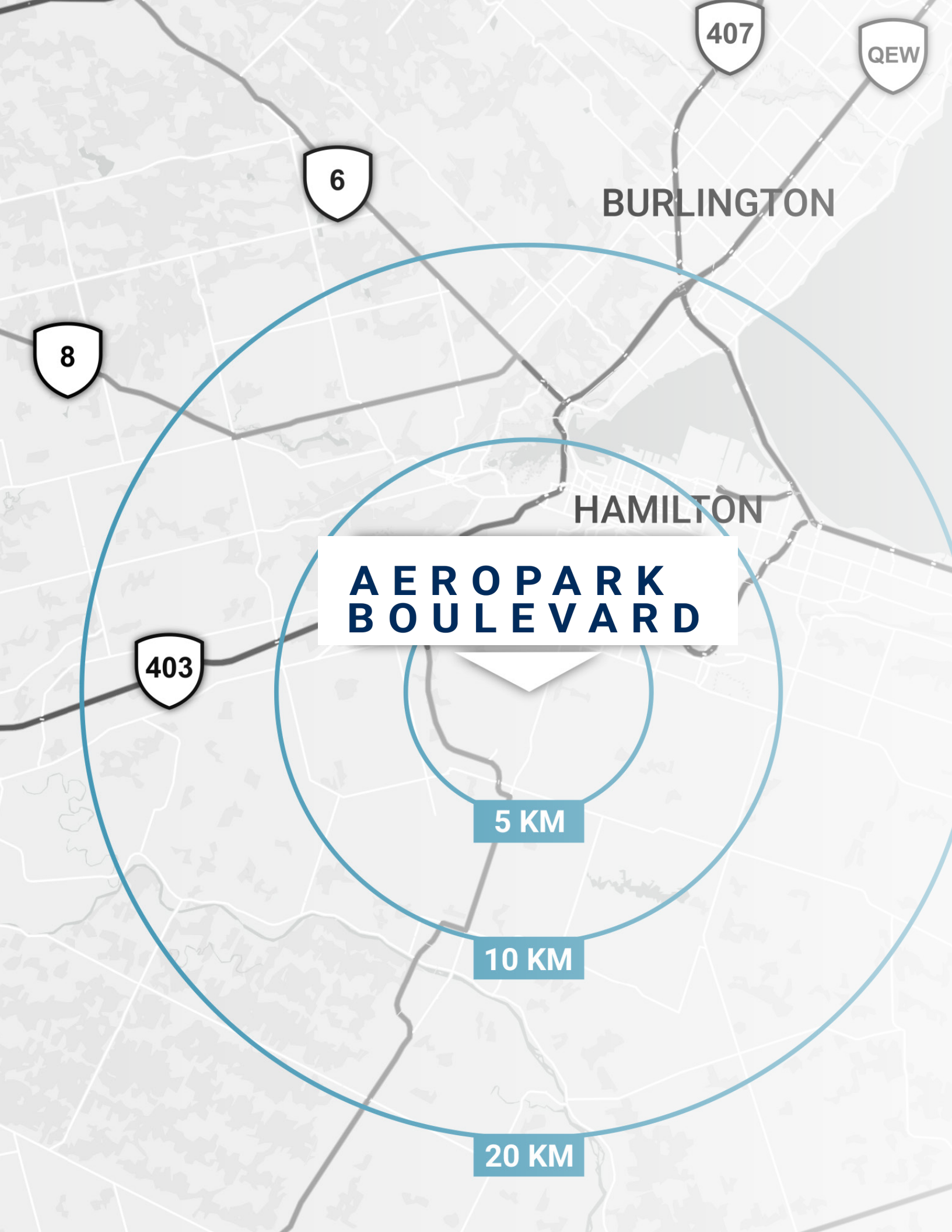
64,718

10 KM
Population

347,005

20 KM
Population

626,021





AEROPARK BOULEVARD

Hamilton, Ontario

For more information, please contact:

Panattoni Development Company Canada
185 The West Mall Suite 860
Toronto, Ontario, Canada M9C 5L5
panattonicanada.com

ADAM LAMBROS
Director, Development
(416) 915-1972
alambros@panattoni.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.