



NORTH DICKENSON



OCCUPANCY 2025

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9236-9322

DICKENSON ROAD, HAMILTON - PHASE 1

Panattoni Canada is pleased to present our development located at 9236-9322 Dickenson Road, Hamilton. The 1.2 Million SF industrial park will be comprised of four stand alone buildings ranging from 110,000 SF to 440,000 SF, providing flexible sized options available for lease divisible to 50,000 SF. The site also provides flexibility for design build opportunities. This site will provide tenants with a first class industrial facility adjacent to John C. Munro Hamilton International Airport, in close proximity to the Lincoln Alexander Parkway & Highway 403 with 400 series connectivity to the GTA and Detroit.

We will kick off the project constructing Phase 1, a 440,000 SF warehouse.

Please contact:

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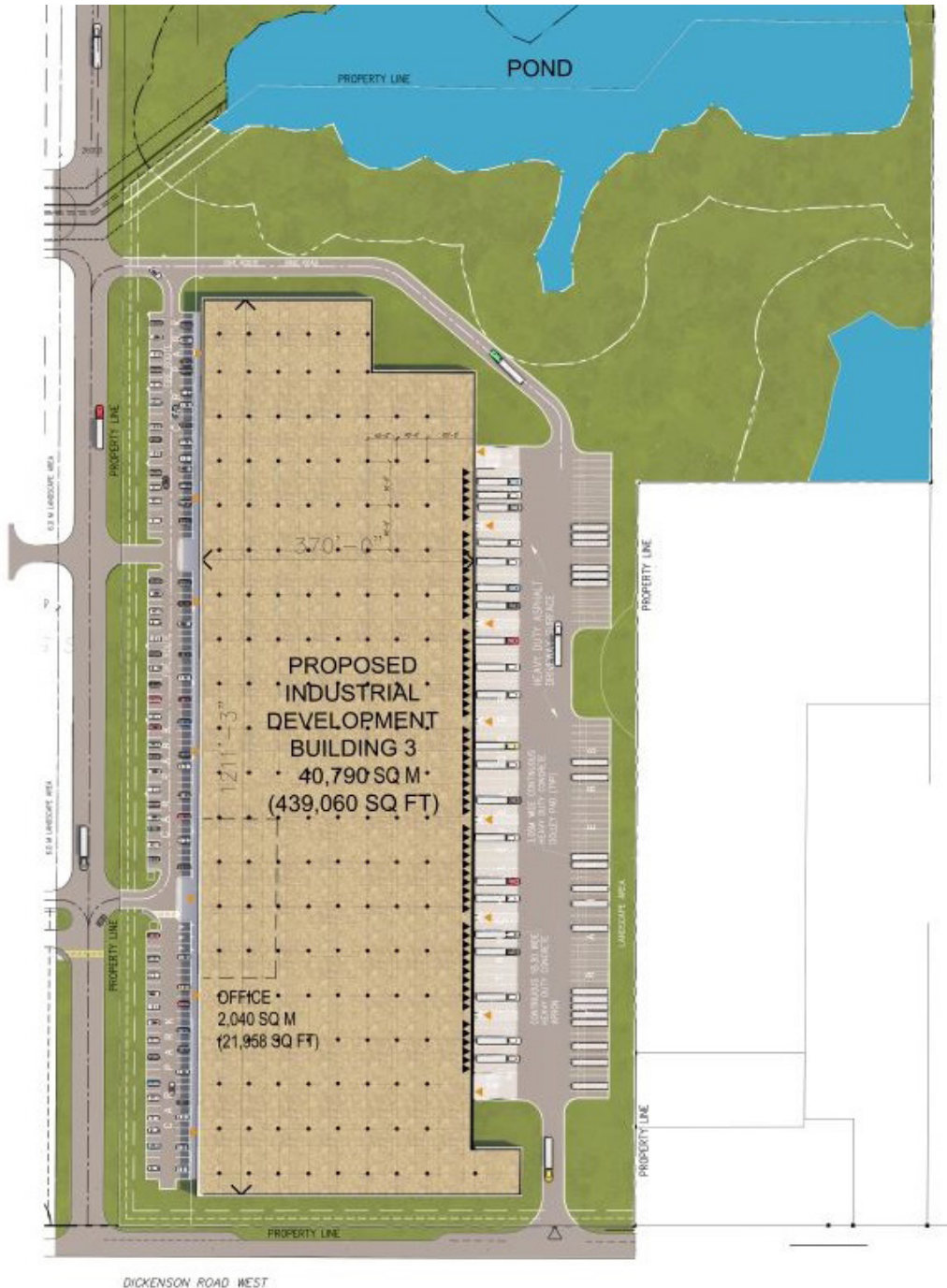
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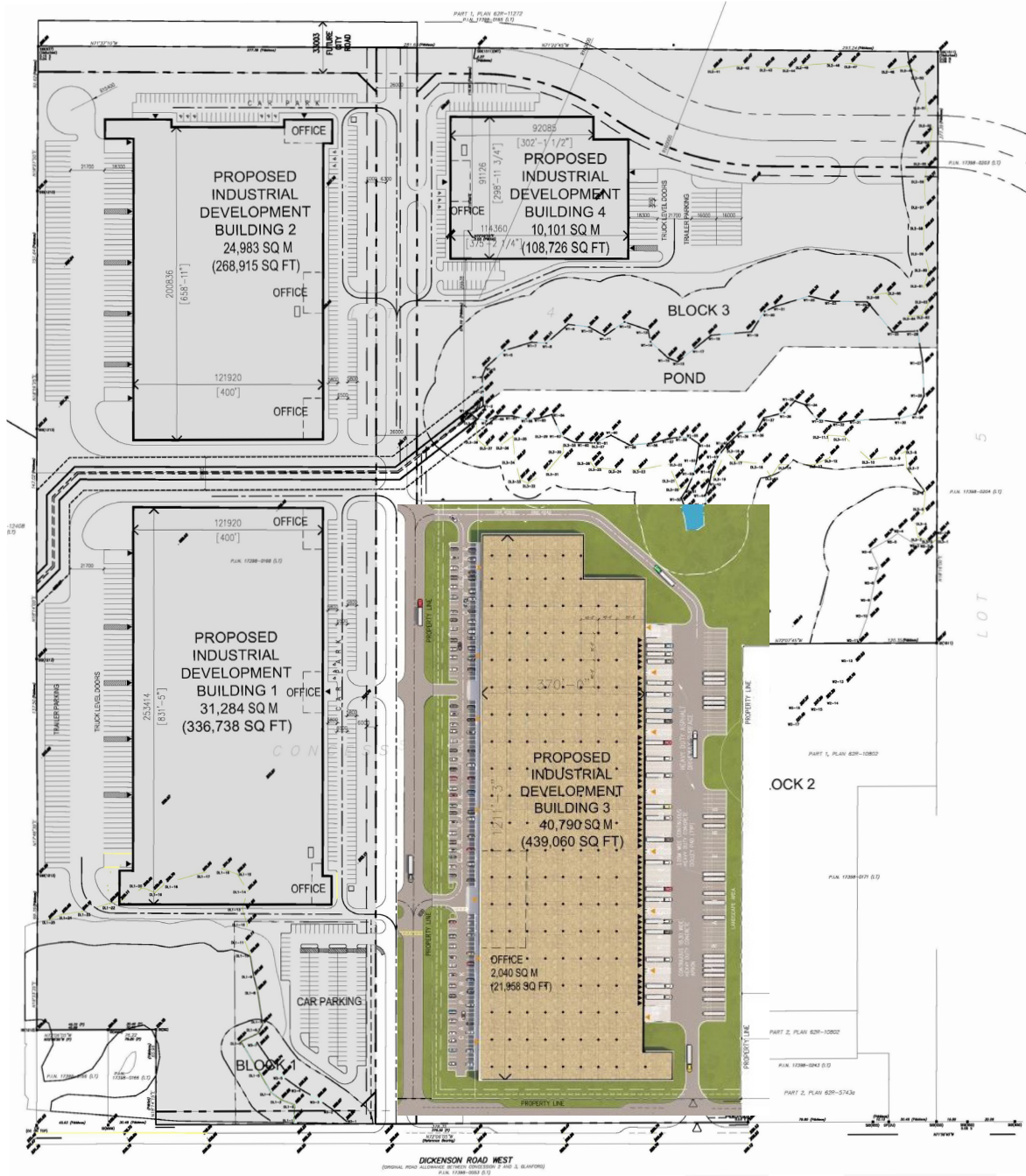
Phase 1

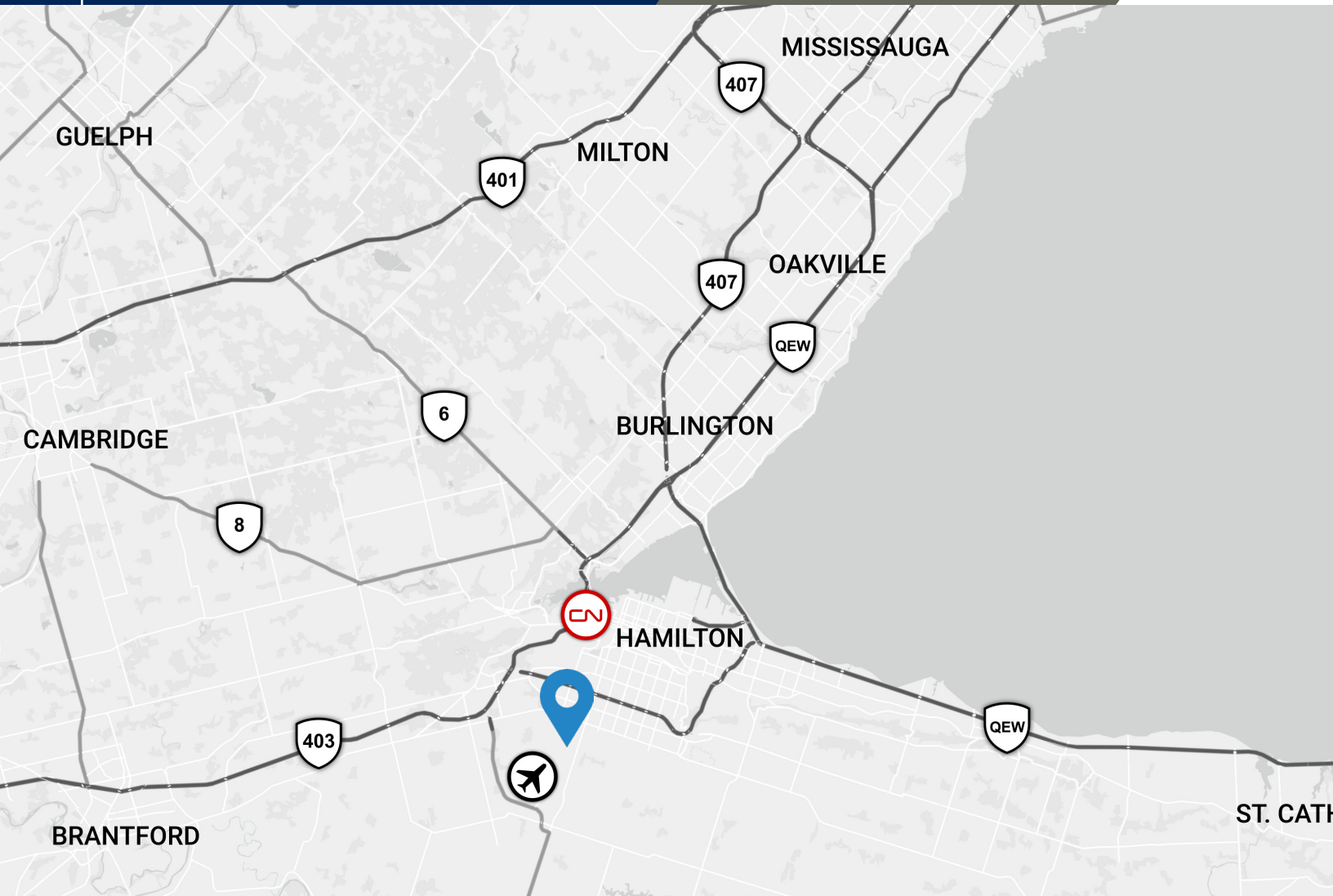
SIZE	440,685 SF
OFFICE	Built-to-Suit
CLEAR HEIGHT	40' Clear
TRUCK LEVEL DOORS	62
STAGING BAY	65'
BAY SIZES	60' x 40'
TRAILER PARKING STALLS	86 Stalls
CAR PARKING STALLS	223 Stalls
POWER	600 V; 1,500 A
SPRINKLERS	ESFR
ZONING	M10 & M11
AVAILABLE	2025

Phase 1



OVERALL SITE





LOCATION	DRIVE TIME	KM
HAMILTON AIRPORT	4 mins	3.5 km
LINCOLN ALEXANDER PARKWAY	8 mins	7.2 km
DOWNTOWN HAMILTON	16 mins	9.9 km
HWY 403	11 mins	10.5 km
HWY 401	40 mins	47.9 km
PEARSON INTERNATIONAL AIRPORT	52 mins	76 km
BUFFALO RAINBOW PEASE BRIDGE	53 mins	81.3 km
DETROIT AMBASSADOR BRIDGE	3 hr and 4 mins	306 km