



BERTONE

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HAWKESBURY connexion

CONNECTING OPPORTUNITIES FROM PROVINCE TO PROVINCE



INDUSTRIAL FOR LEASE | 430 HIGHWAY 17, HAWKESBURY, ON

HAWKESBURY connexion

Welcome to The Hawkesbury Connexion, a premier industrial property to be delivered by Bertone at 430 Highway 17 in Hawkesbury, Ontario right at the halfway point between Ottawa and Montreal. This prime location, right across the Ottawa River from Quebec, offers unparalleled convenience and connectivity between both provinces as well as the United States, making it an ideal choice for businesses seeking a **well-connected and accessible site.**

TARGET DELIVERY

2026

BUILDING SIZE

124,575 SF

ASKING NET RENT

\$12.00 PSF

CLEAR HEIGHT

32 FT

ZONING

CR

Regional Commercial

TRUCK-LEVEL DOORS

20

DRIVE-IN DOORS

2

PARKING STALLS

84

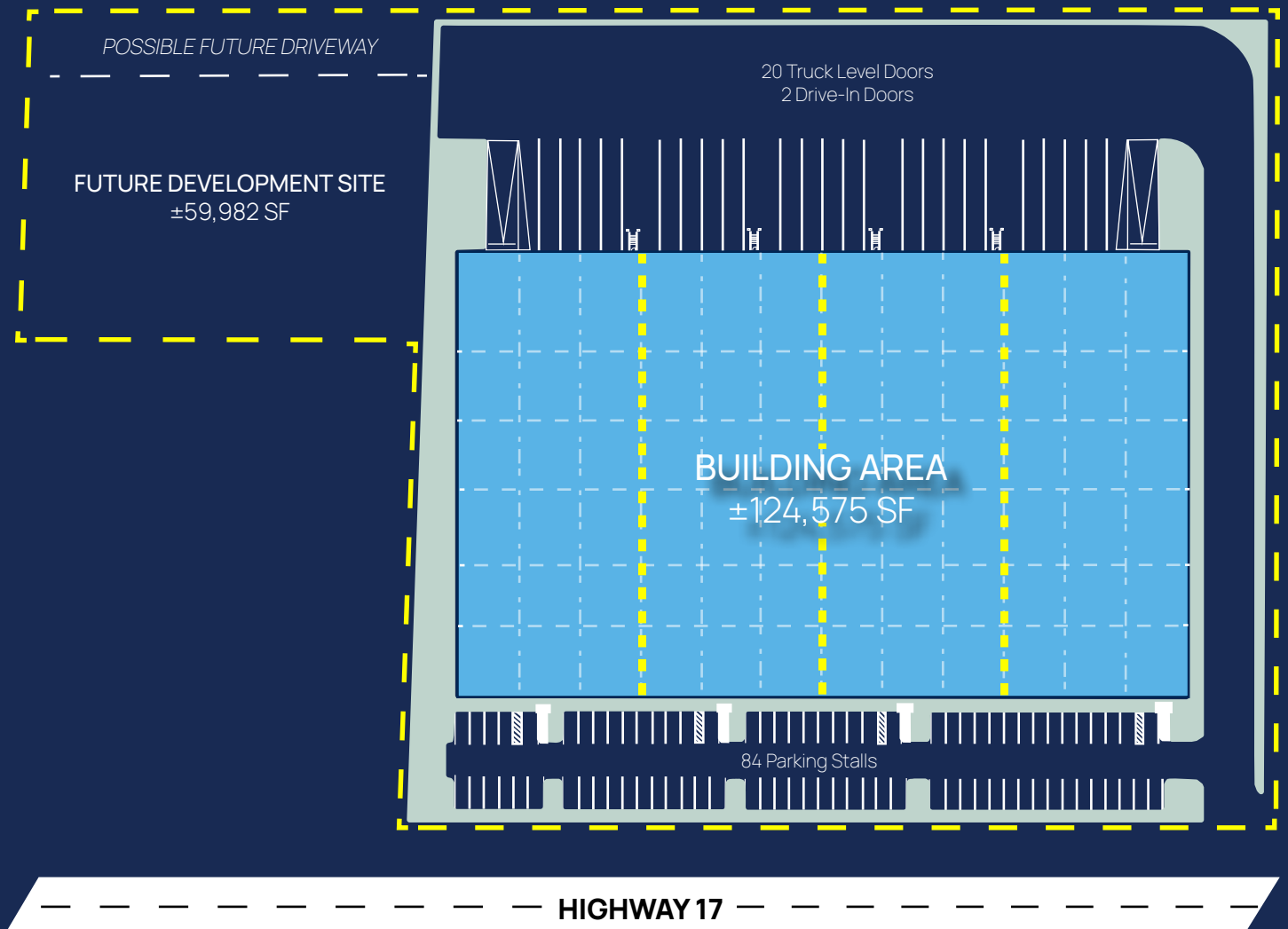


HAWKESBURY connexion

Hawkesbury Connexion is designed with accessibility in mind. With 20 truck-level doors, including 2 drive-in doors, and ample parking with 84 stalls, this property ensures seamless business operations. Its strategic location provides easy access to major highways and international routes, making it an **ideal choice for logistics and distribution.**

Flexible Demising Options

Reach out to our team to see how Hawkesbury Connexion can fit you!



Artist Rendering, outlines are approximate.

HAWKESBURY connexion

Accessibility & Nearby Amenities

Hawkesbury is exceptionally connected, situated just 5 minutes from Highway 17 and 30 minutes from Highway 20. It is also conveniently located an hour from both Ottawa and Montreal, and 90 minutes from the United States border, providing easy access to major cities and international routes.



HAWKESBURY connexion

Connects to multi-markets leveraging an abundant labour pool.

DEMOGRAPHICS (2024 ESTIMATE)	HAWKESBURY	CORNWALL	OTTAWA	MONTREAL	TORONTO
Population	13,576	51,273	1,138,189	4,505,225	6,986,413
Average Household Income	\$84,029	\$81,483	\$145,389	\$114,736	\$147,360
Labour Force	53.4%	54.9%	67.1%	67.2%	64.1%
Occupation in Trades, transport, equipment operators & related	19.2%	19.4%	9.7%	13.9%	13.5%
Occupations unique to processing, manufacturing & utilities	8.4%	9.3%	1.2%	3.9%	3.9%

HAWKESBURY connexion

Trusted Partners



Bertone is a trusted name in the industry, known for its commitment to quality and excellence. With a strong network of partners and a reputation for delivering top-notch industrial properties, Bertone ensures that every project meets the highest design, functionality, and sustainability standards. Being a leading fully integrated real estate developer, Bertone draws on industry best practices to redefine the communities in which its projects are located, while creating value for all stakeholders.

www.bertone.ca

CBRE

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LEARN MORE ABOUT THE OPPORTUNITY AT HAWKESBURY CONNEXION

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*Sales Representative

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