

CBRE

FOR LEASE
AVAILABLE IMMEDIATELY



565 SEAMAN STREET
STONEY CREEK - HAMILTON

MULTI-PURPOSE FACILITY
ZONED FOR CANNABIS/FILM STUDIO

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565 SEAMAN STREET STONEY CREEK

QEW

playersparadise

Entrance
to the building



	OPTION 1 ENTIRE BUILDING	OPTION 2 WAREHOUSE ONLY	OPTION 3 COMMERCIAL/ RETAIL	OPTION 4 OFFICE ONLY
SIZE	98,307 Sq. Ft.	72,000 Sq. Ft.	26,307 Sq. Ft.	13,153 Sq. Ft.
WAREHOUSE AREA	72,000 Sq. Ft.	69,000 Sq. Ft.	-	-
OFFICE AREA	26,307 Sq. Ft.	3,000 Sq. Ft.	-	13,153 Sq. Ft.
COMMERCIAL RETAIL AREA	-	-	26,307 Sq. Ft.	-
ASKING RATE	\$7.95 Per Sq. Ft. Net	\$7.50 Per Sq. Ft. Net	\$11.50 Per Sq. Ft. Net	\$12.50 Per Sq. Ft. Net
CLEAR HEIGHT	40' - 52'		-	-
SHIPPING	2 Drive-In Doors		-	-
ZONING	M3			
POWER	600 Volts, 800 Amps			

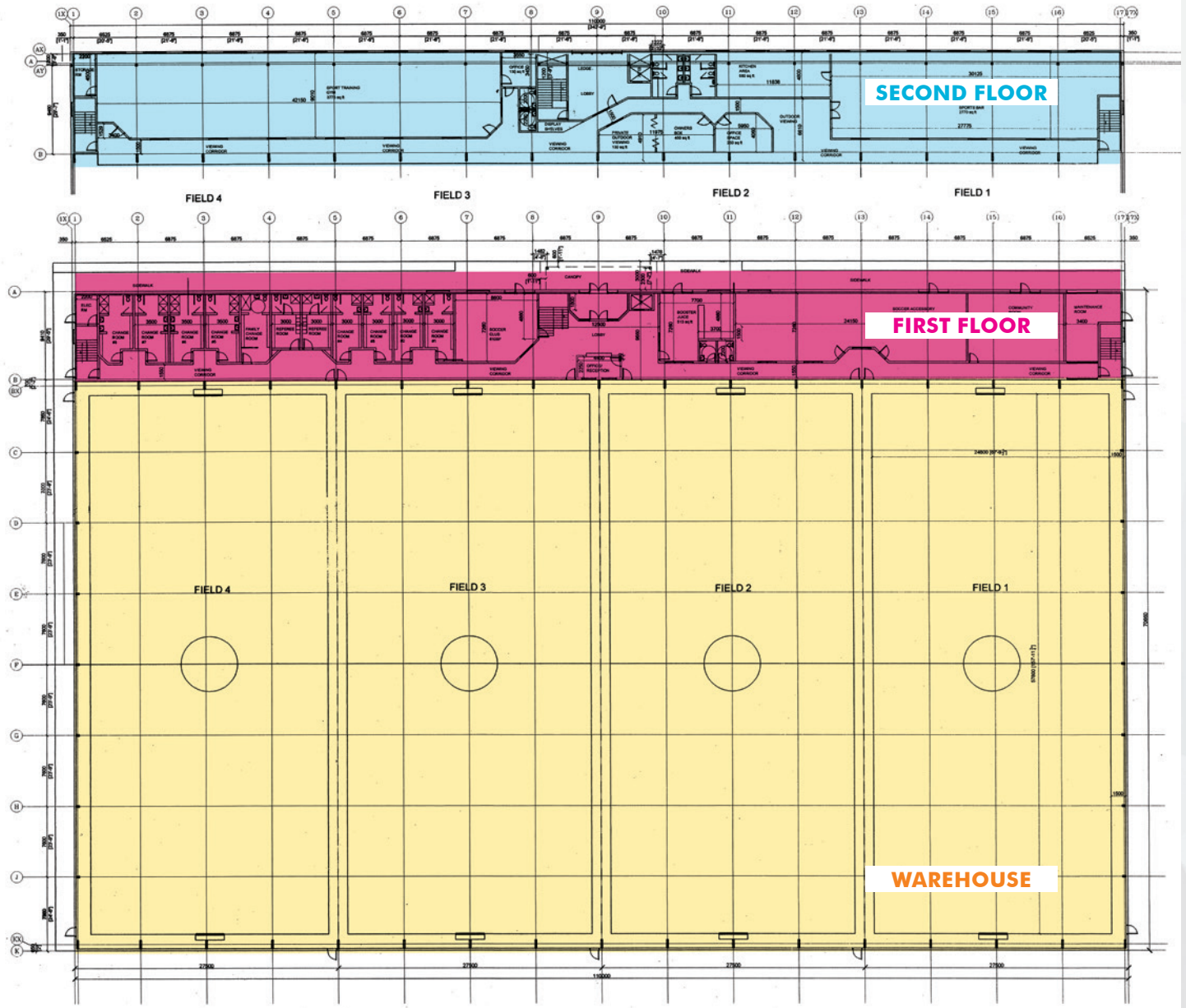
COMMENTS

- ▶ Currently set up for turn key indoor recreational facility
- ▶ 183 Car parking stalls
- ▶ No columns, free span
- ▶ Fully temperature controlled
- ▶ Substantial investment in HVAC
- ▶ Full LED lighting retrofit
- ▶ Two-storey interior build-out of office and retail space
- ▶ Restaurant infrastructure in place for full-service restaurant
- ▶ Digital LED sign facing QEW, exposure to over 225,000 vehicles passing daily
- ▶ Excellent location accessible directly from Fruitland Road Interchange
- ▶ Exposure onto QEW and Seaman Street

****PROPERTY ALSO AVAILABLE FOR SALE. SPEAK TO LISTING AGENTS FOR DETAILS.**

POTENTIAL DEMISING OPTIONS

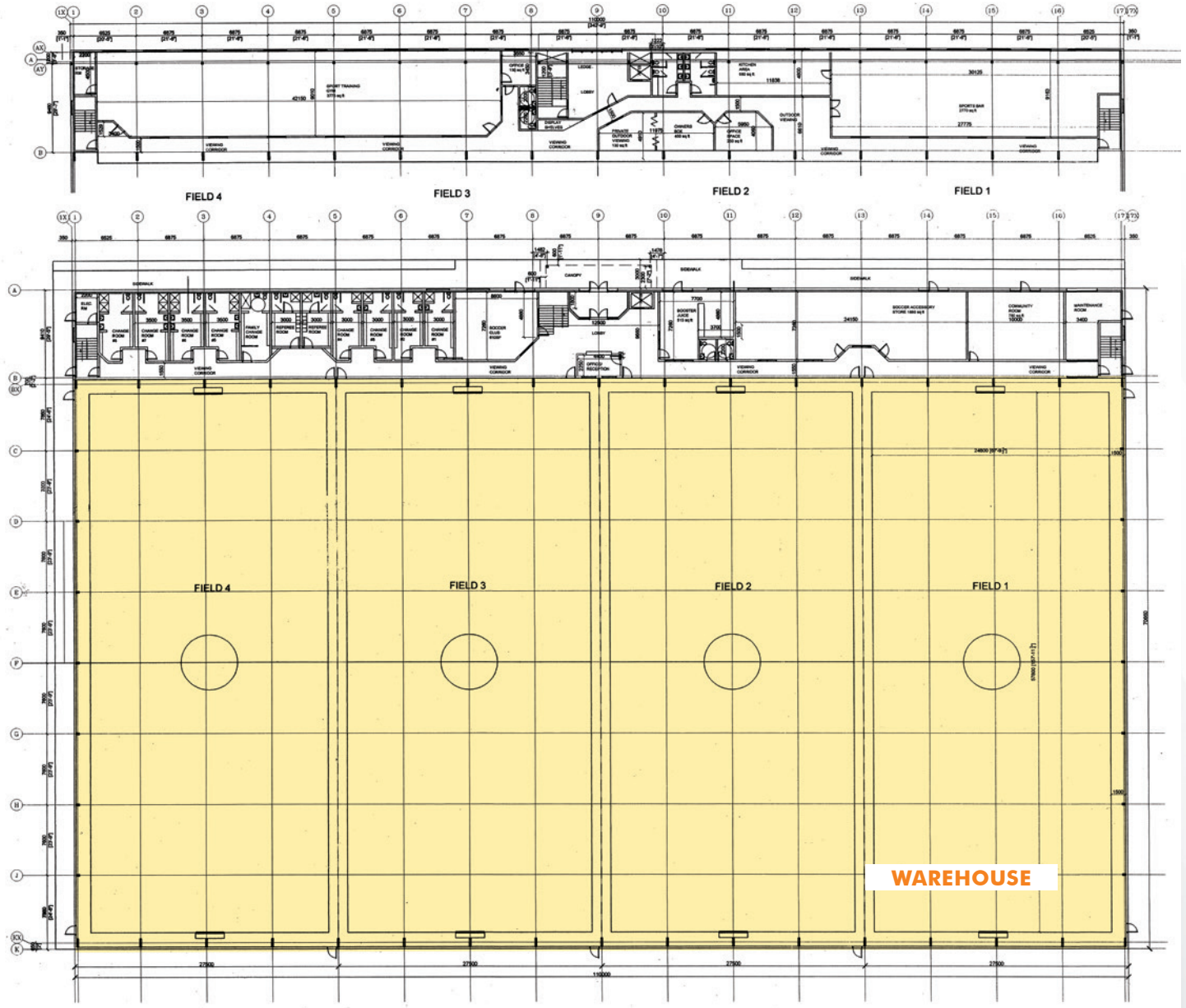
OPTION 1



OPTION 1 | ENTIRE BUILDING

First Floor	26,307 Sq. Ft.
Second Floor	
Warehouse	72,000 Sq. Ft.

POTENTIAL DEMISING OPTIONS OPTION 2



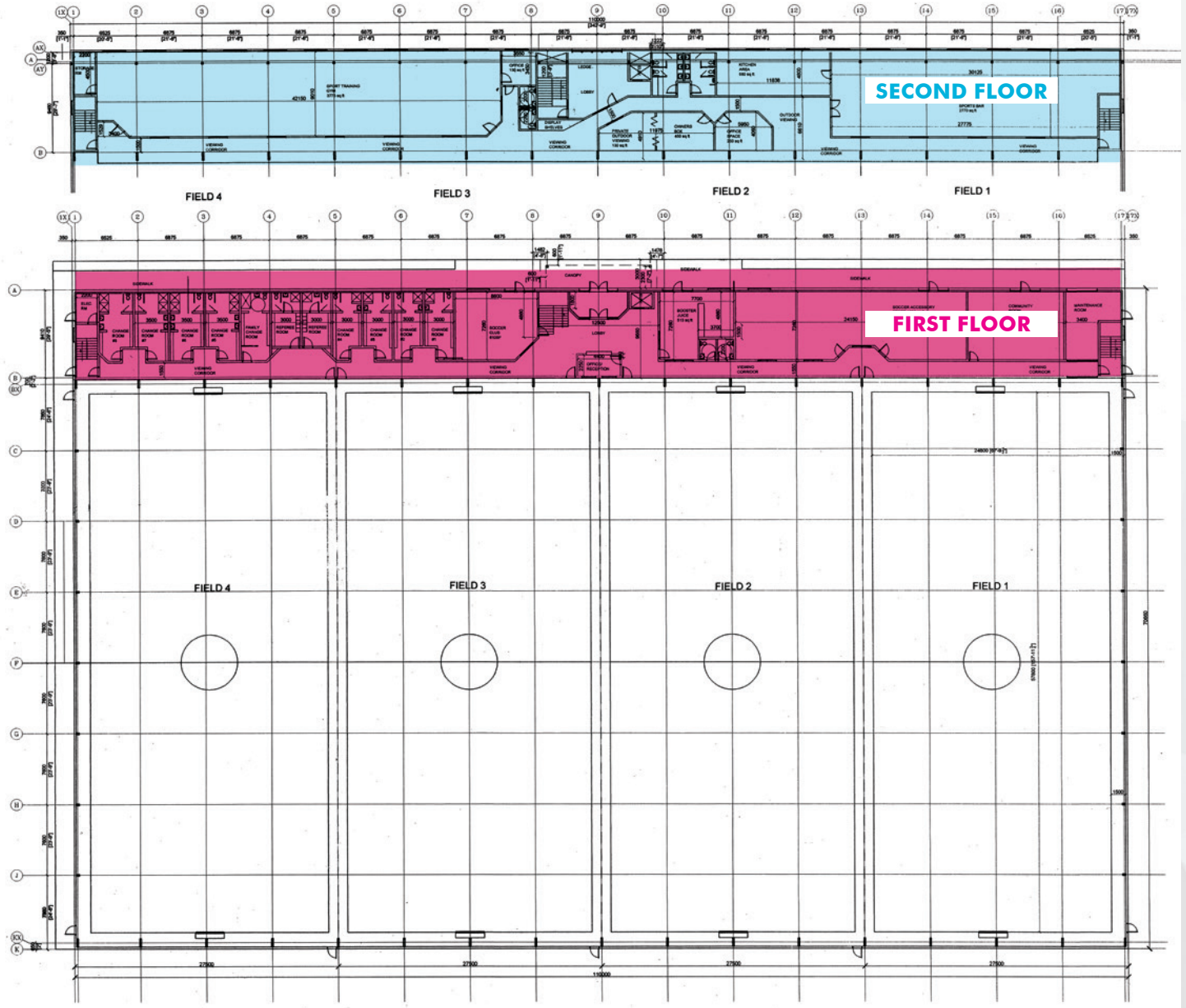
OPTION 2 | WAREHOUSE ONLY

Warehouse

72,000 Sq. Ft.

POTENTIAL DEMISING OPTIONS

OPTION 3



OPTION 3 | COMMERCIAL/RETAIL

First Floor

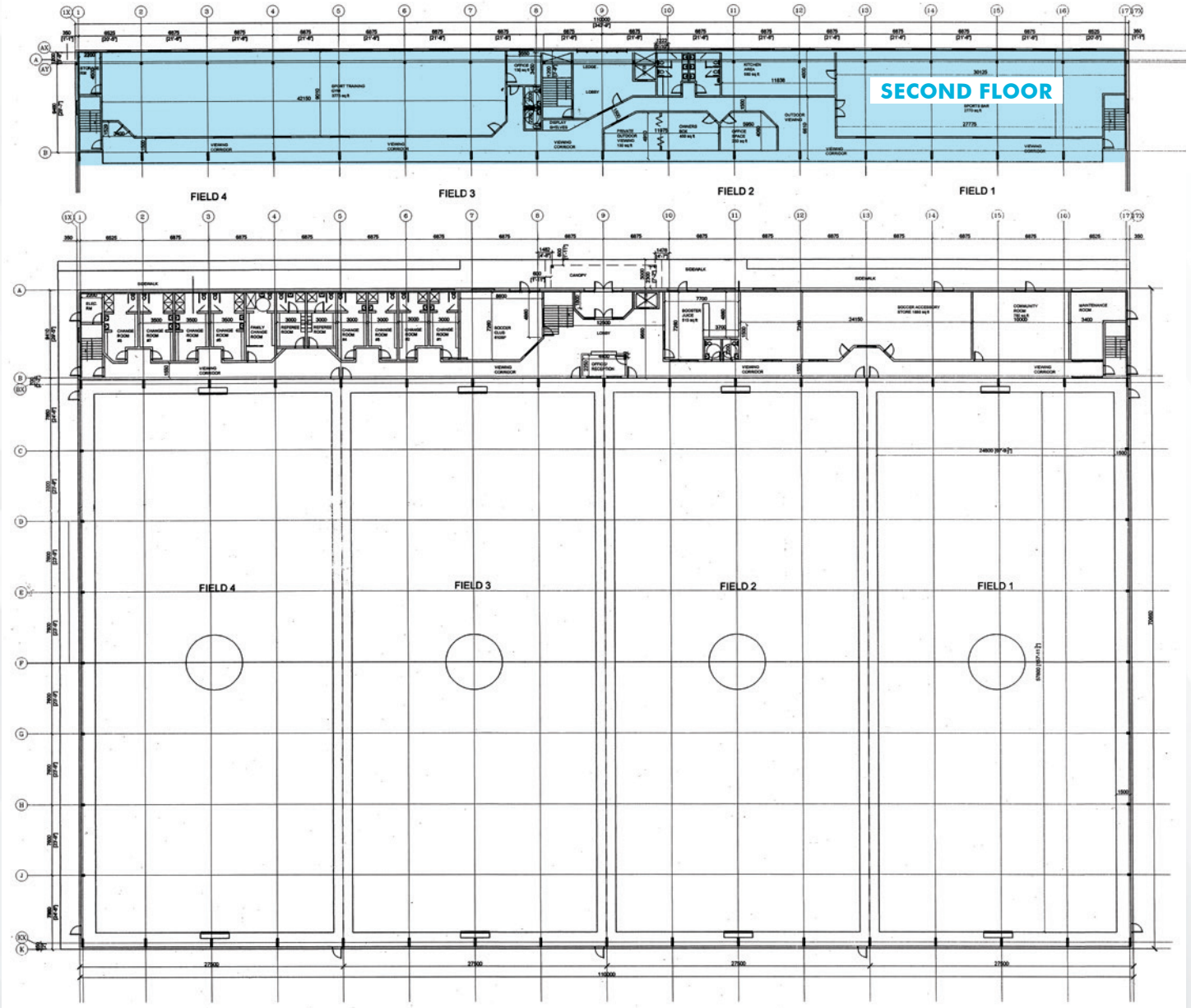
13,153 Sq. Ft.

Second Floor

13,153 Sq. Ft.

POTENTIAL DEMISING OPTIONS

OPTION 4



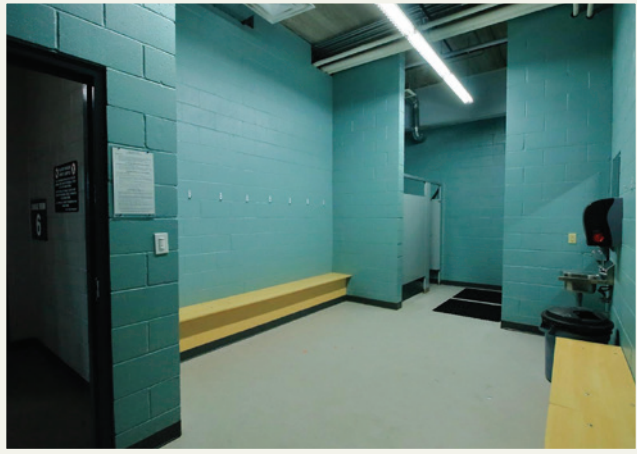
OPTION 4 | SECOND FLOOR ONLY

Second Floor

13,153 Sq. Ft.

PHOTOS



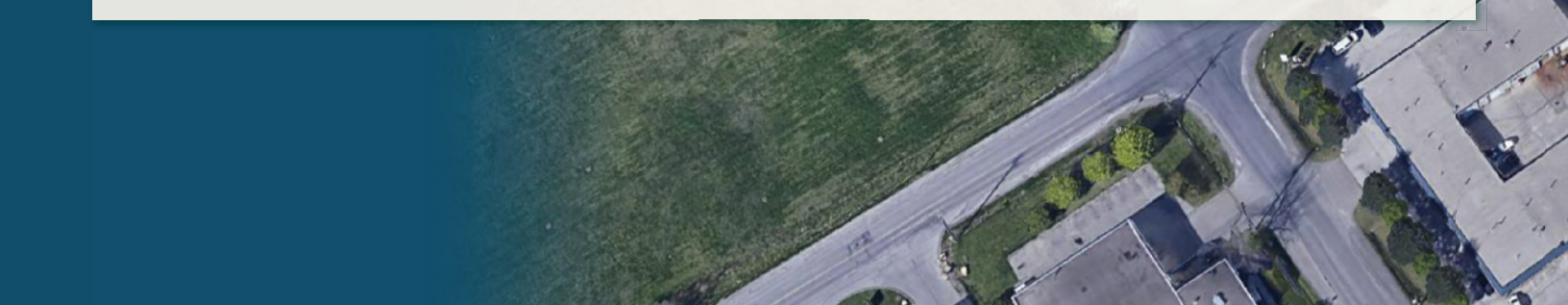




M3 ZONING - PRESTIGE BUSINESS PARK

- ▶ Artist Studio***
- ▶ Aquaponics
- ▶ Building and Lumber Supply Establishment
- ▶ Building / Contracting Supply Establishment
- ▶ Business or Professional Offices
- ▶ Children's Play-gym
- ▶ Commercial Motor Vehicle Sales, Rental and Service Establishment
- ▶ Commercial School***
- ▶ Conference/ Convention Center
- ▶ Contractors Establishment
- ▶ Courier Establishment
- ▶ Greenhouse
- ▶ Equipment Rental and Servicing
- ▶ Gymnastic Studio
- ▶ Hotel
- ▶ Industrial Administrative Office
- ▶ Laboratory
- ▶ Manufacturing
- ▶ Medical Marijuana Growing and Harvesting
- ▶ Motor Vehicle Collision Repair Establishment
- ▶ Motor Vehicle Service Station Office
- ▶ Private Power Generation Facility
- ▶ Office
- ▶ Repair Service
- ▶ Research and Development Establishment
- ▶ Restaurant
- ▶ Surveying, Engineering, Planning or Design Business
- ▶ Trade School
- ▶ Tradesperson's Shop
- ▶ Transport Terminal
- ▶ Transportation Depot
- ▶ Warehouse
- ▶ Video, Film or Radio Sound Production Studios***

***Additional uses






SOUTH SERVICE ROAD

SEAMAN STREET

565 SEAMAN STREET HAMILTON ONTARIO

 Points of Ingress & Egress

 Parking

 Shipping - Drive-in Doors

 Storage Shed (1,500 Sq. Ft.)

 Digital LED Sign (8' x 20')

HAMILTON MARKET

- One of Canada's TOP RANKED investment cities
- FASTEST growing economy in Ontario
- MOST diversified economy in Canada
- OVER \$1 BILLION in building permits for the last 6 years
- Less than 1 HOUR driving distance from Toronto and U.S.A. border
- Boasts most ACTIVE port in Great Lakes
- CP & CN rail freight across North America

Hamilton is located in the centre of the most densely populated corridor of economic activity in Canada.

Hamilton is Canada's ninth largest regional economy in Canada with a GDP per capita of approximately \$48,000 in 2006. Hamilton is the fifth largest mega-region in North America according to the Martin Prosperity Group. Within a 30 minute commute, Hamilton has easy access to a highly skilled, well-educated and productive labour force of over 1 million people.

Hamilton is ranked as Canada's most diversified economy, and over the past five years has averaged over \$1 Billion in building permit values- making it one of Canada's strongest economic cities over the past several years. Hamilton continues to have a historically low industrial vacancy rate. Hamilton's location provides businesses with easy access to a network of highways, international rail lines, local air connections, the port of Hamilton and is within half a day's drive of key major urban markets in the United States.

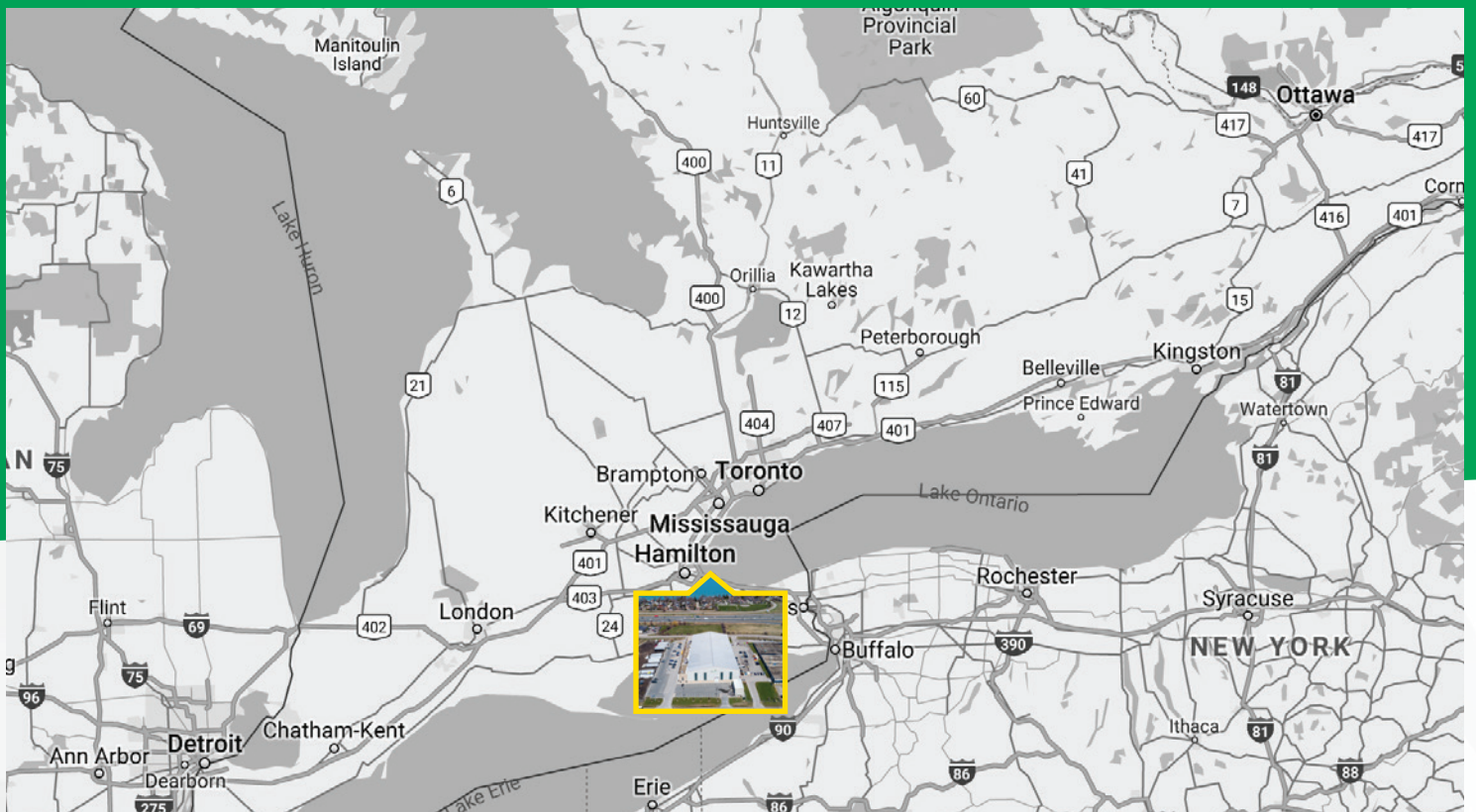
Hamilton's location at the western end of Ontario's Golden Horseshoe provides businesses with easy access to a network of highways, international rail lines and the port of Hamilton. Local air connections to international destinations are close by with John C. Munro Hamilton International Airport, Lester B. Pearson International Airport in Toronto and Buffalo Niagara International Airport just across the border in New York State.

The Queen Elizabeth Way provides ready access to both the Greater Toronto Area, a regional market of over six million

people, and Highway 401. Highway 401 is the Canadian link to the NAFTA super highway connecting Ontario with the I-75 serving Michigan, Ohio, Kentucky, Tennessee, Georgia and Florida and the I-90 connections to the eastern seaboard. With the United States border only an hour's drive away, Hamilton has site selections and industrial real estate locations that are within half a day's drive of key major urban markets in the United States.

Hamilton has long been cited as a key gateway for goods movement through southern Ontario. It is uniquely positioned as a transportation hub for the goods movement industry. The city is home to:

- ▶ The Port of Hamilton links Canada's industrial heartland to the St. Lawrence Seaway while providing business with direct connections to major highways and rail networks both in Ontario and the United States. It is one of the busiest of all the Canadian Great Lakes ports.
- ▶ John C. Munro International Airport, Canada's top multi-modal cargo and courier airport and Ontario's only 24-hour inter-modal cargo hub.
- ▶ 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. This complete highway and ring road system move goods throughout the city quickly and easily.



NOTABLE LANDMARKS AND BORDERS

TORONTO 50min (72.9 km)

BUFFALO, NY 1h 1min (87 km)

DETROIT 3h 18min (325 km)

PEARSON AIRPORT 40min (68.1 km)

HAMILTON AIRPORT 27min (28.9 km)

HIGHWAYS

QEW 1.9 km – 3 mins

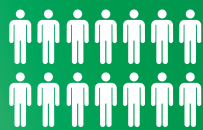
403 19.9 km – 14 mins

407 19.1 km – 14 mins

401 44.5 km – 40 mins

427 59.6 km – 40 mins

410 66.8 km – 45 mins



**1 MILLION
PEOPLE**

within 30 min commute
(Labour force)

#1

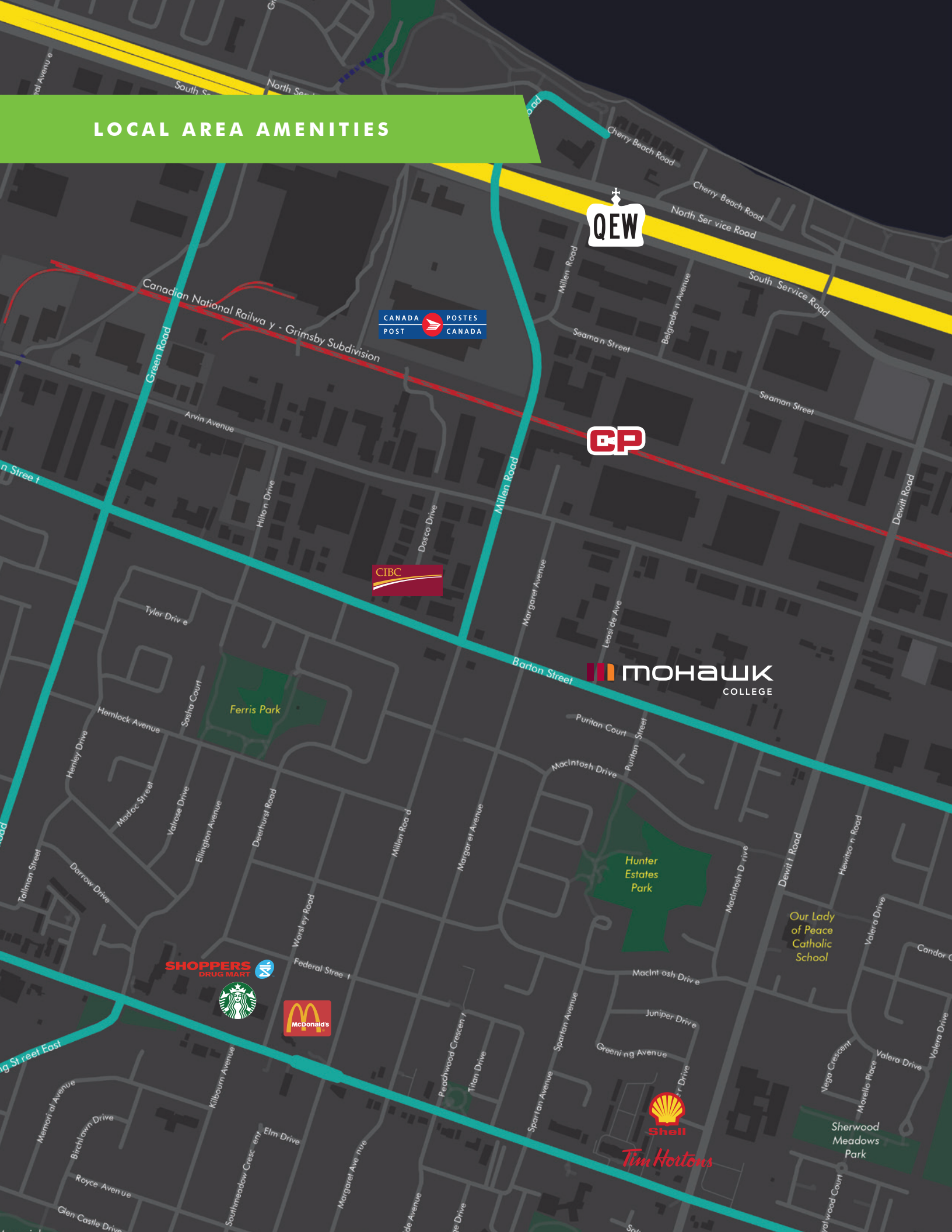
**Hamilton Ranked
Canada's most
Diversified Economy**



10 MILLION

tonnes of cargo through
the port of Hamilton
(2013)

LOCAL AREA AMENITIES



Ferris Park

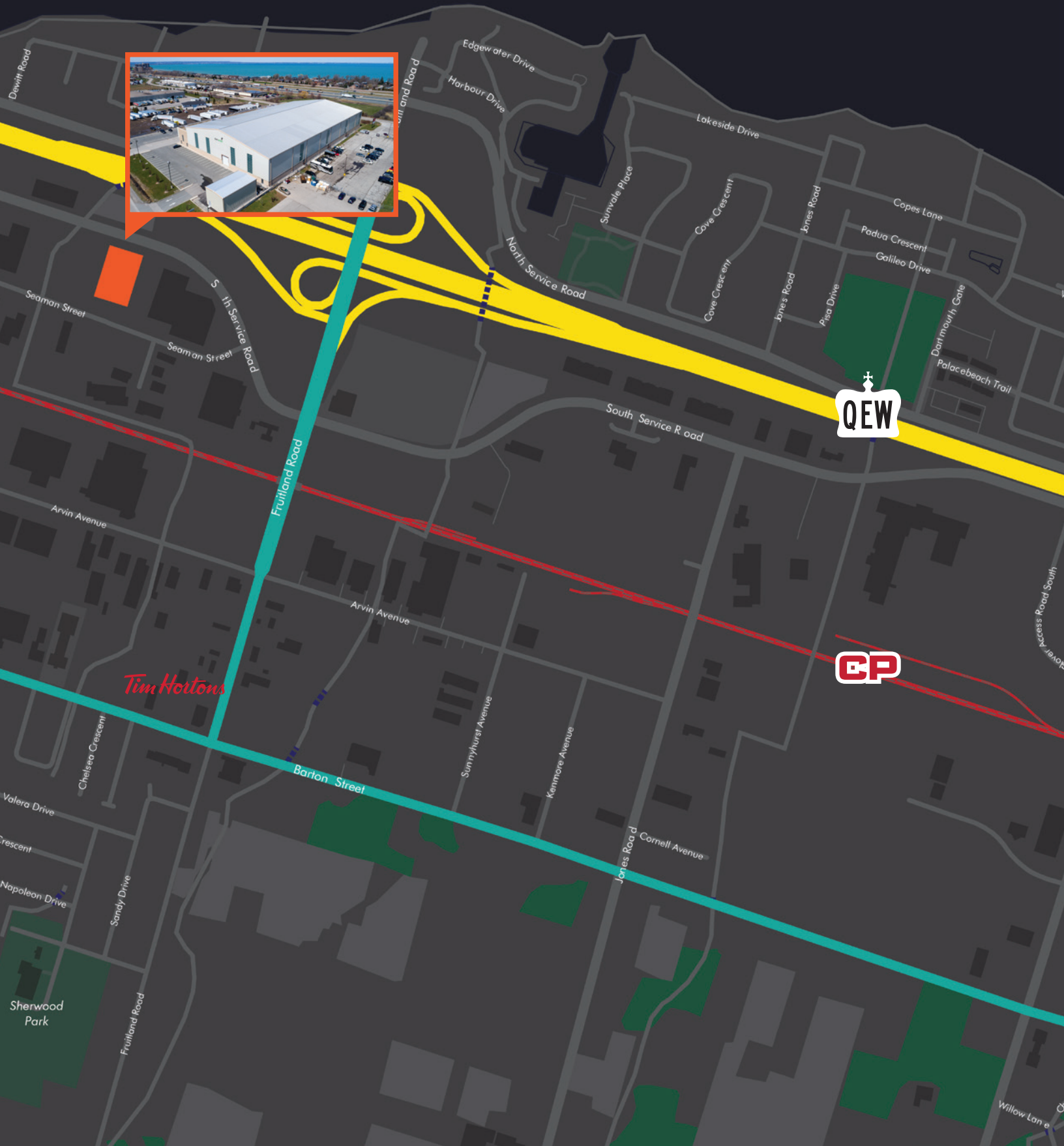
Hunter Estates Park

Our Lady of Peace Catholic School



Tim Hortons

Sherwood Meadows Park





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