

# AVAILABLE 2024

Hamilton, Ontario

## 2240 HIGHWAY 6 HAMILTON

For more information, please contact:

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HIGHWAY 403 & QEW ACCESS | STATE-OF-THE-ART INDUSTRIAL FACILITY

 PANATTONI®

# PROPERTY OVERVIEW

 **Size**  
383,872 Sq. Ft.

 **Shipping**  
85 TL Doors  
4 DI Doors

 **Zoning**  
M11 & H37

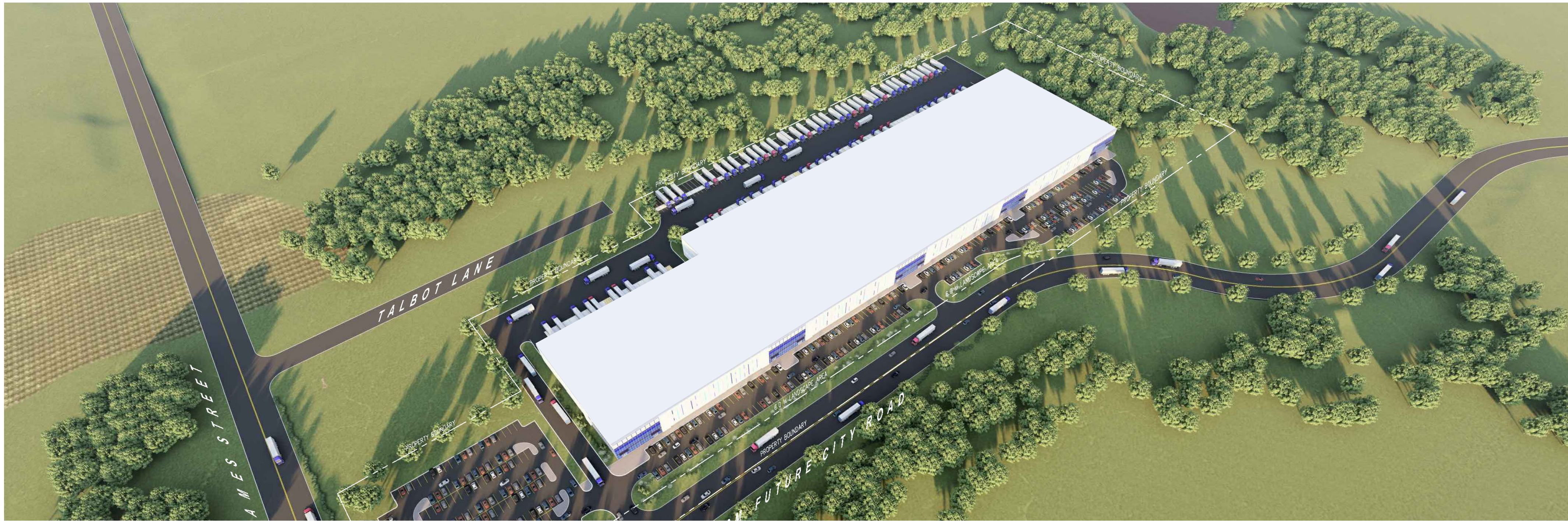
 **Highways**  
Easy access to Hwy 403  
and the QEW

 **Clear Height**  
40 FT

 **Office Area**  
Build-to-suit

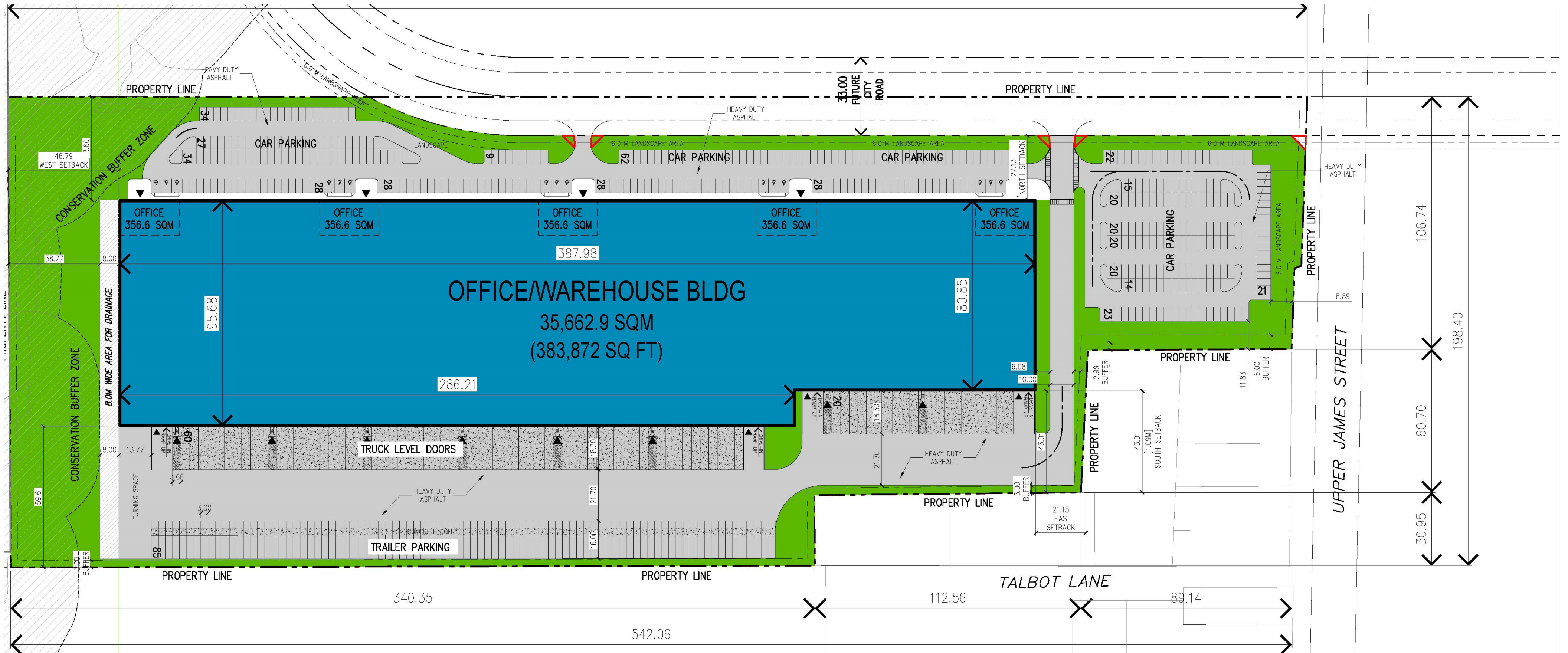
 **Parking**  
85 Trailer Parking Stalls  
453 Car Parking Stalls

 **Available**  
2024



SPECIFICATIONS

# SITE PLAN

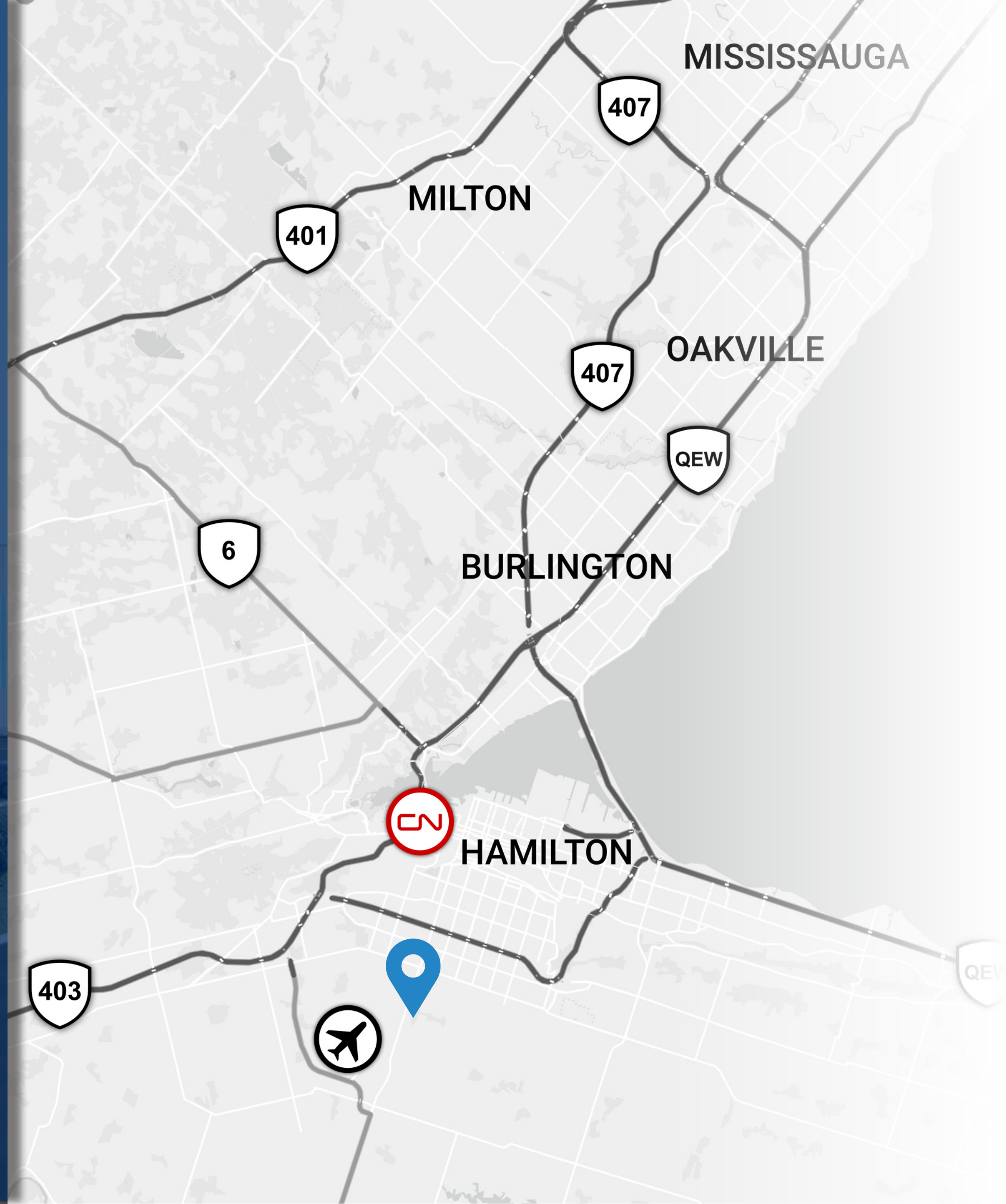


SITE PLAN

# RENDERINGS



SPECIFICATIONS



## HIGHWAYS & LOCATION

The site is situated near the John C. Munro Hamilton International Airport, Canada’s largest cargo and courier airport. The site is in close proximity to the Lincoln Alexander Parkway and Highway 403, providing 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

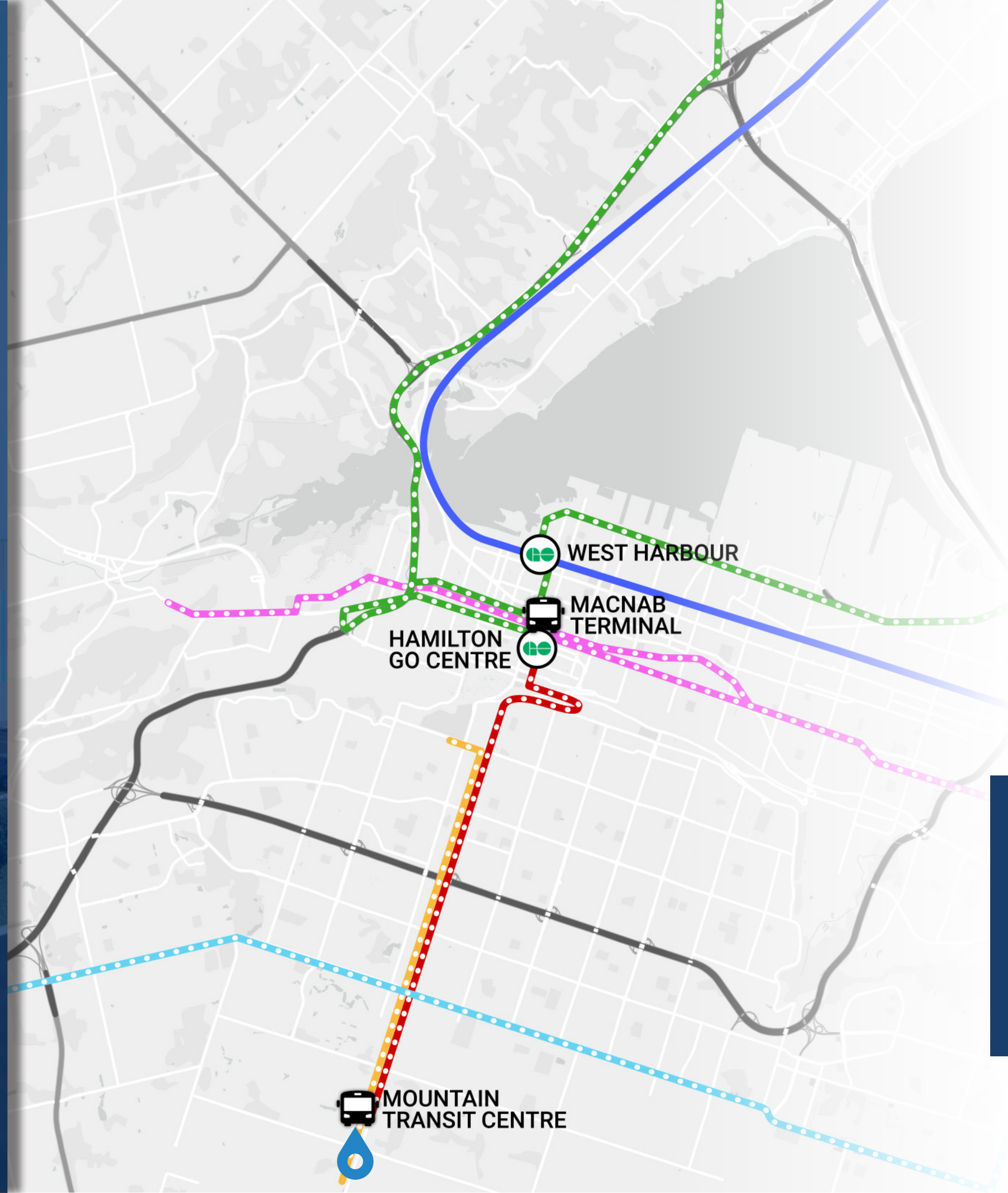
*Highway 401*  
47.9 km

*Downtown Toronto*  
81 km

*Pearson International Airport*  
76 km

*Buffalo (Rainbow Peace Bridge)*  
81.3 km

*Detroit Ambassador Bridge*  
306 km



## TRANSIT & ROUTES

The site 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.



● 16, 18, 40 & 47 GO Bus

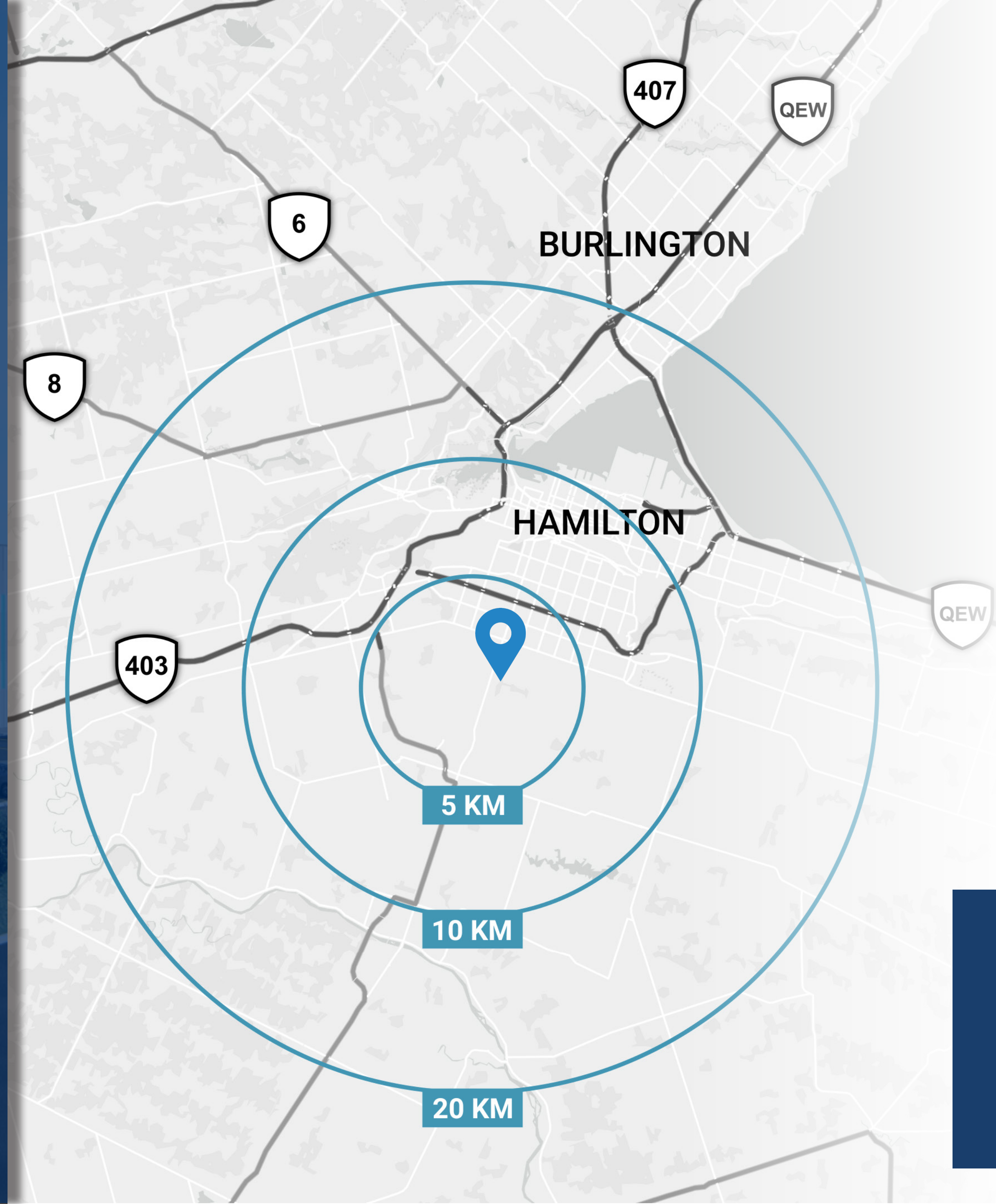
● 1 King

● 20 A Line Express

● Lakeshore West GO Line

● 27 Upper James

● 44 Rymall



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.

5 KM  
Population  
**64,718**

10 KM  
Population  
**347,005**

20 KM  
Population  
**626,021**



**FOR LEASE**

Hamilton, Ontario

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