

Industrial Unit For Lease

CBRE

8 Burford Road, Hamilton

Up to 349,700 Sq. Ft. | Bulk Warehousing/Distribution Space



Building Improvements Completed!

New roof, LED lighting in warehouse, newly painted exterior and more!

Kyle Hanna*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

Jonathan Leary*
Executive Vice President
905 315 3695
jonathan.leary@cbre.com

Max Lewis*
Sales Associate
905 315 3692
max.lewis@cbre.com

Connor Pardy
Sales Representative
905 234 0394
connor.pardy@cbre.com

Property Details

SIZE OPTIONS	349,700 Sq. Ft. or 262,000 Sq. Ft.
TOTAL OFFICE SIZE	5,639 Sq. Ft. over 2 floors
ASKING RATE	\$11.75 Per Sq. Ft. Net
T.M.I. (EST. 2025)	\$3.18 Per Sq. Ft.
CLEAR HEIGHT	22'
SHIPPING	349,700 Sq. Ft.: 18 Truck Level Doors (5 interior), 1 Drive-in Door
	262,000 Sq. Ft.: 12 Truck Level Doors
TRAILER PARKING	40 Stalls (more may be possible)
ZONING	M2/M3 (Industrial Employment)
POSSESSION	Immediate

- Rare large-bay industrial unit with excellent shipping & connectivity to the GTA
- Unit has direct Q.E.W. exposure
- Large truck court
- Truck level doors equipped with hydraulic levelers
- 13 Truck level doors have swing lights and traffic controlled doors
- 70' Staging bay
- LED high bay with occupancy sensors
- Upgraded sprinkler system
- Back up generator room
- Internal rail spur at back of building has been decommissioned
- Located in Hamilton just over the Skyway Bridge with easy access to the Q.E.W. & Highway 403

Recent Building Upgrades (2025)

- New roof (roof drainage re-routed, new internal and external piping installed).
- Dock levelers and doors are fully operational and recently serviced.
- Warehouse ceiling lighting (560 fixtures) were upgraded to LED high bay with occupancy sensors.
- Installed (156) new 56" ceiling warehouse fans.
- Dock area updated with new wheel chocks and chains.
- Warehouse floor refurbished.
- Exterior of building power washed, primed, and painted (stone grey).
- Offices to be painted and re-finished with new carpet and tile (tenant to select finishes).
- Parking lot repaving completed



Floor Plan

South Service Road and Q.E.W.

262,000 Sq. Ft. Available

349,700 Sq. Ft. Available

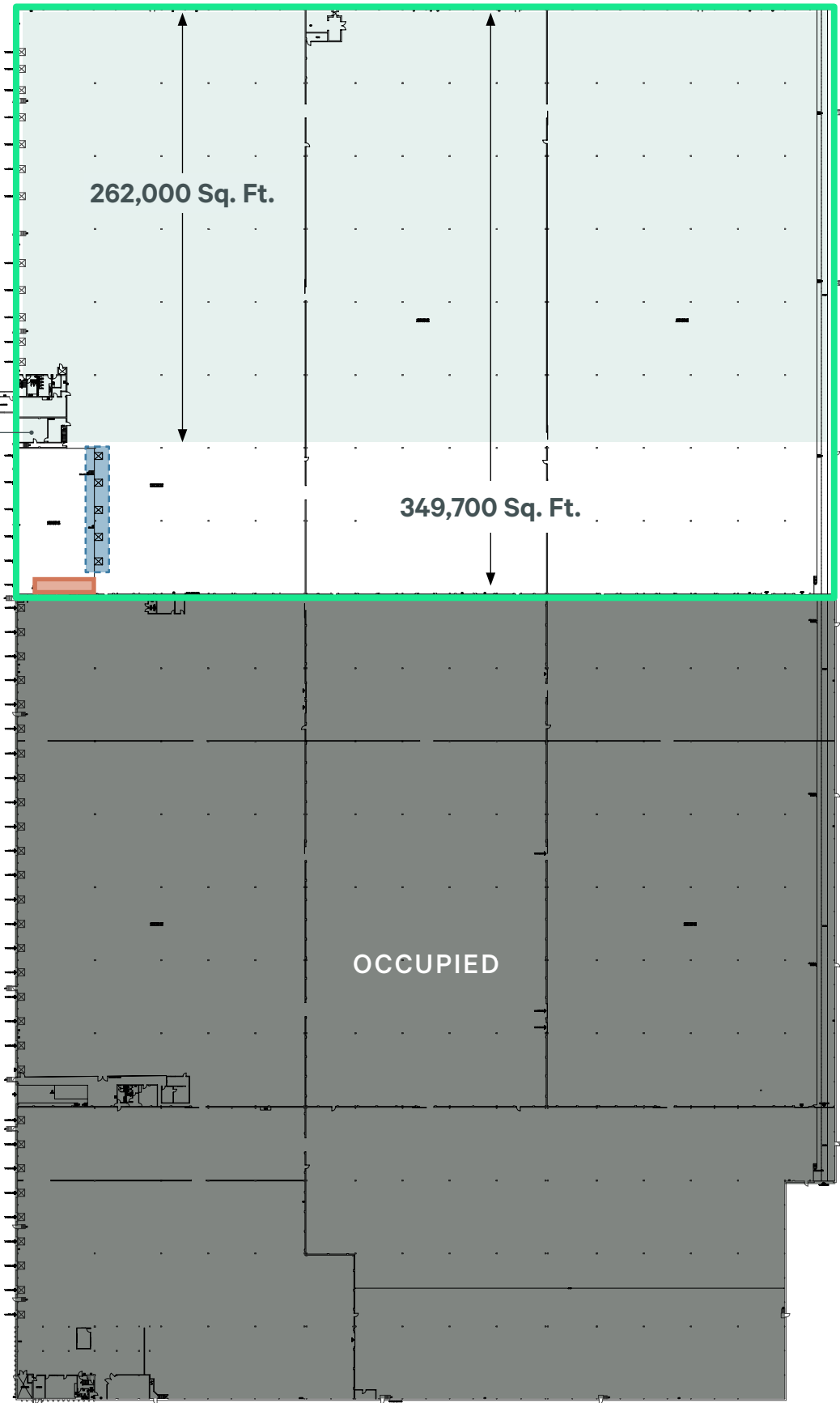
1 Drive-in Door

Interior dock loading
can accommodate
53' trailers



Second
Floor
Office
2,575 Sq. Ft.

Ground
Floor
Office
3,064 Sq. Ft.

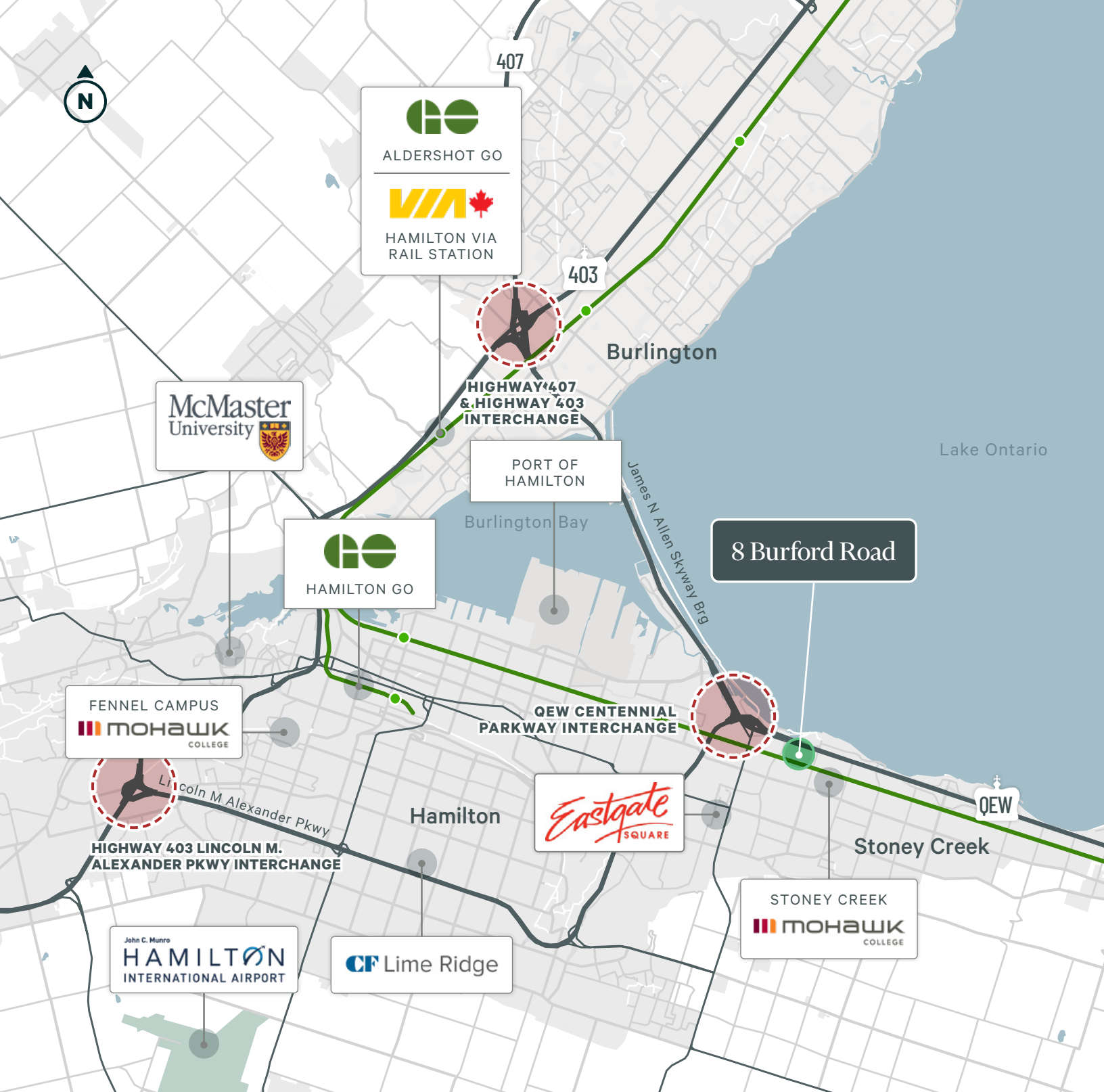




Current office condition shown - new paint / flooring to be provided for new tenant







Prime Location

Close proximity to several amenities such as Hamilton Airport, Hamilton GO, Gateway Ice Centre, Cherry Beach, Mohawk College (Stoney Creek Campus), McMaster University, several fitness centres and numerous retail service shops along Barton Street and Highway 8.

Major Interchanges

To QEW

via South Service Road

2 min | 1.5 km

To Highway 407

via James N Allen Skyway Bridge

10 min | 14 km

To Highway 403

via Lincoln M. Alexander Parkway

20 min | 22 km

Hamilton / Stoney Creek

Hamilton benefits from its strategic location and strong labour force which distinguishes it as an industrial hub for the Greater Golden Horseshoe (GGH).

Situated on Lake Ontario, the City of Hamilton and Stoney Creek area is the first major municipality to the west of the GTA and is well served by rail, John C. Munro International Airport, Queen Elizabeth Way, and Highway 403. The Greater Hamilton Area population is expected to be over 810,000 people which represents a 10-year growth rate of 9.3% and is driven by a local workforce of over 410,000, which is expected to grow by 40,000 jobs by 2026. The FIRE industry represents the majority of the region's GDP accounting for 24.3% of total GDP.

Hamilton and Stoney Creek's highly skilled and diverse workforce benefit from two highly recognizable institutions, McMaster University and Mohawk College which have over 45,000 students who contribute to the area's creative, technical and health-care related industries. The close proximity to Ontario's largest population cities allows businesses operating in the area to easily hire from a wide variety of applicable sectors. Within the area, 25.5% of residents have a bachelor's degree or higher and majority of residents are employed in the healthcare, manufacturing and retail services industries.

Close Proximity to North America's Only 24/7/365 Cargo Airport

2024 Statistics & Demographics

583,433

Hamilton Population

9.3%

10-Year Growth Rate

Top 2

Mid sized cities of the Americas in connectivity

363,479

Labour Force

62.3%

Labour Participation Rate

5,600

Growing jobs in Office Support Occupation

15.5%

Labour force in Retail/Wholesale Trade

15.7%

Labour Force in Warehousing/Transportation/Manufacturing

Amenities & Transit



Property
Location



HSR Route 55/55A
Stoney Creek Central

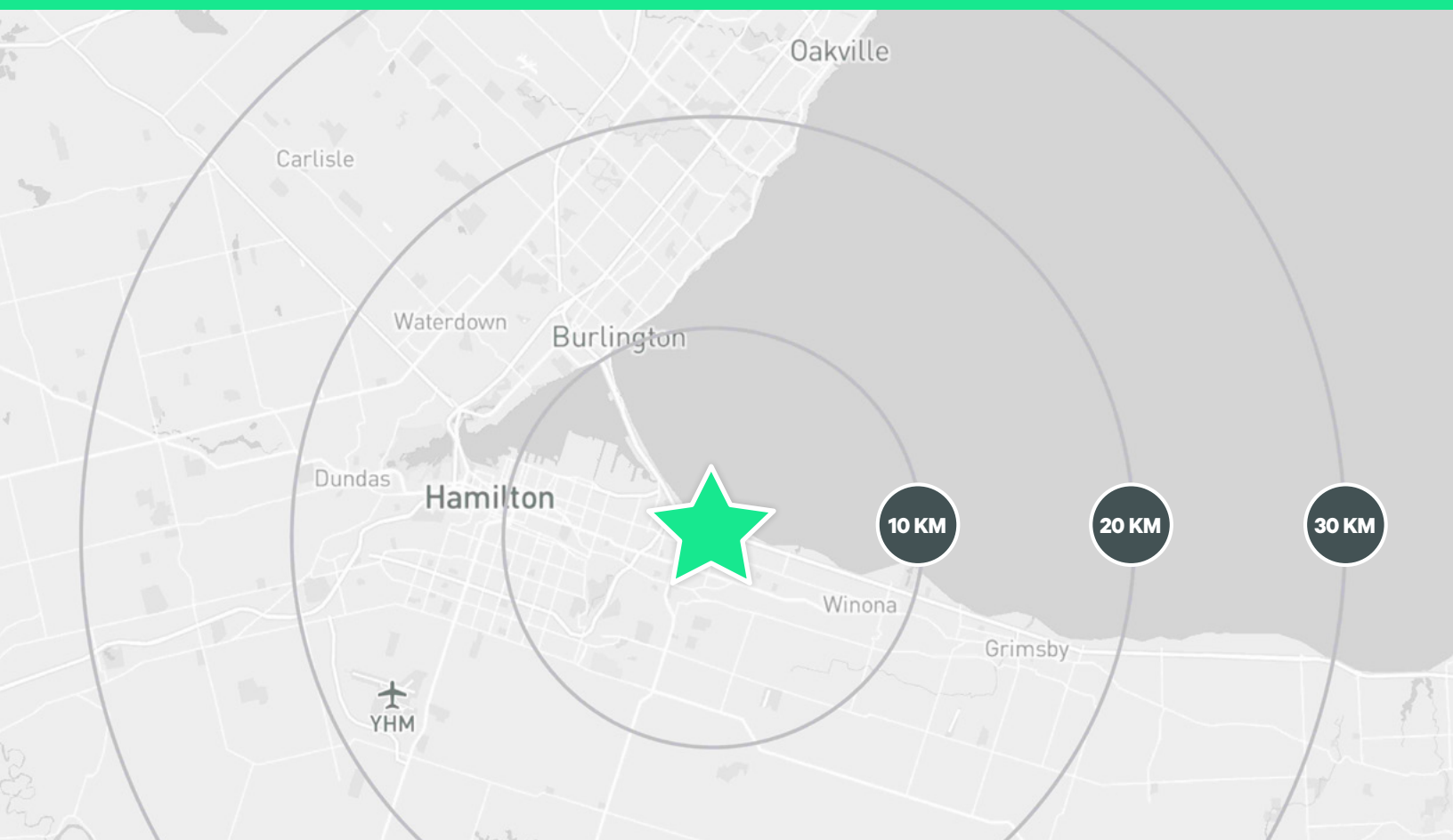


HSR Route 02
Bell Manor Loop



GO Bus/Train
Lake shore West Line





For Lease — 8 Burford Road, Hamilton

Travel Times

Q.E.W. 2 Min / 1.5 KM	Highway 403 5 Min / 3.8 KM	Mohawk College 5 Min / 3.8 KM	McMaster University 21 Min / 29 KM
Hamilton GO 20 Min / 14 KM	J.C. Munro I'ntl Airport 28 Min / 25 KM	Pearson I'ntl Airport 40 Min / 62 KM	Downtown Toronto 55 Min / 69 KM

Kyle Hanna*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

Jonathan Leary*
Executive Vice President
905 315 3695
jonathan.leary@cbre.com

Max Lewis*
Sales Associate
905 315 3692
max.lewis@cbre.com

Connor Parady
Sales Representative
905 234 0394
connor.parady@cbre.com

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST
5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth