

Rare 1 Acre Opportunity
Outside Storage Permitted



For Sale: 1 Acre | Serviced Industrial Land

15 Studebaker Place

Hamilton, Ontario

Lennard: Here is where your business will *grow*.



15 Studebaker Place, Hamilton

15 Studebaker Place

1 Acre

\$ \$1,697,000 (New Price)

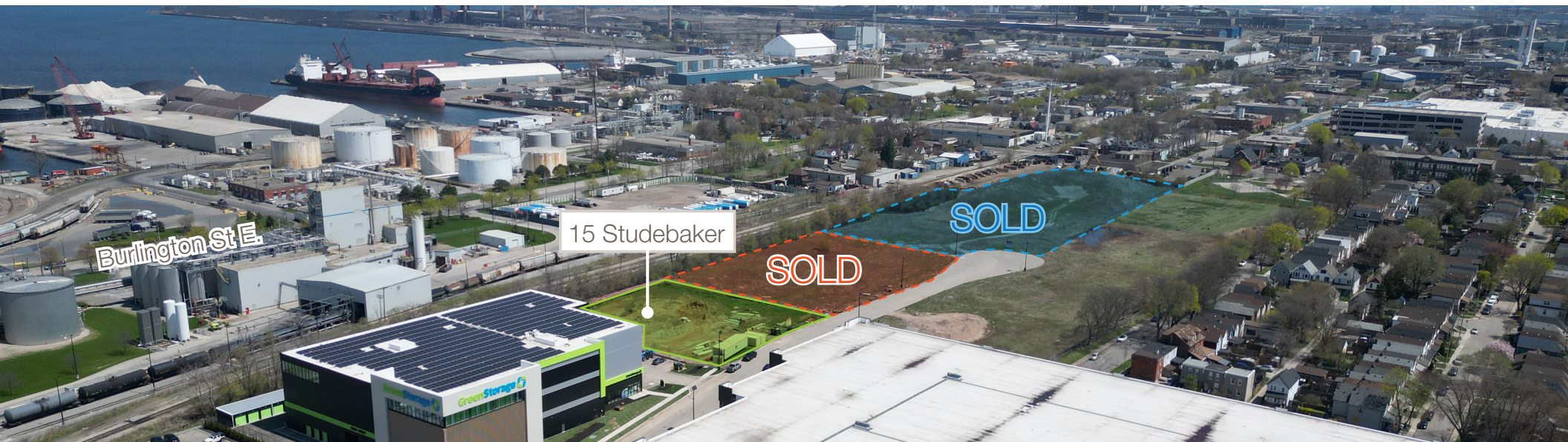
- Fully serviced prestige business park
- Excellent access to highways
- Located in Hamilton Port Area
- Great labour pool nearby
- CN Transload facility 3km away



Available Immediately



Zoned M6
Allows Outside Storage



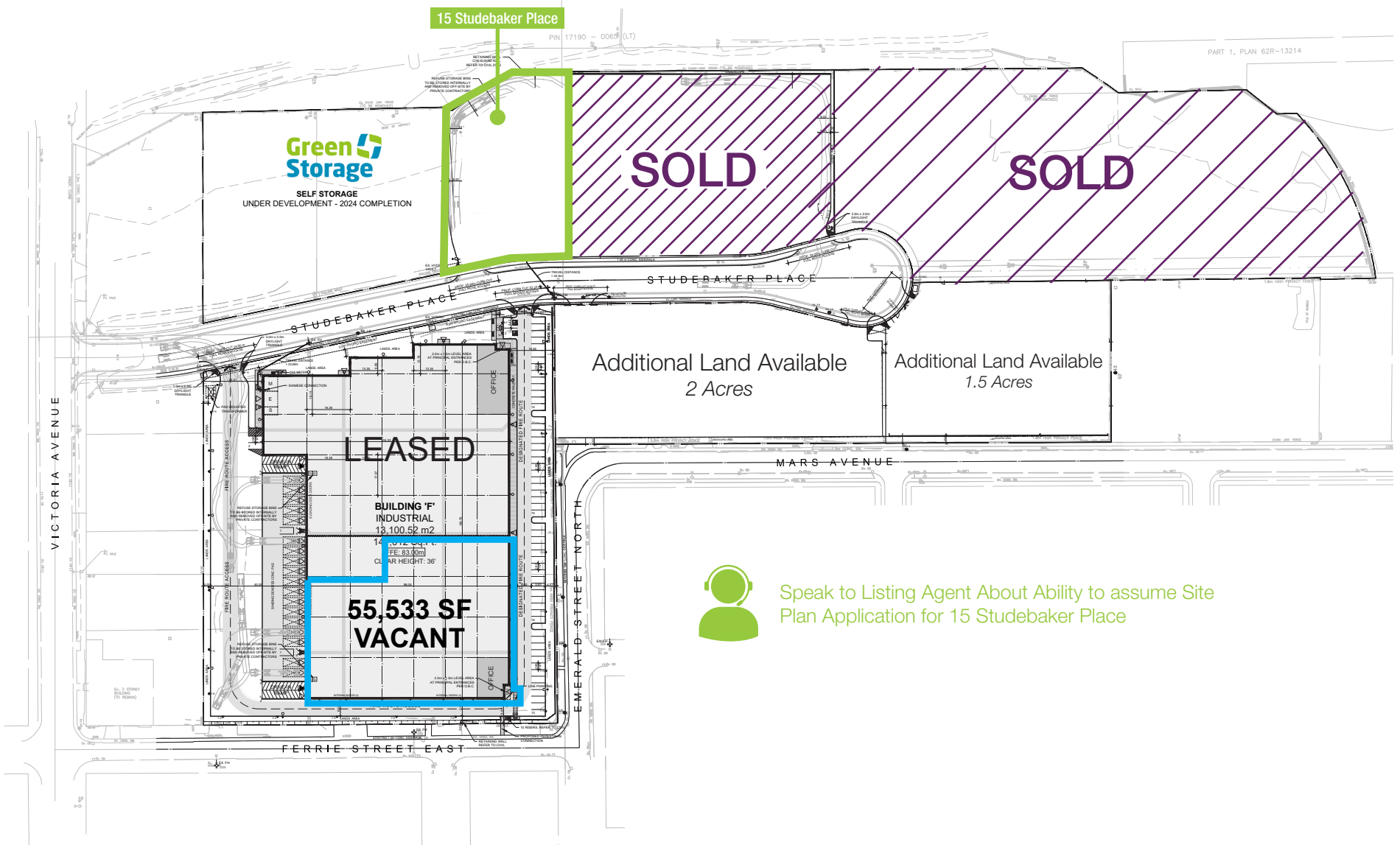
Lennard:

Albert Maierhofer*, Executive Vice President
905.247.9232 • amaierhofer@lennard.com

*Sales Representative



15 Studebaker Place, Hamilton



Speak to Listing Agent About Ability to assume Site Plan Application for 15 Studebaker Place

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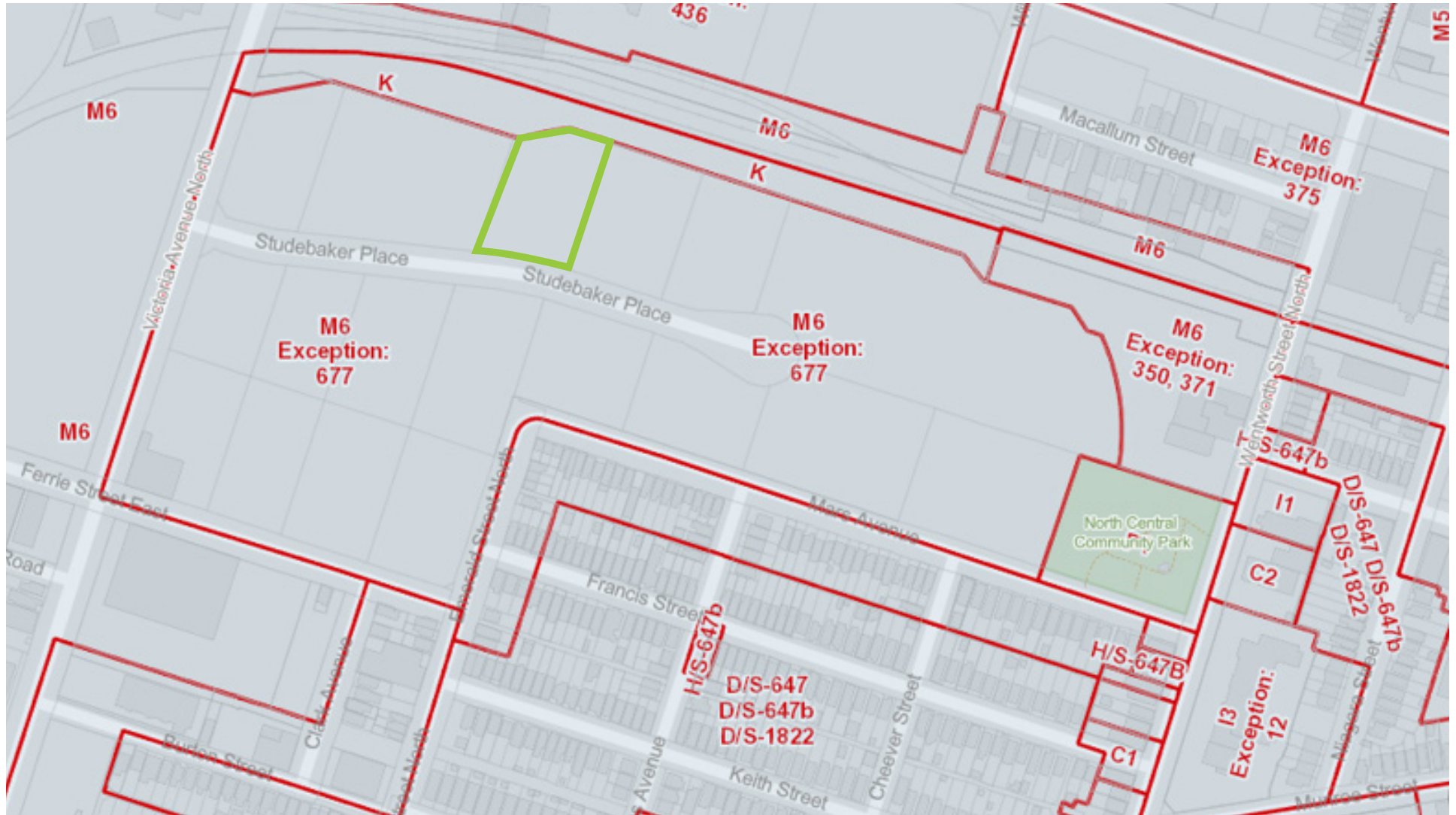
Green Storage

HARLO CAPITAL

15 Studebaker Place, Hamilton



Zoning Map



15 Studebaker Place, Hamilton



Permitted Uses

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017)
- Equipment and Machinery Sales, Rental and Service Establishment
- Financial Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Services Private
- Power Generation Facility
- Production Studio (By-law No. 17-220, October 25, 2017)
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

Zoning Regulations

Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:

- Outdoor Storage and Outdoor Assembly shall not be permitted in a required yard abutting a street;
- In addition to i) above, Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a Flankage Yard along Barton Street/Barton Street East;
- Outdoor Storage and Outdoor Assembly shall not exceed **85% of the total lot area**;
- Outdoor Storage and Outdoor Assembly shall be set back a minimum of 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law;
- Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.

Site Specific Zoning

677. Within the lands zoned Light Industrial (M6) Zone, identified on Maps 870 and 871 of Schedule "A" – Zoning Maps :

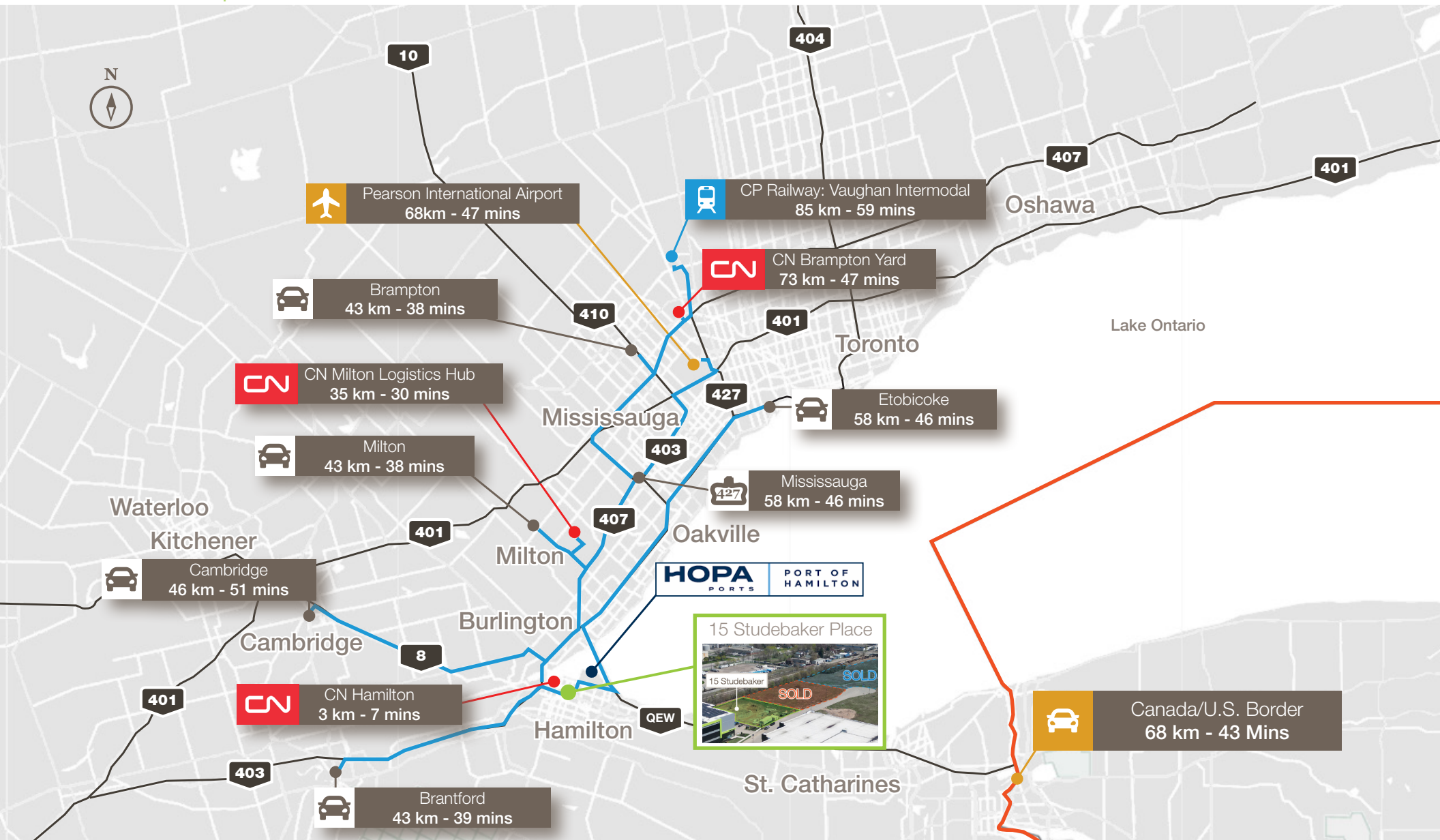
The following special provisions shall apply:

- In addition to Subsection 9.6.1, the following uses shall also be permitted:

- Animal Shelter;
- Biotechnical Establishment;
- Commercial Motor Vehicle Washing Establishment;
- Commercial School;
- Commercial Recreation;
- Landscape Contracting Establishment;
- Microbrewery;
- Pharmaceutical and Medical Establishment; and,
- Science and Technology Establishment

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Location Map



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**Green
Storage**

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