

57,000 SF Building Opportunity

7 DOBBIN DRIVE, WATERDOWN

OCCUPANCY NOVEMBER 2026

OUTSIDE STORAGE PERMITTED | BRAND NEW CONSTRUCTION

For more information, please contact:

RYAN DOBBIN

416-258-5045

rdobbin@capproperties.ca

WADE DOBBIN

416-317-7733

wdobbin@capproperties.ca

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.

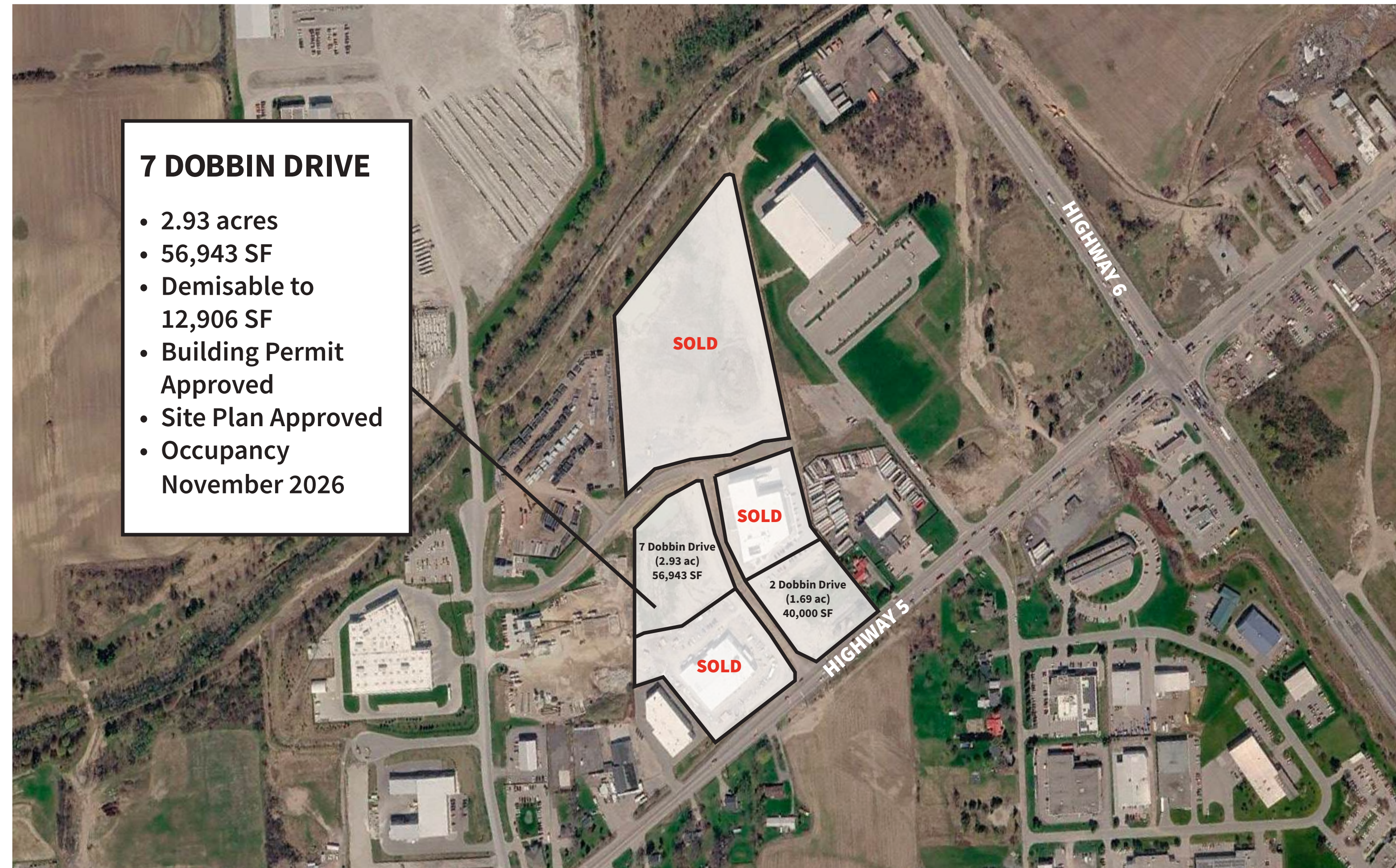
PROUDLY CANADIAN 

CAP

PROPERTY OVERVIEW

7 DOBBIN DRIVE | Key Information

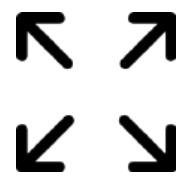
OUTSIDE STORAGE PERMITTED



7 DOBBIN DRIVE: 2.93 acres

OUTSIDE STORAGE PERMITTED

SITE PLAN: DEMISABLE TO 12,906 SF



Size
12,906 Sq. Ft.
to 56,943 Sq. Ft.



Sprinklers
ESFR



Clear Height
36 FT



Transit
Easy access to Hwy 403, the QEW
and Hwy 401



Zoning
M2 - General Business Park



Lighting
LED



Shipping
13 Truck Level Doors &
2 Drive-In Doors



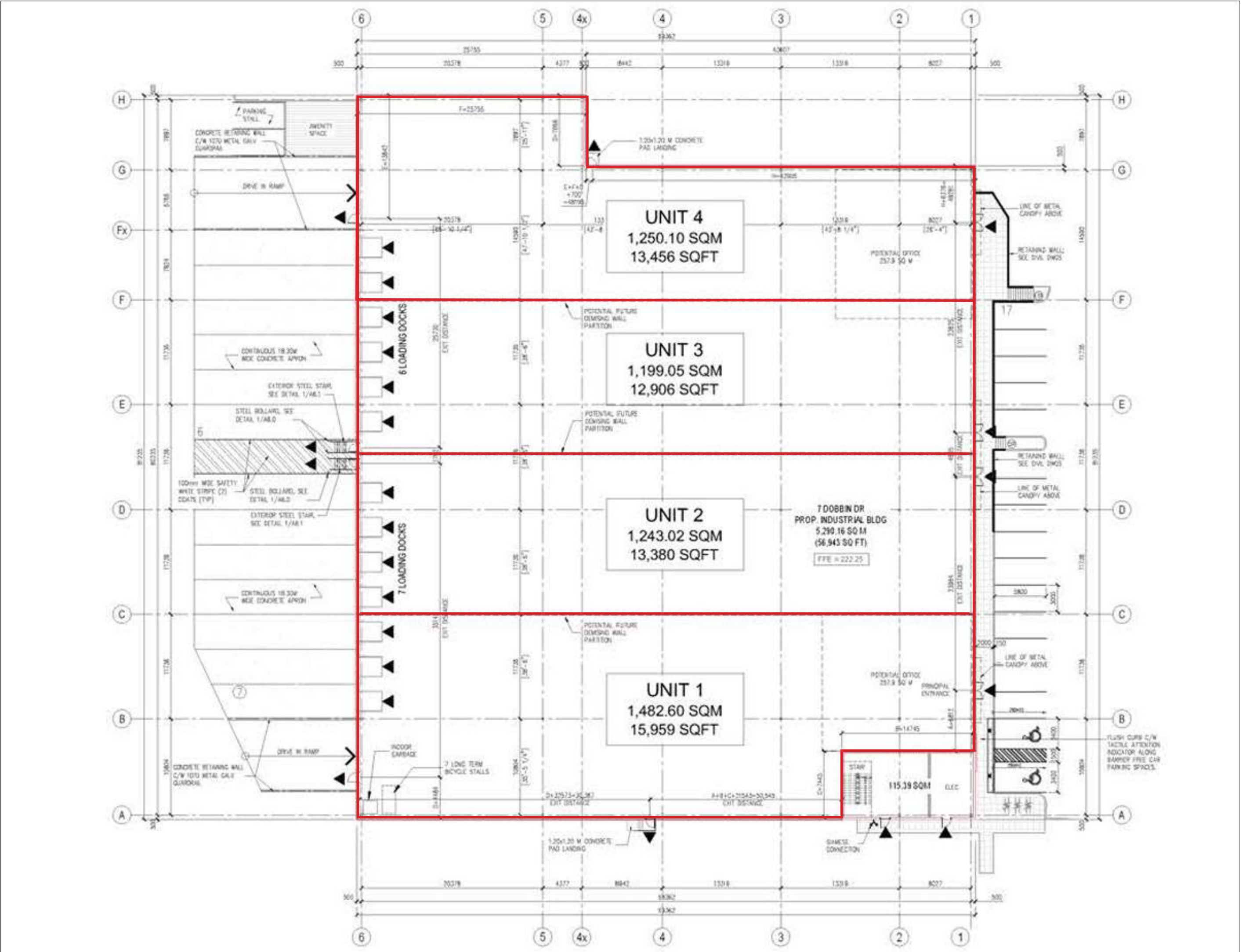
Parking
40 Car Parking Stalls

SITE PLAN

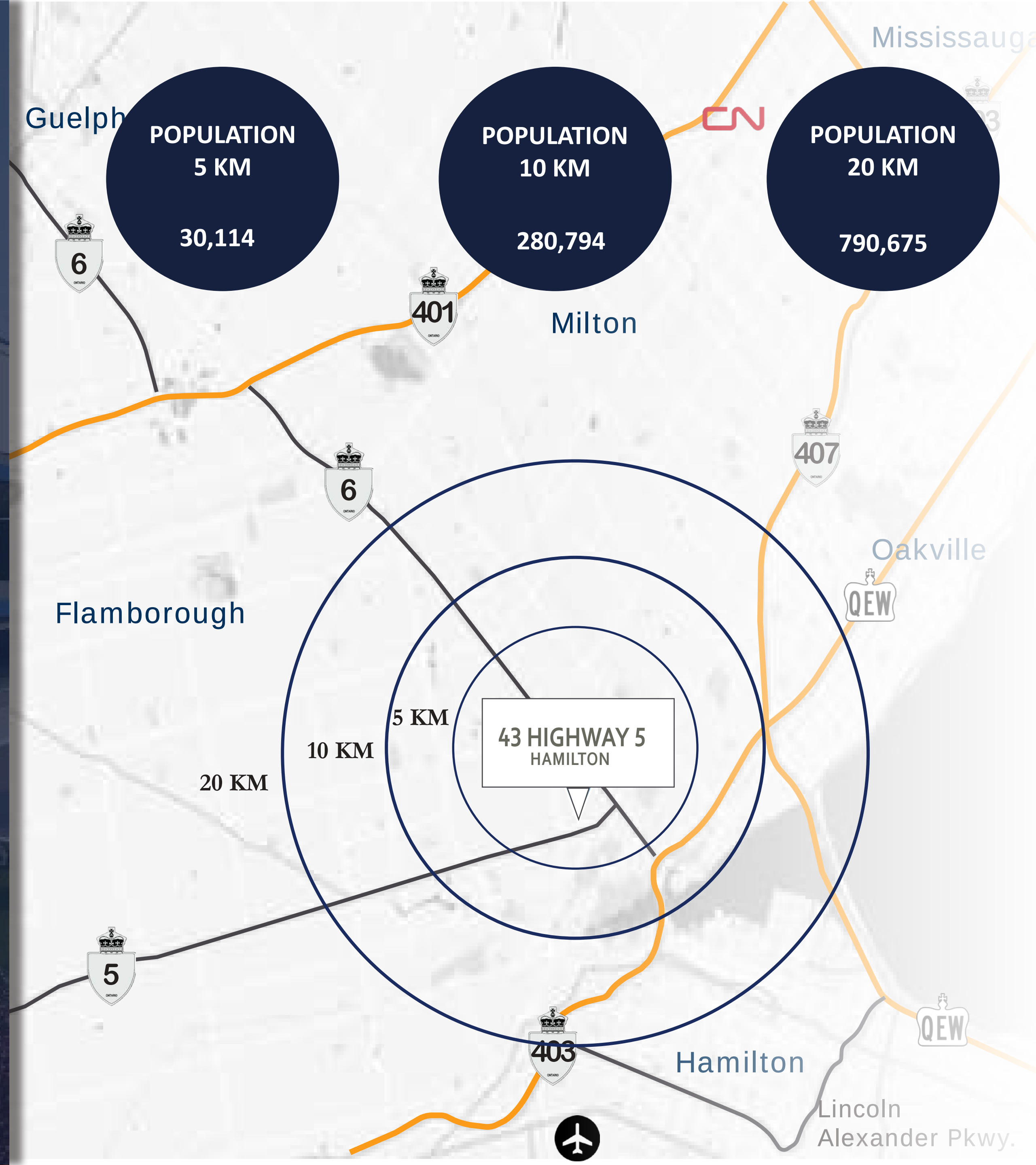
7 DOBBIN DRIVE: 2.93 acres

OUTSIDE STORAGE PERMITTED

DEMISABLE OPTIONS FROM 12,906 TO 56,943 SF



FLOOR PLAN



HIGHWAYS & LOCATION

Highway 403/QEW

3 KM

CN Intermodal Yard

35 KM

Highway 407

10.60 KM

John C. Munro Airport

24.90 KM

Highway 401

23.43 KM

Pearson International

60.40 KM

CITY OF HAMILTON

- Within a one hour drive of Hamilton is a workforce of over 2 Million people.
- Hamilton is home to world-class advanced manufacturers and this sector contributes 4% of Ontario's total economy (\$12B annually)
- Hamilton is home of John C. Munro Hamilton International Airport, Canada's top multi-modal cargo & courier 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.
- Hamilton's location provides easy access to major 400 series highways and multiple international border crossings, allowing quick and easy movement across the GTA.

57,000 SF Building Opportunity

7 DOBBIN DRIVE, WATERDOWN

For more information, please contact:

RYAN DOBBIN

416-258-5045

rdobbin@capproperties.ca

WADE DOBBIN

416-317-7733

wdobbin@capproperties.ca

MICHAEL SMELE

416-710-3808

msmele@capproperties.ca

OUTSIDE STORAGE PERMITTED | BRAND NEW CONSTRUCTION

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.

PROUDLY CANADIAN  **CAP**