

16

STUDEBAKER PLACE HAMILTON, ON **FOR SALE**



SIZE

141,012 Sq. Ft.
(Easily divisible for future multi-tenant flexibility)



OCCUPANCY

Substantially complete
ready for Fixturing



STORAGE YARD POSSIBLE

Up to 3.5 acres of
additional land
available
(at extra cost)

\$44,500,000

CALL FOR FURTHER DETAILS

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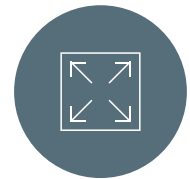


*conceptual rendering, colours are subject to change

First Class Building Specifications



ASKING PRICE
\$44,500,000



SIZE
141,012 Sq. Ft.
(Easily Divisible for Future Multi-tenant Flexibility)



OFFICE
Buyer to build to suit



CLEAR HEIGHT
36'



SHIPPING
16 Truck Level
2 Drive



PARKING STALLS
59



ZONING
M6 exc 677
(Allows a Wide Range of Uses)



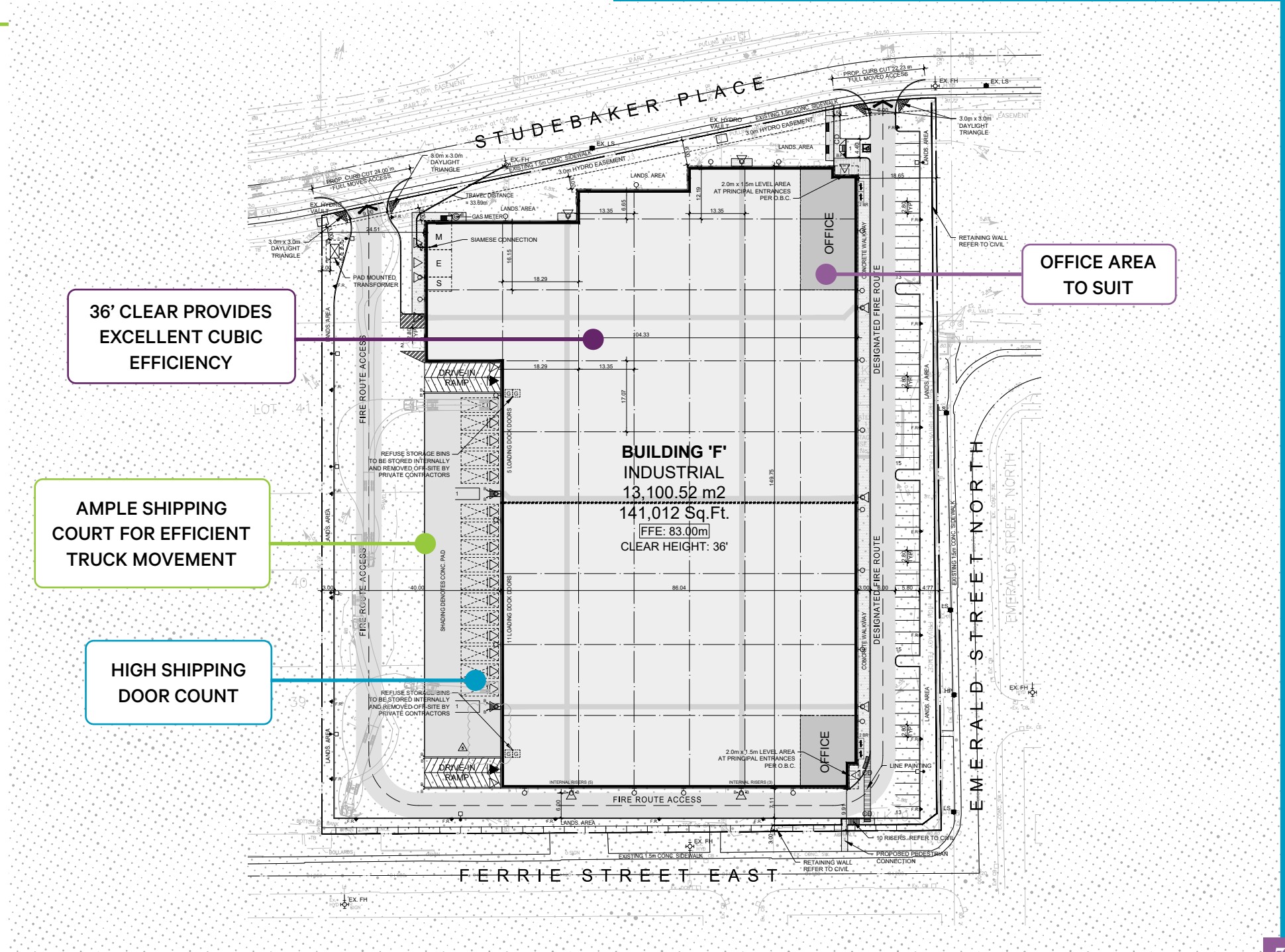
TAXES
To Be Assessed



ADD'L. YARD POSSIBLE
Up To 3.5 Acres
(At Extra Cost)

COMMENTS

- » Substantially Complete - Ready for Fixturing - Q4 2024 Occupancy
- » Close proximity to Port of Hamilton and rail infrastructure
- » Excellent highway access
- » State of the art building design
- » Also available for lease (call for details)



Additional Yard Area



AREA OUTLINED IN RED IS ADDITIONAL LAND THAT CAN BE MADE AVAILABLE AS REQUIRED (AT EXTRA COST) - UP TO 3.5 ACRES (Call for details)

Prime Location

16 Studebaker is strategically positioned in close proximity to the Port of Hamilton and downtown Hamilton. The site provides an excellent location for distribution and manufacturing users, as well as offering unique benefits for a group in need of port access, “last mile” distribution, or general proximity to the core Hamilton residential and commercial populations.

WITHIN 30 MINUTES

The Port of Hamilton	1.6 km • 4 mins
Q.E.W	6.9 km • 9 mins
Highway 403	5 km • 10 mins
Hamilton GO	3.2 km • 10 mins
Hamilton International Airport	15.6 km • 25 mins

UNDER 1 HOUR

Milton	38.5 km • 35 mins
Pearson International Airport	68 km • 45 mins
Canada & US Border	71.4 km • 48 mins
Guelph	47.9 km • 50 mins
Kitchener-Waterloo	66 km • 57 mins
Toronto	73 km • 58 mins

UNDER 1 HOUR 30 MINUTES

Buffalo	101 km • 1 hr 9 mins
Downtown Toronto	68.7 km • 1 hr 13 mins
Buffalo International Airport	117 km • 1 hr 20 mins
London International Airport	127 km • 1 hr 24 mins
London	131 km • 1 hr 30 mins

10 KM

515,918 Sq. Ft.
Est. Population (2022)

\$98,732
Household Income

62.8%
Labour Force

20 KM

827,818 Sq. Ft.
Est. Population (2022)

\$119,204
Household Income

65.1%
Labour Force

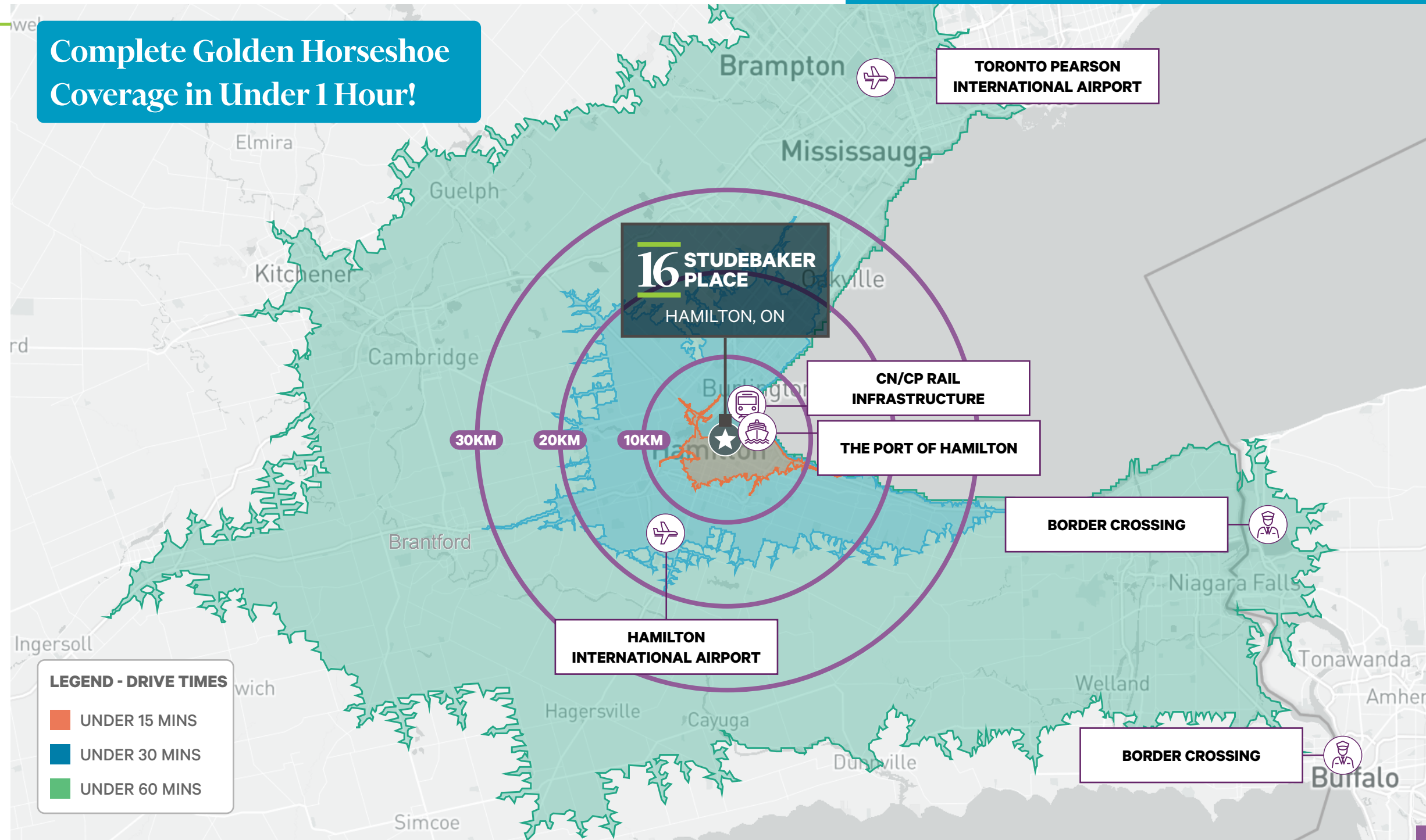
30 KM

1,205,919 Sq. Ft.
Est. Population (2022)

\$133,567
Household Income

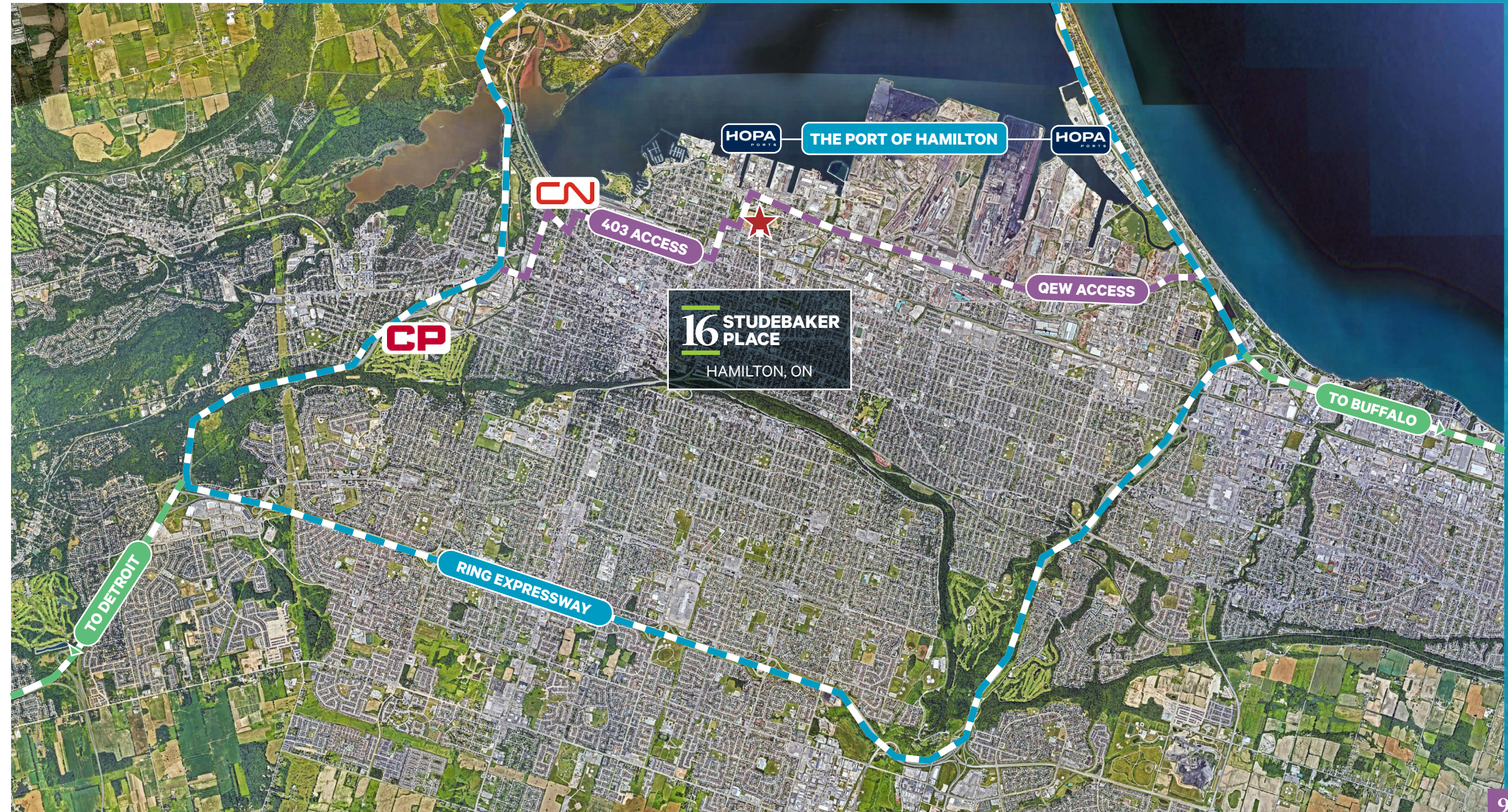
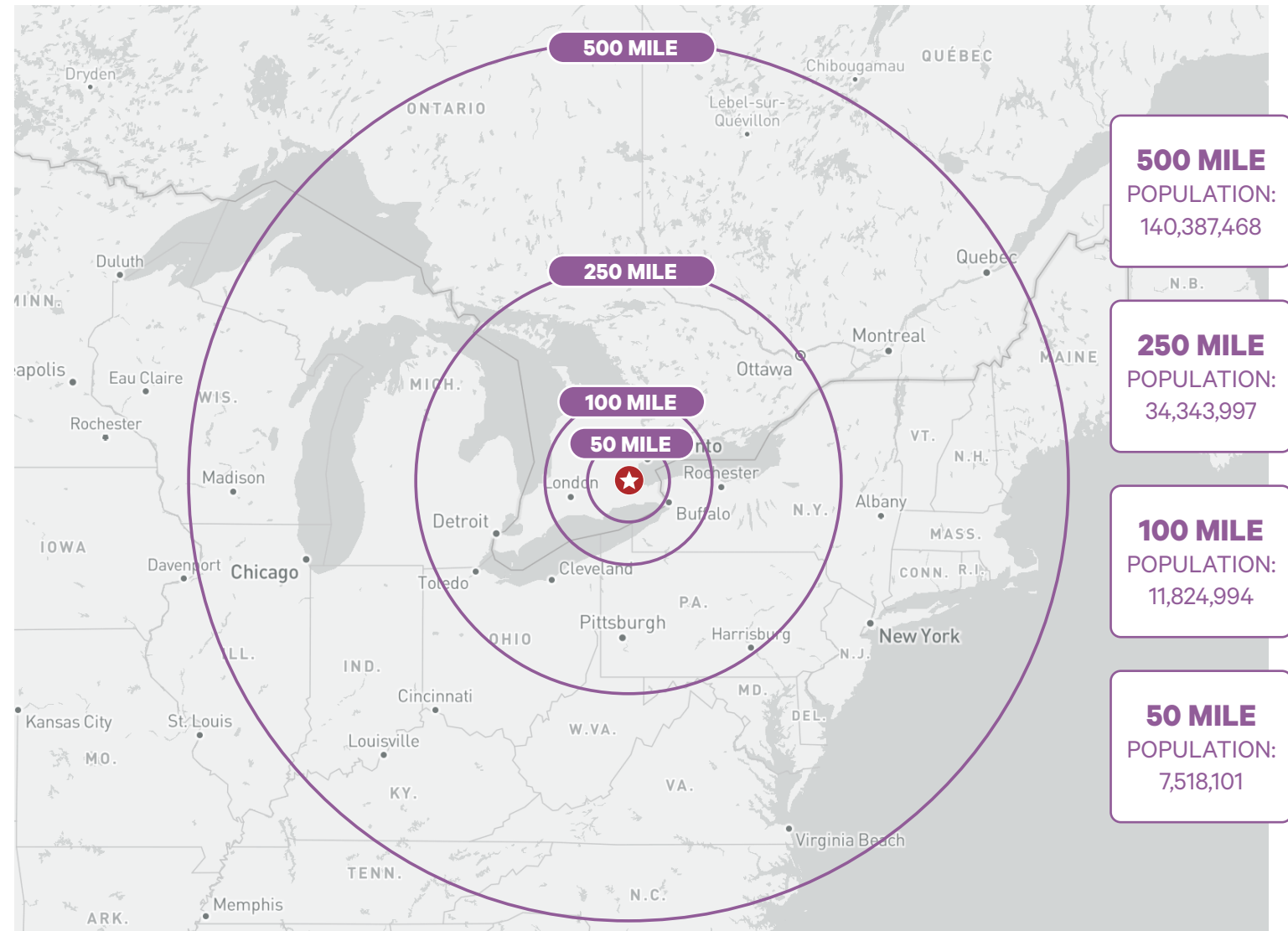
66.6%
Labour Force

Complete Golden Horseshoe Coverage in Under 1 Hour!



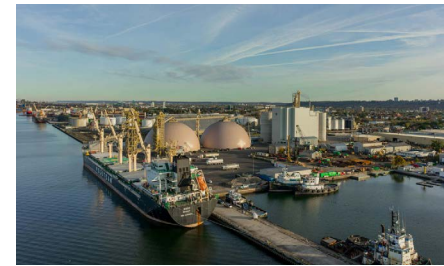
Core Location - Excellent Accessibility

POPULATION WITHIN ~1 DAY TRUCKING DISTANCE



Hamilton Overview

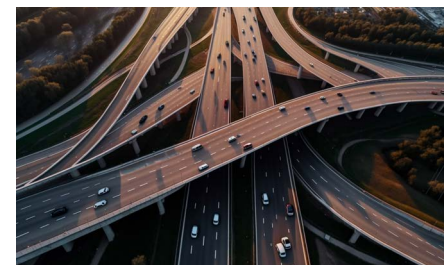
Hamilton has long been a key gateway for goods movement into and through the Greater Toronto Area, and Southern Ontario more broadly. It is uniquely true multimodal transportation hub (Port, Rail, Air Cargo and Highway) for the goods movement industry. The city is home to:



The Port of Hamilton links Canada's industrial heartland to the St. Lawrence Seaway while providing businesses 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. 26% of all Canadian Great Lakes-St. Lawrence seaway cargo moves through Hamilton.



CP & CN Rail, Canada's two national railways provide complete rail freight services across North America for Hamilton's industries

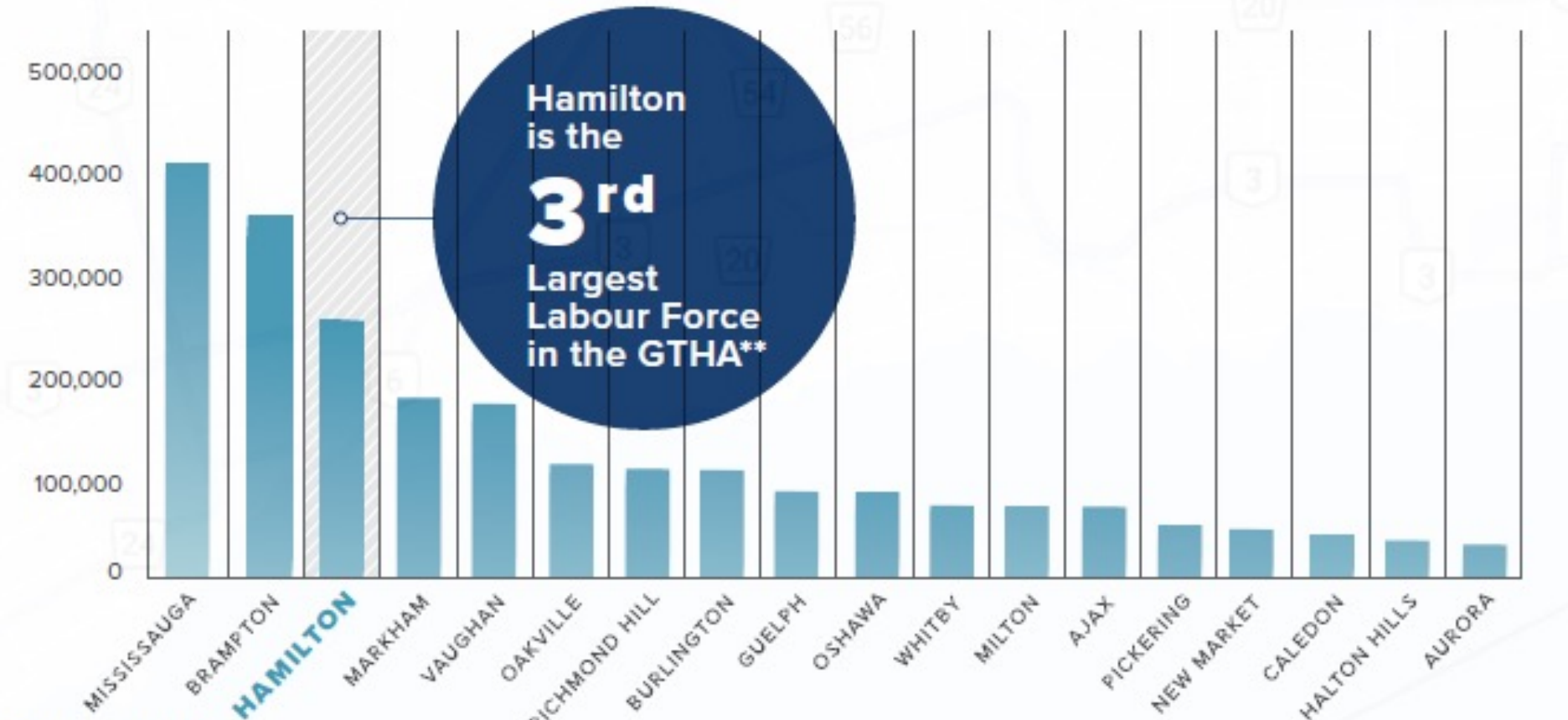


Easy access to major 400 series highways and multiple international border crossings. This complete highway and ring road system moves goods throughout the city quickly and easily



John C. Munro International Airport, Canada's top multi-modal cargo and courier airport and Ontario's only 24-hour inter-modal cargo hub

GREATER TORONTO & HAMILTON AREA - LABOUR FORCE** (SUBURBAN)



**Excluding City of Toronto



ONE OF CANADA'S TOP RANKED INVESTMENT CITIES



ONE OF ONTARIO'S FASTEST GROWING ECONOMIES



SEVEN YEARS OF OVER \$1 BILLION PER ANNUM IN BUILDING PERMITS



MOST DIVERSIFIED ECONOMY IN CANADA

16

STUDEBAKER PLACE

HAMILTON, ON

FOR SALE



THE PORT OF HAMILTON

16 STUDEBAKER PLACE
HAMILTON, ON



TRANSIT

- Bus Route 3 - Cannon
- Bus Route 2 - Barton
- Bus Route 4 - Bayfront
- Bus Route 12 - Wentworth

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