



Upper James Landing

BUSINESS PARK

2876 UPPER JAMES ST, HAMILTON
BUILD-TO-SUIT OPPORTUNITY

Multi-Modal Cargo Facility

Move your goods directly from the facility to the aircraft - with no unnecessary stops, no extra handling, and minimal downtime.



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Developed By:



WELCOME TO UPPER JAMES LANDING

Hamilton's Multi-Modal Air Cargo Facility -
various size concepts available to suit logistic
needs

Upper James Landing is a speculative industrial development offering
multiple configurations and flexibility.



An industrial development with flexible design
options of one/two buildings, with opportunities
for demised space to suit



Adjacent to Hamilton International Airport with
the potential for through-the-fence access to the
airport's cargo facility



Up to 40' clear height



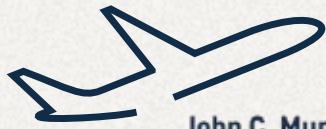
2028 occupancy*

Strategically located in the Airport Business Park of Hamilton
International Airport, **Canada's busiest overnight express cargo airport**,
Upper James Landing is perfectly situated and designed
to accommodate your supply chain needs.

*Subject to change, occupancy dependent on the execution of a signed lease.



Rendering shown is for illustration
purposes only and is not reflective
of the final building design



John C. Munro

HAMILTON INTERNATIONAL AIRPORT

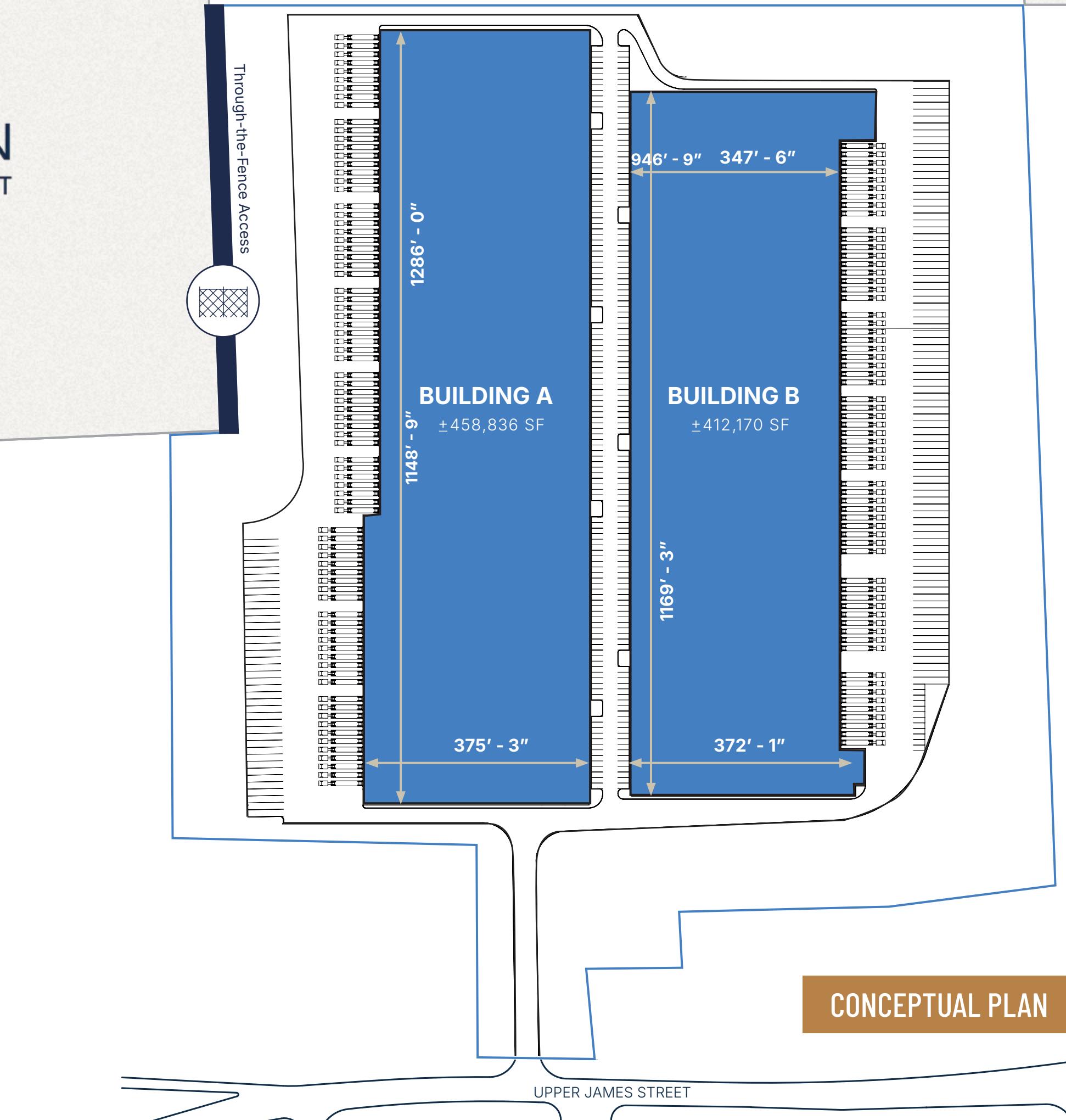
Building A

✓ Building Size	458,836 SF
✓ Office	2% or build-to-suit
✓ Clear Height	Up to 40'
✓ Staging Bay	60' Staging Bay
✓ Bay Size	50' x 54'
✓ Shipping	81 Truck level doors*
✓ Trailer Parking Stalls	40*
✓ Car Parking Stalls	123*
✓ Security	Ability to secure

Building B

✓ Building Size	412,170 SF
✓ Office	2% or build-to-suit
✓ Clear Height	Up to 40'
✓ Staging Bay	60' Staging Bay
✓ Bay Size	50' x 54'
✓ Shipping	63 Truck level doors*
✓ Trailer Parking Stalls	87*
✓ Car Parking Stalls	137*
✓ Security	Ability to secure

*Approximate Numbers



PURE LOGISTIC EFFICIENCY

Through-The-Fence (TTF) Airport Access: The Smart Advantage

Unlock faster, smarter, and more secure logistics by connecting your operations directly to the airport.



TTF Access in Action

Your goods move directly from the facility to the aircraft - with no unnecessary stops, no extra handling, and minimal downtime.

Key Advantages of TTF

Speed & Efficiency



Faster, More Predictable Deliveries

Direct connection means less traffic and quicker turnaround



Improved Customer Satisfaction

Reliable delivery timelines build client trust



Boosted Supply Chain Performance

Reduced delays streamline the entire operation

Cost Savings & Flexibility



Lower Transportation Costs

Avoid detours and extra handling



Scalability for Growth

Seamless infrastructure supports your expansion



Flexible Shipping Options

Respond faster to customer and market needs

Security & Control



Controlled, Secure Access

Minimized exposure to public routes reduces risks



Ideal for High-Value Cargo

Airside proximity supports

Sustainability & Future-Readiness



Fewer Transfers = Lower Emissions

Streamlined routing supports your environmental goals



Competitive Edge

Efficient logistics translate into better service and stronger positioning, sensitive and priority shipments

BRL
43°20'50.5"N
79°47'44.3"W

6°09'59.21"N
79°54'47.97"W

PURE MOVEMENT

Start, Relocate, Expand

Located in the country's economic hub, Upper James Landing supports all forms of transportation - e-commerce, heavy/project cargo or commodities offering convenient connections via highway, rail, air, port and U.S. border distribution points.

Adjacent to Hamilton International Airport - Canada's largest overnight express cargo airport and a hub for e-commerce, Upper James Landing provides access to Canada's best domestic cargo freighter distribution network.



40% increase over 5-years¹

754 million kilograms in total cargo aircraft billable weight through Hamilton International – a slight increase compared to 2023.²



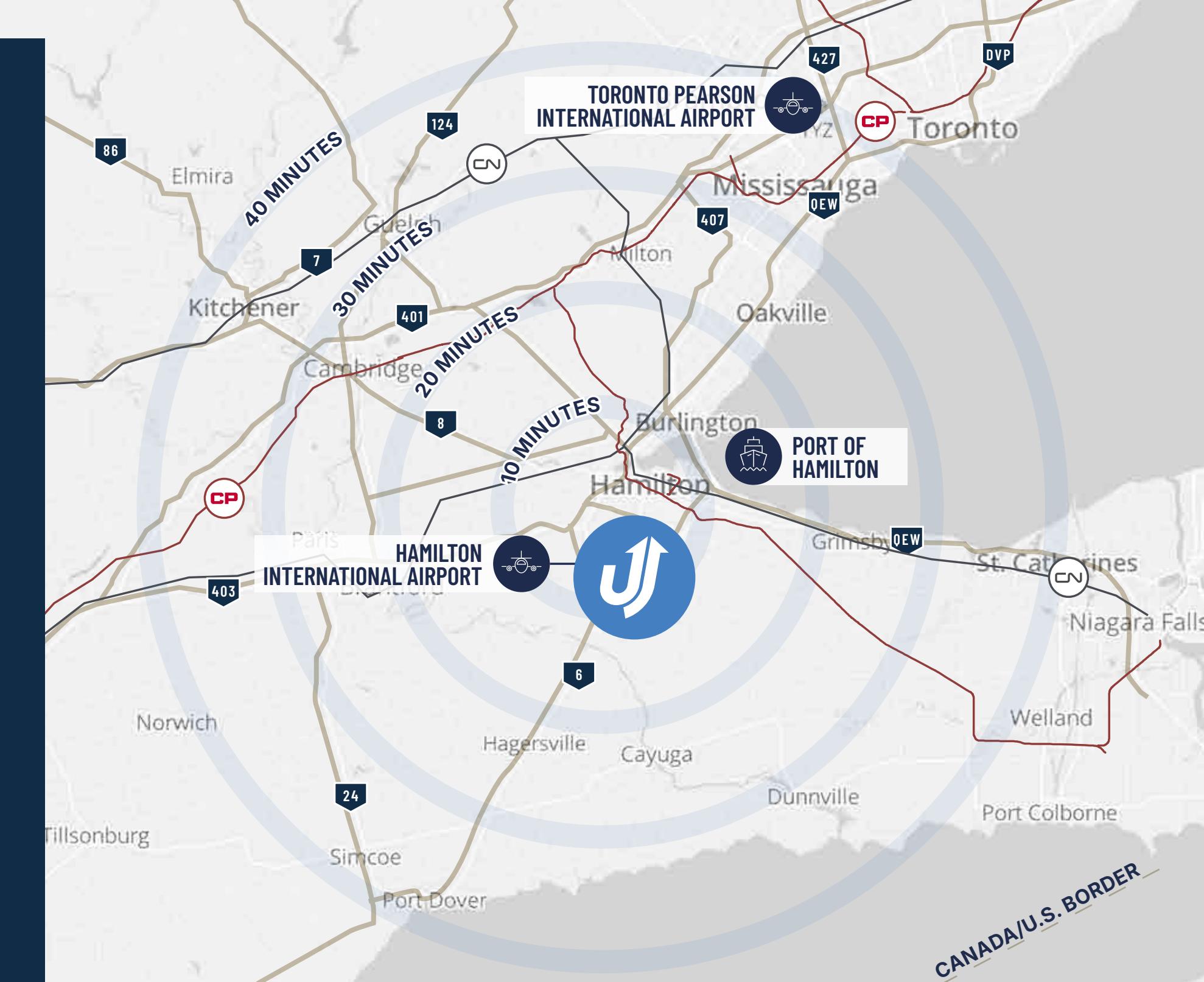
Cargo partners

Cargojet, DHL Express, UPS, Canada Post, Purolator and Amazon



150 million+

Consumers of 1-day trucking catchment



DRIVE TIMES

23 minutes
HWY 403
Port of Hamilton

33 Minutes
HWY 403/QEW
to Oakville/Burlington

45 Minutes
HWY 401/8 to Cambridge,
Kitchener & Waterloo

45 Minutes
HWY 6/401
to Guelph

45 Minutes
HWY 403/401
to Woodstock

50 Minutes
U.S. Border
in Lewiston

50 Minutes
Toronto Pearson
International Airport

1. <https://flyhamilton.ca/hamilton-international-releases-its-2023-year-in-review/>

2. <https://flyhamilton.ca/hamilton-international-releases-its-2024-year-in-review/>

SURROUNDED BY A THRIVING BUSINESS COMMUNITY & NEARBY CONVENIENCES

Amenities within 10 KM Radius

168 Shopping places

117 Cafés and restaurants

11 Gas stations

7 Banks

Air Cargo Operators



PORT OF HAMILTON



PURE ACCESS

Canada's busiest economic hub

Hamilton offers an opportunity for businesses to grow, while still being close to North America's large customer and supply chain pools.

Hamilton's proximity to the U.S. border crossings and major international airports – provides businesses with ample opportunities for trade, transportation, and talent acquisition.



AFFORDABILITY

Hamilton provides a lower cost alternative to the GTA while providing superior access to labour and efficient connectivity to the GTA and U.S. border.

MAJOR TRADE HUB

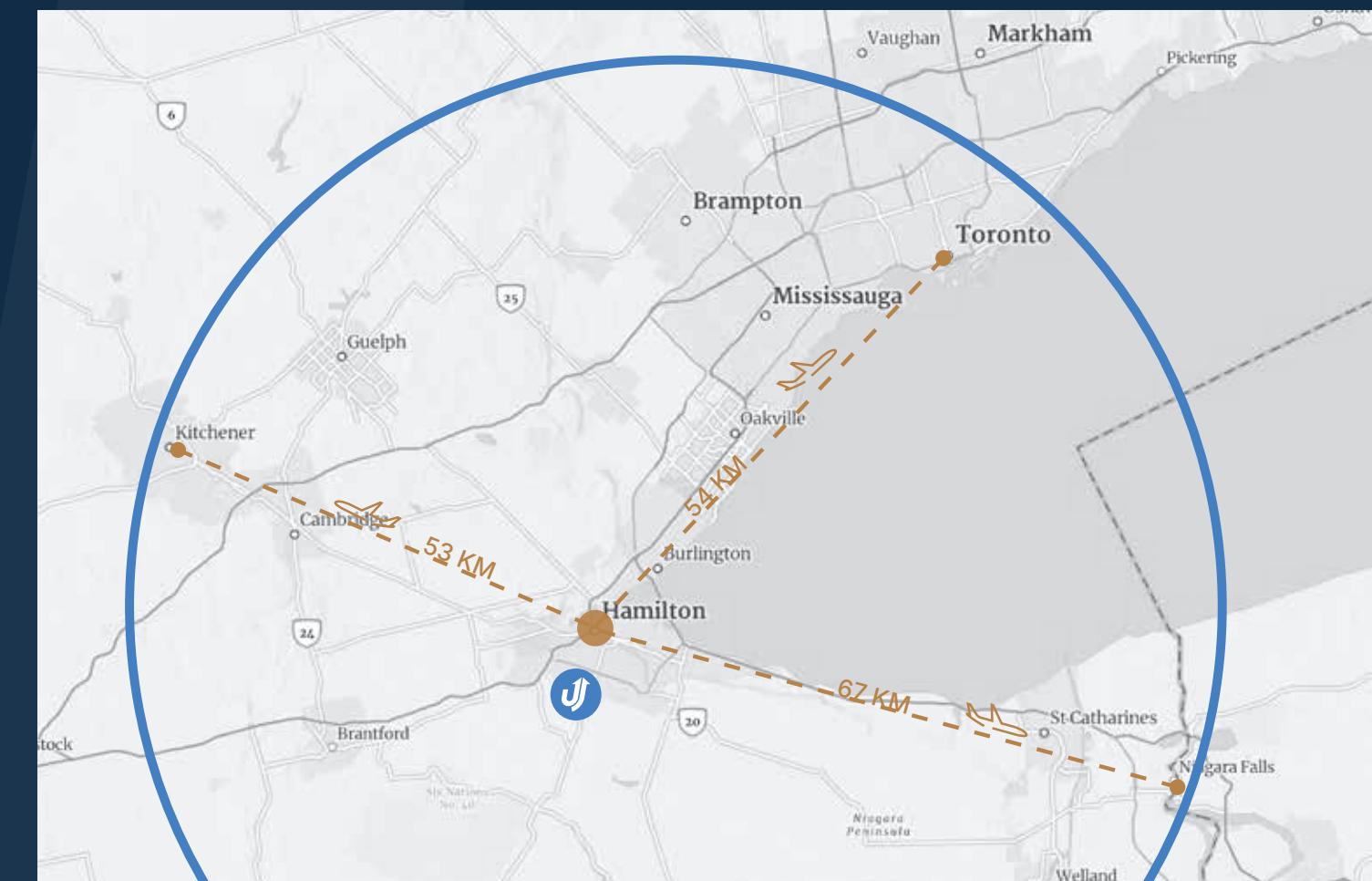
Hamilton has two ports of entry and is a major trade hub for air, sea, rail, and surface cargo. In addition, Hamilton is in close proximity to major trade hubs and urban centres.

MULTI-MODAL

Home to Hamilton International Airport and Port of Hamilton, with rapid connectivity to major highway networks.

Hamilton's Advantage

The Queen Elizabeth Way provides ready access to both the Greater Toronto Area and Highway 401. Highway 401 is the Canadian link to the NAFTA super highway connecting Ontario with the I-75 serving Michigan, Ohio, Kentucky, Tennessee, Georgia and Florida and the I-90 connections to the eastern seaboard. With the United States border only an hour's drive away, Upper James Landing is within half a day's drive of key major urban markets in the United States.



Sources:

www.investinhamilton.ca/discover-hamilton/location/

hamilton.ca/moving-hamilton/economic-development/location-advantage

Hamilton is close to major business hubs, ports of entry, and Canada's busiest international airport. The Port of Hamilton is the busiest in all of the Canadian Great Lakes and the Hamilton International Airport is the busiest overnight express cargo airport in the country.

PURE DELIVERS

The Gateway for Goods Movement

Hamilton International Airport



- Canada's largest overnight express cargo airport & hub for e-commerce
- 24/7 unrestricted operations
- 24 hour on-site Canada Customs
- 10,000 ft. & 6,000 ft. runways

Through-the-fence access available

Rail & Surface Transportation



- Two Class 1 railways: Canadian Pacific & Canadian National Railway
- Direct connections to 400-series highways
- Intermodal/transload facilities available
- Direct rail-to-port capabilities
- Two major expressways run through Hamilton with connectivity to major HWY systems, 400 series, QEW & Highway 6

Hamilton Port Authority



- Busiest of all Canadian Great Lake Ports
- Available multi-modal options with direct rail access
- 26% of all Canadian Great Lakes-St. Lawrence Seaway cargo moves through Hamilton
- Key supply chains: Steel, Agri-Food, Manufacturing, Construction Material
- The Hamilton Oshawa Port Authority (HOPA) saw a 9% increase in cargo from 2020-2021

Hamilton Foreign Trade Zone (FTZ)



- One of Canada's leading multi-modal cities, Hamilton is a prime gateway for Canadian businesses looking to export their product
- Hamilton is the ideal location for business and international trade
- Businesses can expand their reach to international markets through a combination of tax and duty relief programs, tariff exemptions and exclusive concierge investment services by a dedicated group of sector experts

PURE LINK

Linking Hamilton to North America,
South America and Europe

As an established cargo gateway, Hamilton International continues to improve and expand its cargo service and link international goods movement to its existing domestic network.



Key Strategic Advantages

Hamilton International Airport provides Air Cargo



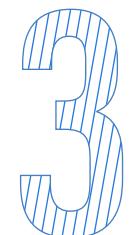
Convenience

24-hour operations, no slot restrictions or ramp congestions, quick turnarounds, dual runway system (10,000 ft. and 6,000 ft.), on-site Canadian Border Service Agency operations.



Cost Effective

Lower aeronautical fees in comparison to YYZ and opportunity for incentives on new routes.



Location

50 minutes from downtown Toronto and several Canada/U.S. border crossings, 90-minute catchment of 8.8 million, 24-hour catchment of over 150 million.



Transportation Network

Home to Canada's best domestic cargo freighter distribution network, direct access to major highways, 15 minutes from busiest port in the Great Lakes.

Hamilton Airport's Cargo News Articles



DHL Express Officially Opened the Doors to Its State-Of-The-Art \$100M CAD Hamilton Gateway Facility



Cargojet and Hamilton International Airport Partner in New Air Cargo Logistics Facility

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial

developers, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

PUREINDUSTRIAL.CA



Rice Group is a vertically integrated retail, industrial, and infrastructure developer with a proven track record of executing on its project strategies.

RICEGROUP.CA



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affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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Upper James Landing

BUSINESS PARK

MODERN MULTI-MODAL
INDUSTRIAL BUSINESS PARK
FOR LEASE

UPPERJAMESLANDING.COM



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