

# linksix

## World-class, 415,044 SF Industrial Development

PHOTO: DECEMBER 2025

INDUSTRIAL FOR LEASE

22 MEDICORUM PLACE, HAMILTON, ON



Private Equity Fund



Welcome to

# linksix

LinkSix is a Class A industrial development standing at 415,044 SF. It is strategically located on the Hamilton/Burlington border fronting Highway 6 and offering optimal connectivity throughout the GTHA and beyond.

**BUILDING FEATURES:**

|               |   |                  |                       |
|---------------|---|------------------|-----------------------|
| Size:         | 415,044 SF                                | Power:           | 3,000 Amps            |
| Office:       | To suit                                   | Trailer Parking: | 65 trailers           |
| Clear Height: | 40'                                       | Car Parking:     | 224 cars              |
| Loading:      | 59 truck-level doors,<br>2 drive-in doors | Asking Net Rent: | Contact listing agent |
| Bay Size:     | 40' x 54',<br>Marshalling bay min. 60'    | TMI:             | Contact listing agent |



SITE ACCESSIBLE VIA MEDICORUM PLACE

PHOTO: DECEMBER 2025

# Large Opportunity

LinkSix is situated on 19.50 acres, offering an extremely rare opportunity for large bay users. The development features 59 truck-level doors and ample parking with spaces for 224 cars and 65 trailers. LinkSix boasts 40' ceiling height and 3,000 amps of power and its frontage onto Highway 6 affords a tenant-prominent corporate signage with excellent Highway exposure.

**415,044**

SF TOTAL BUILDING AREA

**60'**

MIN. MARSHALLING BAY

**40' x 54'**

STANDARD BAY

**59**

TRUCK-LEVEL DOORS

**65**

TRAILER PARKING

**40'**

CLEAR HEIGHT

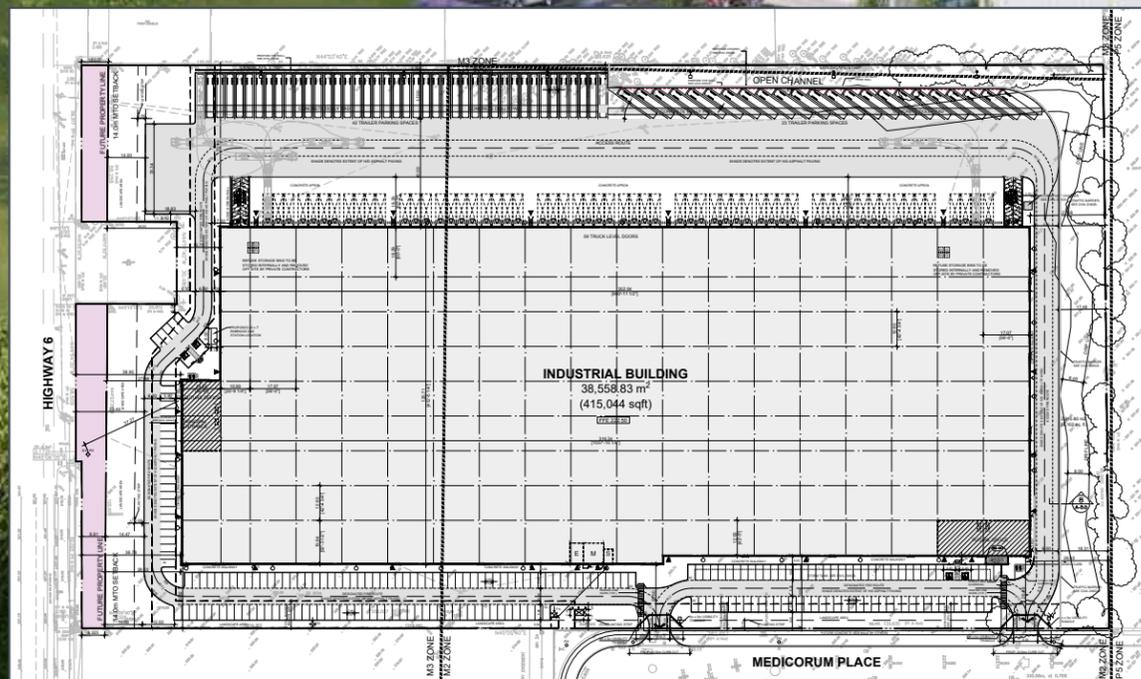
**224**

CAR PARKING

**3,000**

AMPS OF POWER

SITE ACCESSIBLE VIA MEDICORUM PLACE



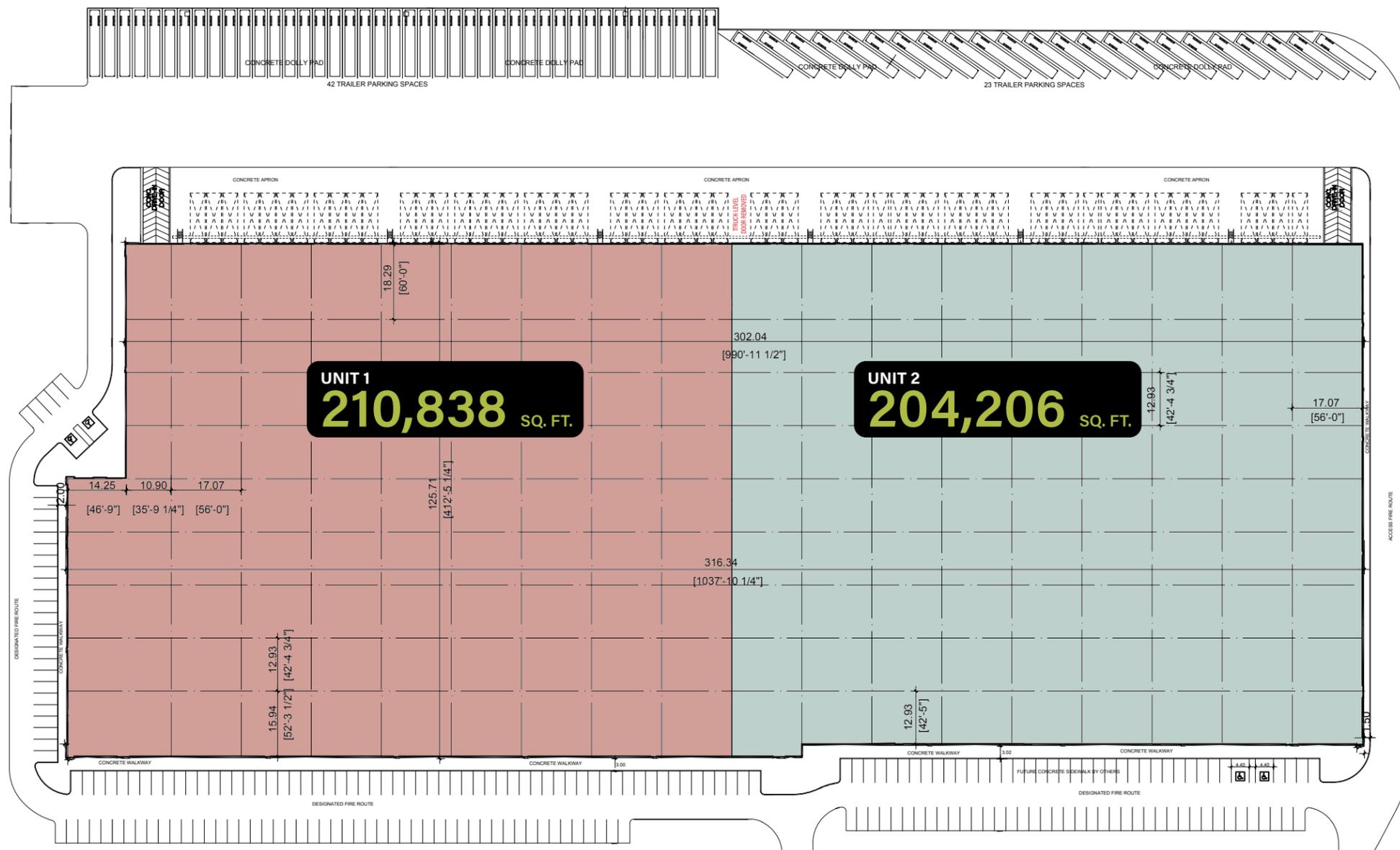
# Demising Option

LINKSIX - 22 MEDICORUM PLACE, HAMILTON, ON

**UNIT 1**  
**210,838** SQ. FT.

**29** Truck-Level Doors

**1** Drive-In Door



**UNIT 2**  
**204,206** SQ. FT.

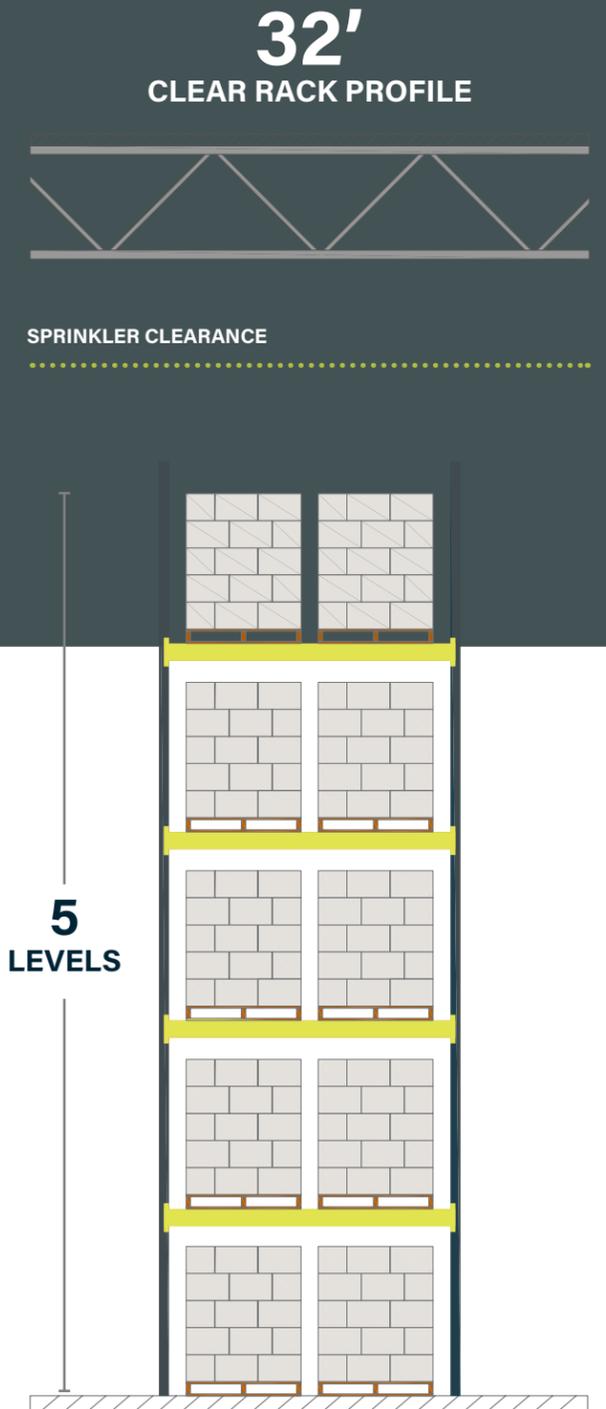
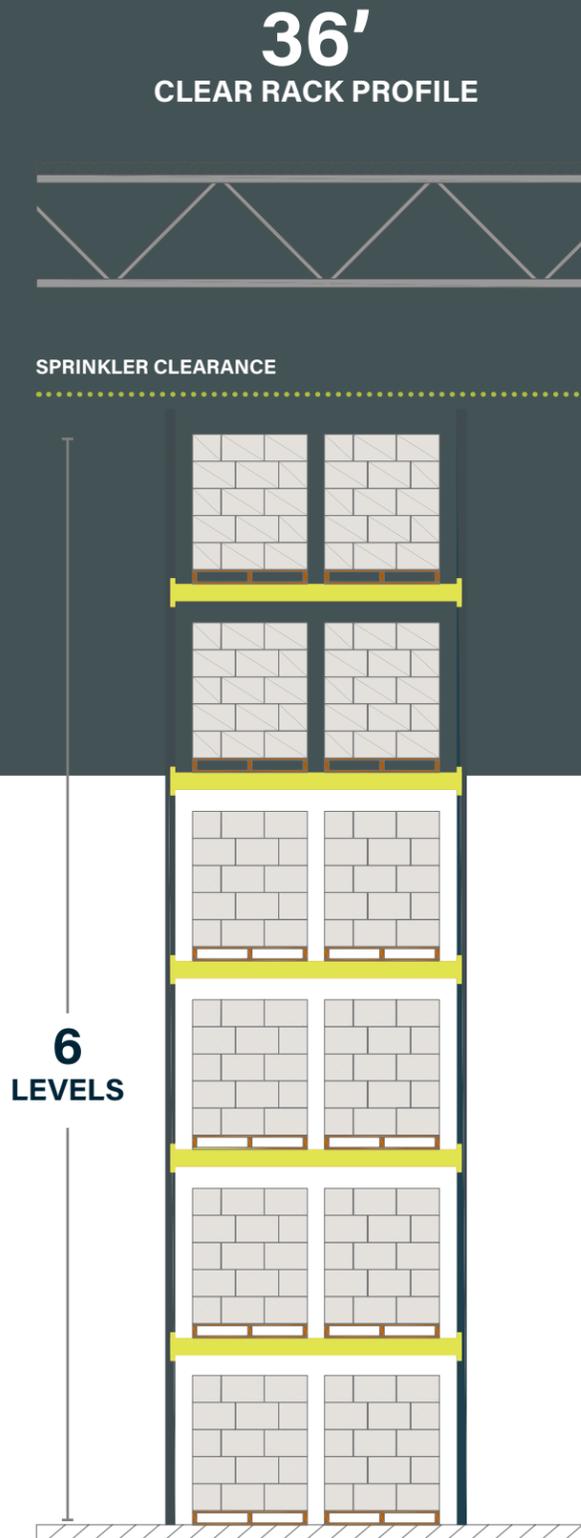
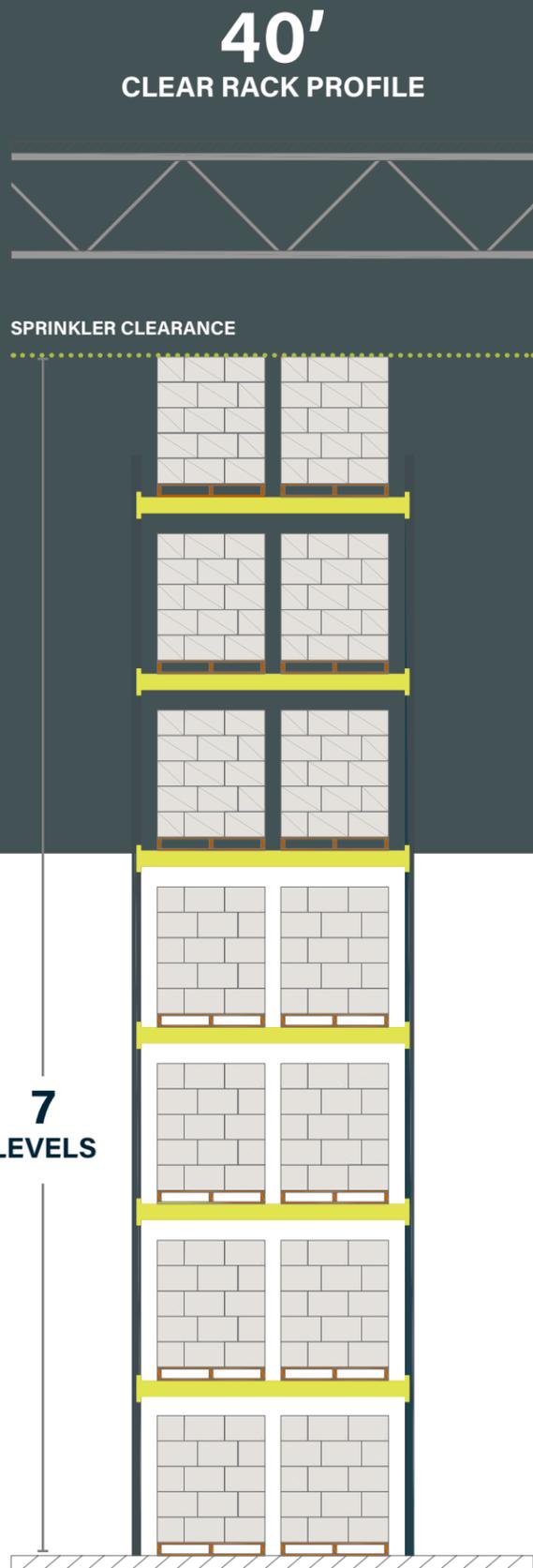
**29** Truck-Level Doors

**1** Drive-In Door

# The 40' Clear Height Advantage

Linksix 40' clear height allows for 7 full levels of storage offering 54,350 pallet positions, approximately **41% increase in the overall cubic storage capacity** in comparison to a 32'

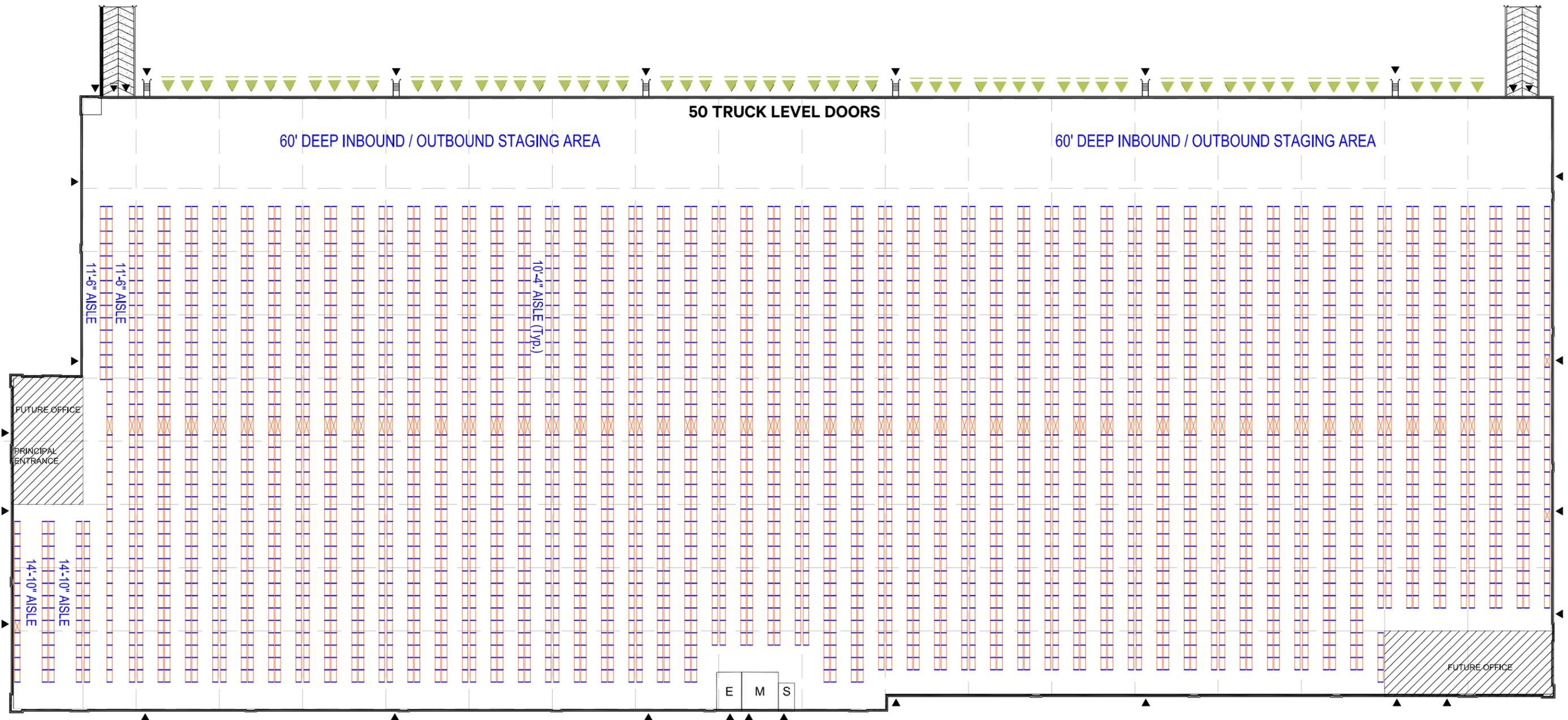
| CLEAR HEIGHT | # OF PALLET POSITIONS |
|--------------|-----------------------|
| 40'          | 54,350                |
| 36'          | 46,450                |
| 32'          | 38,550                |



# Sample Racking Layout

LINKSIX - 22 MEDICORUM PLACE, HAMILTON, ON

The single deep racking layout provides a total of **54,350 pallet positions** at **7 levels of storage**. It includes 3 wide x 4 high tunnel sections with no column interference loss.



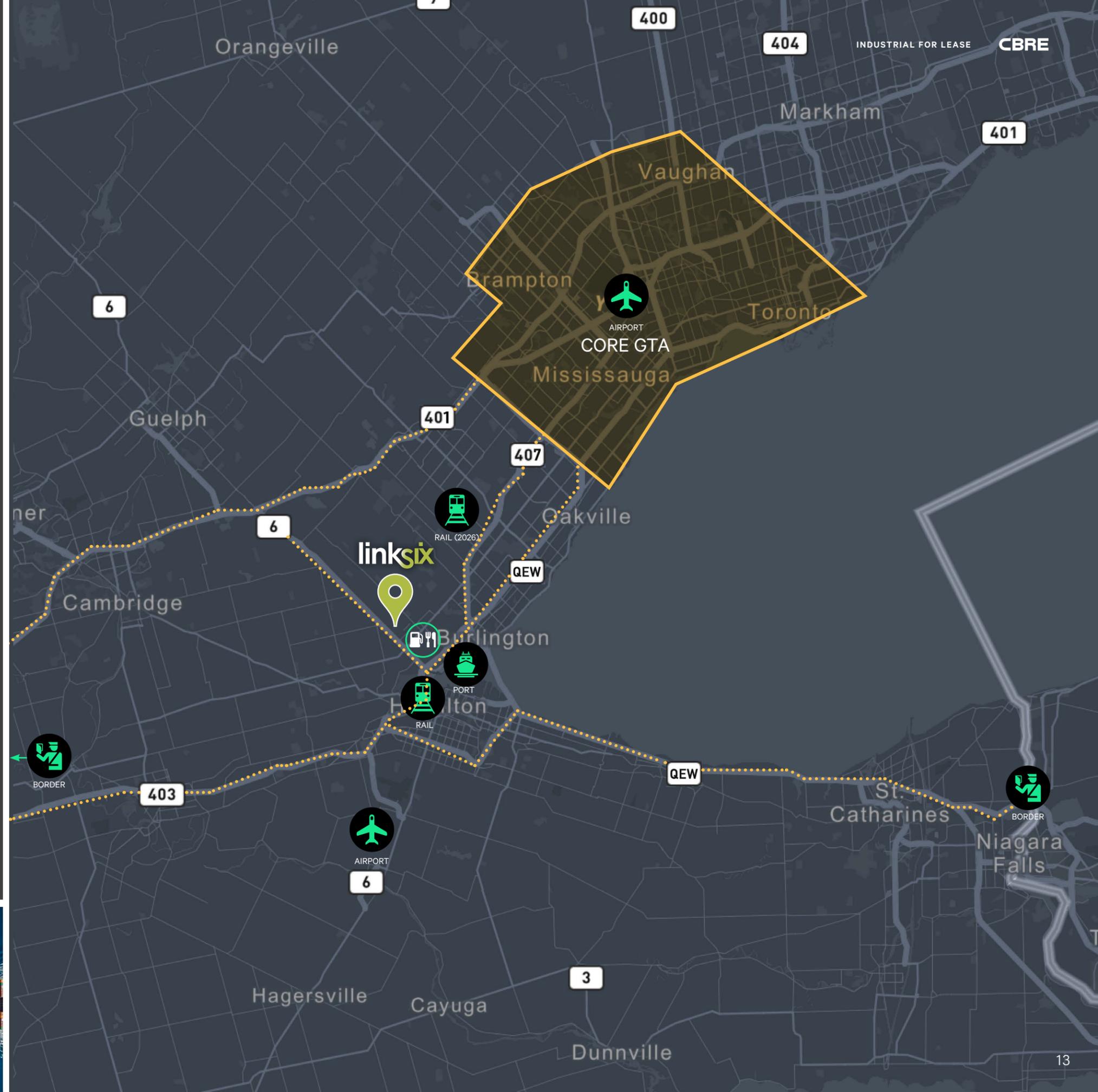
Capacities were estimated based on a uniform 55" tall pallet load (50" of material + 5" tall pallet), with adequate lift-off, beam width, and top clearances to allow for multiple levels of racked storage. Includes tunnel and pedestrian passage loss as indicated.

# Superior Logistics Connectivity

Easily accessible by highway, LinkSix offers superior connectivity to the QEW, 401, and 403, all via Highway 6. Its placement in between Burlington and Hamilton offers the site the added benefit of being equally close to Toronto and the core of the GTA as it is to the US border.

The development is located within a convenient distance from a multi-modal access hub, which offers road, rail, and shipping port connections.

| LOCATION                     | DRIVE TIME |
|------------------------------|------------|
| QEW                          | 3 min      |
| Burlington                   | 15 min     |
| Hamilton (various areas)     | 15-25 min  |
| Hamilton Airport             | 15 min     |
| Port of Hamilton             | 15 min     |
| Hwy 401                      | 20 min     |
| Kitchener/Waterloo/Cambridge | 30 min     |
| Brantford                    | 30 min     |
| Pearson Airport              | 45 min     |
| US Border (Buffalo)          | 50 min     |
| US Border (Detroit)          | 3h 15 min  |



# Transit Access & Abundant Labour Pool

LinkSix is serviced by the #18 bus transit route directly linking to Aldershot GO station and the vast Hamilton transit network. Given its location, the property is ideally positioned to capitalize on continued e-commerce growth. The property can leverage Hamilton and Burlington's excellent labour pools - Hamilton being the third\* largest labour force in the GTHA.

\*Excluding Toronto



## Demographics (2023)

| 10 KM RADIUS                              | 20 KM RADIUS                              | 30 KM RADIUS                              |
|---|---|---|
| <b>63.8%</b><br>Labour Force              | <b>64.9%</b><br>Labour Force              | <b>66.4%</b><br>Labour Force              |
| <b>257,156</b><br>Estimated Population    | <b>853,833</b><br>Estimated Population    | <b>1,301,747</b><br>Estimated Population  |
| <b>\$117,398</b><br>Avg. Household Income | <b>\$130,467</b><br>Avg. Household Income | <b>\$143,989</b><br>Avg. Household Income |



PHOTO: NOVEMBER 2025

# In Good Company

LinkSix is optimally situated in an already-serviced, master-planned business park, with high profile corporate neighbours, local amenities and everyday conveniences for employees to take advantage of, including a Walmart, Canadian Tire, No Frills, RONA, and more.

# Trusted Partners

OleaDev acquires, develops, and invests with their institutional partners in investment grade quality commercial, industrial, and value-add re-development projects throughout Quebec and Ontario. They provide their clients with trusted guidance based upon decades of expertise in acquisitions/value add opportunities, development/construction projects, and asset/investment management services. Partnering with the Bank of Montreal on the LinkSix industrial development, together they will bring the same level of expertise and professionalism, guaranteeing only the highest level of industrial product on the market today.





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CONTACT US TO LEARN MORE ABOUT THIS OPPORTUNITY:

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