



FOR LEASE

Industrial & Office Space in Hamilton's
Fully Integrated, Complete Community

Game Changing Business & Lifestyle Benefits Included



**TEAM MURRAY
& FALDOWSKI**



Welcome to iConnect

iConnect's masterplan is a proposed complete community built around the existing Business Park and 100+ retailers. Strategically located at Highways 5 and 6 in Hamilton/Waterdown and offering up to 1.5 million square feet of industrial and office space to accommodate nearly 3,000 employees. iConnect is designed to position your business for success and enable your employees to enjoy a thriving community mere steps from their workplace.

Where Business and
Community Connect





A Complete Experience

Live

Work

Shop

Play

iConnect lets you and your employees have it all. The prime location allows you tap into **a skilled labour pool and gain a competitive edge**. The vibrant neighbourhood offers your employees a wide variety of choices to dine, shop, hike, bike, relax and explore – all within walking distance from where they live and work.

Experience the business and lifestyle advantages no other location can offer including walking paths, trails and an adjacent park.

Experience iConnect.



Why iConnect?



Fully integrated mixed-use development offers a unique live, work, shop, play environment



Industrial leasing solutions ranging from 10,000 SF to 500,000 SF



Best-in-class development team



Office leasing options ranging from 3,000 SF to 70,000 SF



Top-tier corporate neighbours L3 Harris, Stryker HQ, Lincoln Electric



Strategic location at the convergence of Hwy 403/6/QEW/407

Amenities Within 5 Minute Walk

+100 Business' and Retailers in iConnect

3 Fortune 500 Companies Call it Home

2 Dozen Restaurants



Location

Central & Convenient

Establish your business at a location that readily connects you to critical points in the GTA. iConnect is 3 minutes from the 403 and QEW; 30 minutes from the tri-city; 30 minutes from Pearson International Airport; 40 minutes to Downtown Toronto and 45 minutes from the U.S. border.

Join the likes of 1,500 employees from top-tier companies Stryker, L3Harris and Lincoln Electric that call iConnect home. A central address enabling efficient access helps optimize your operations and supply chain, serves your client base, and contributes to greater talent recruitment and retention success.


403
3 MINUTES
HWY 403/QEW TO
OAKVILLE

6
20 MINUTES HWY
6/401
TO GUELPH


20 MINUTES
TO HAMILTON
AIRPORT


30 MINUTES
TO PEARSON
AIRPORT

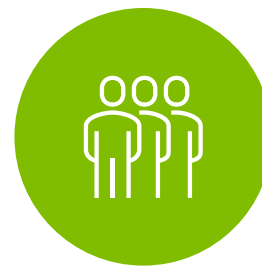
401
30 MINUTES
HWY 401/8 TO
CAMBRIDGE &
KITCHENER


45 MINUTES
TO U.S. BORDER
AT LEWISTON

403
50 MINUTES
HWY 403/401 TO
WOODSTOCK



Why Hamilton?



Second largest labour pool in Ontario



Lower cost of real estate and living compared to Greater Toronto Area



Port of Hamilton is Canada's busiest Great Lakes port



Close highway connectivity to Southern Ontario and U.S. markets



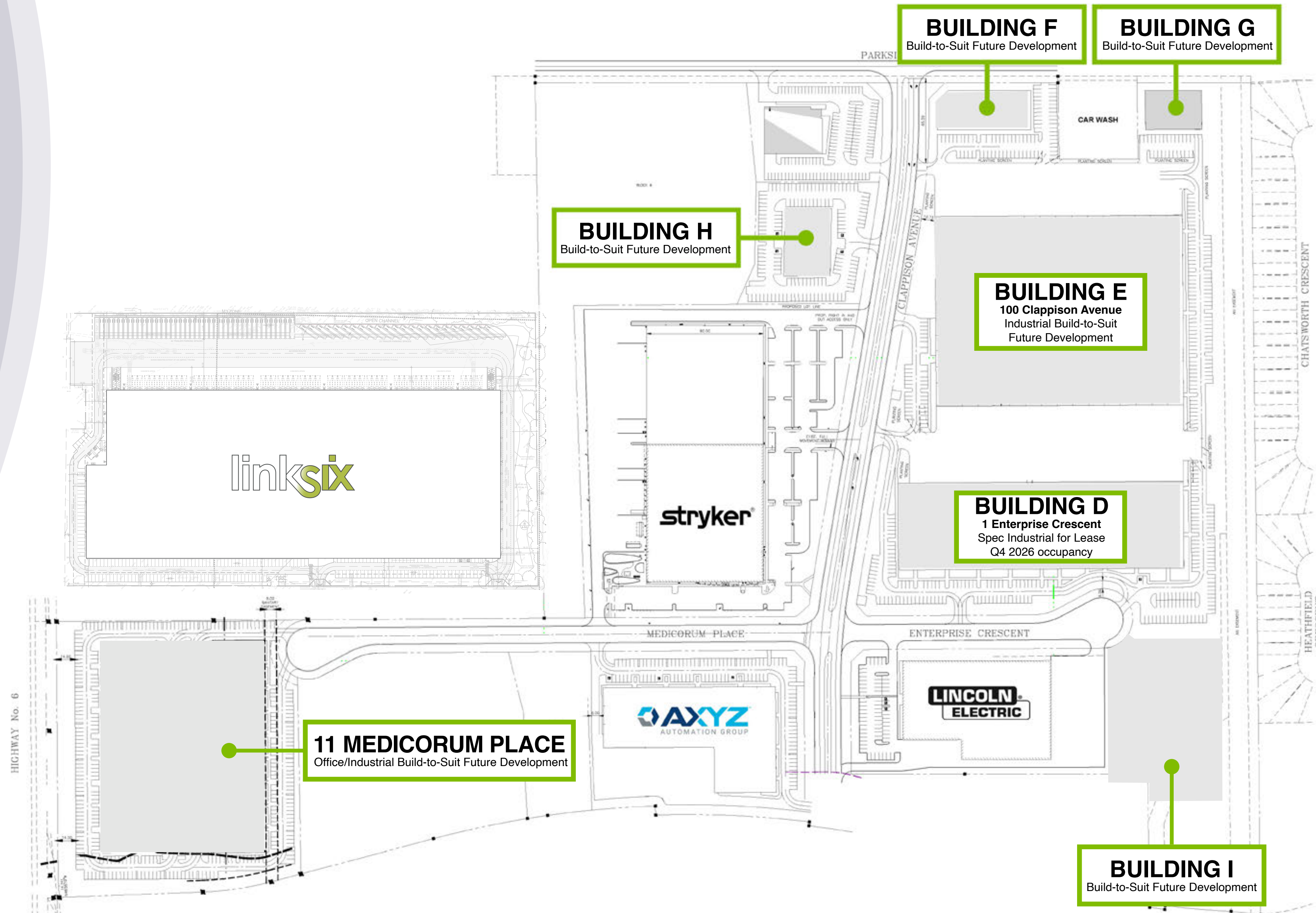
YHM is Canada's largest cargo/ freight airport (24/7 operation)



City of Hamilton has a business-oriented focus

Master Plan

iConnect Work



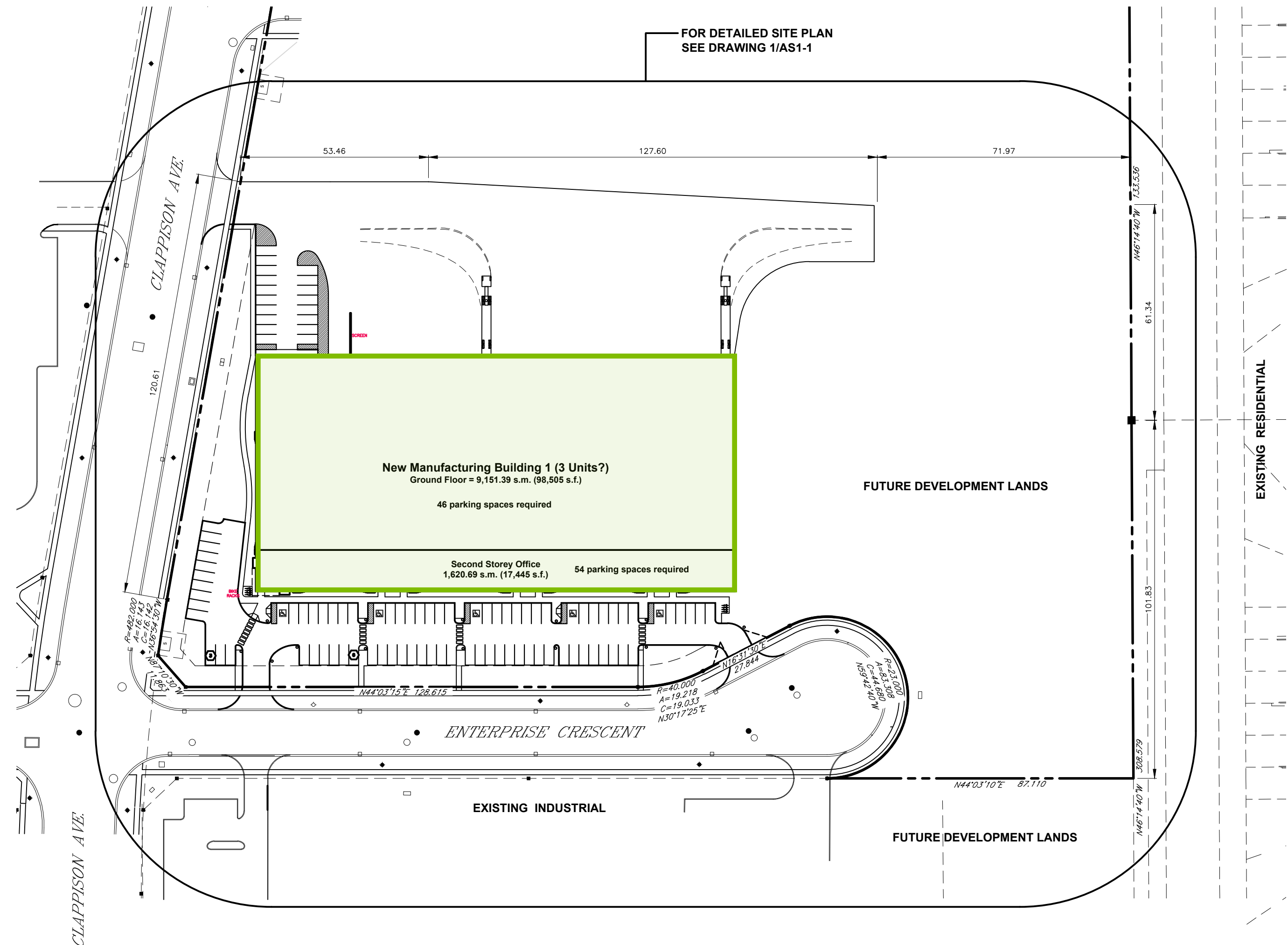
1 Enterprise Crescent

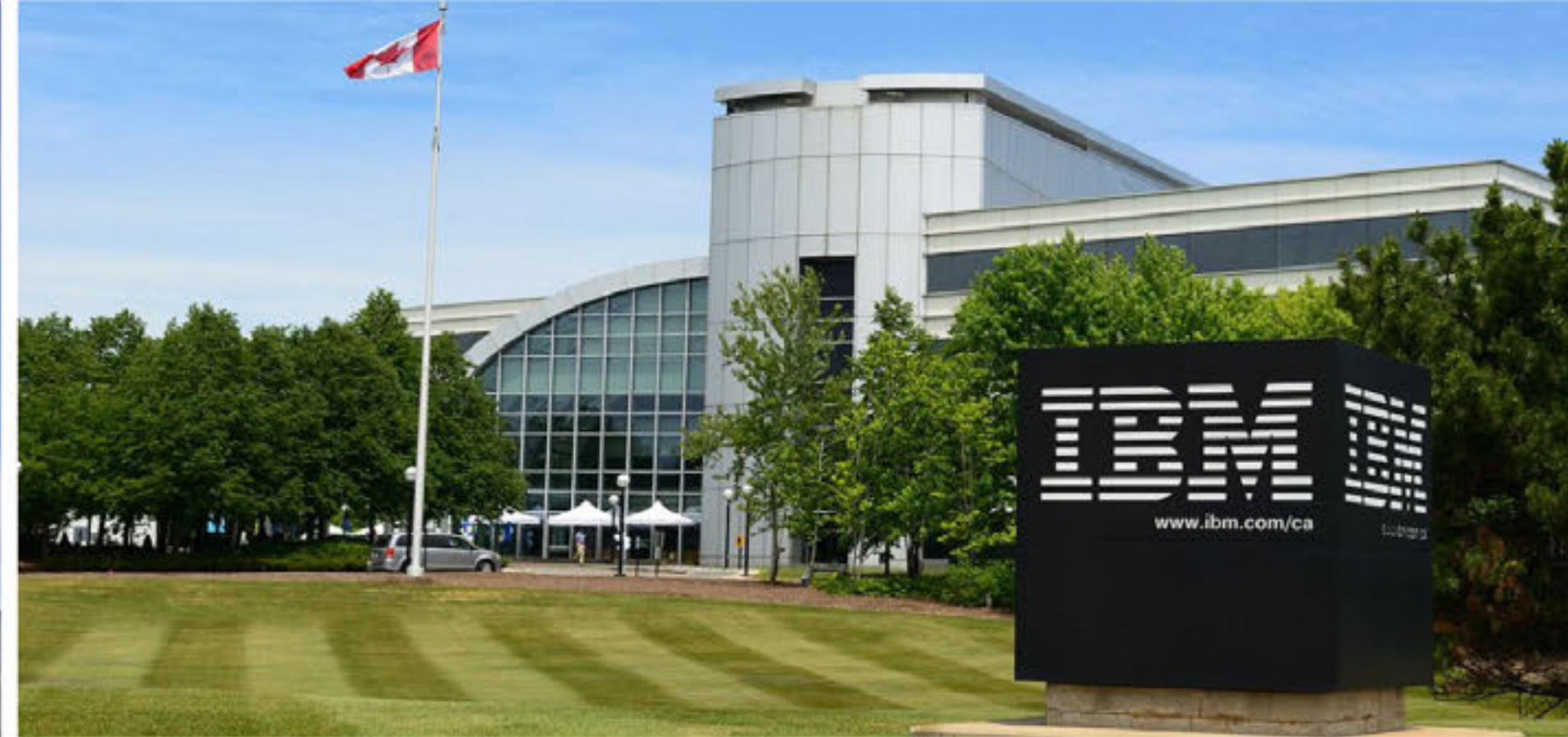
Industrial Speculative Project
now under construction –
Q4 2026 occupancy

32' clear height

Truck and Drive In Loading

Suites for Lease
from 20,000 SF to 115,950 SF





Project Team

iConnect Business Park is a joint Venture between The Krpan Group and The Remington Group.

The development group has developed millions of square feet of residential, commercial, and industrial projects in the Canadian market. They currently own and manage over 3,000,000 SF of office/industrial facilities in the Greater Toronto and Hamilton Area from their workplace.

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