

INDUSTRIAL FOR SALE

371 JONES ROAD

HAMILTON, ONTARIO



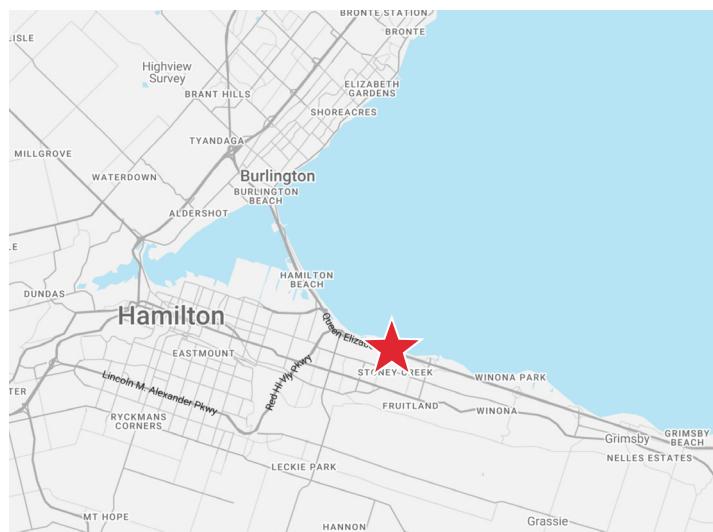
THE OPPORTUNITY

- Extremely rare logistics / repair facility with excess land
- Property and yard is fully fenced and lit w. automatic gate and electrical hookups
- CN Rail abuts the North property line
- Less than 2km to Hwy QEW at Fruitland Rd.
- Efficient office layout over two floors
- Airlines throughout with 1 Ton jib crane
- Hydraulic truck jacks installed in warehouse floor (18,000lbs capacity)
- Facility is equipped with showers and laundry services



PROPERTY DETAILS

LOCATION	Fruitland Road & Highway QEW
	4,260 SF - Office
BUILDING AREA	7,863 SF - Warehouse
	12,123 SF - Total
LOT SIZE	5.98 acres
CLEAR HEIGHT	21'
ZONING	M2
POWER	200 A 600 V
SHIPPING	6 Drive-In (3 Pull Through Bays)
ASKING PRICE	\$ 14,000,000



For more information, please contact:

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*Sales Representative **Broker

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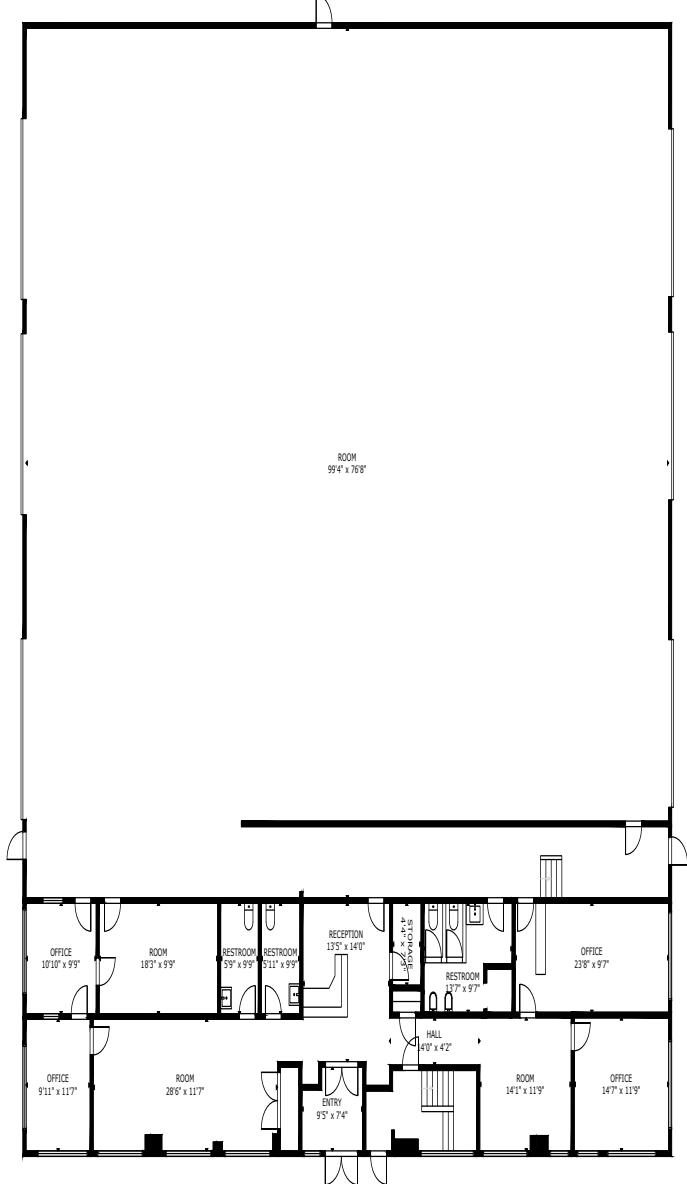
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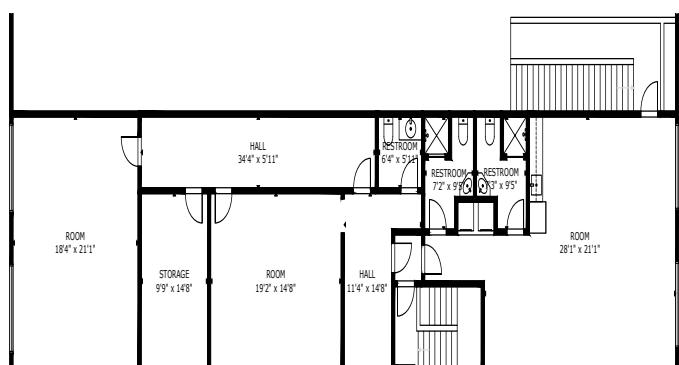


FLOOR PLAN

[CLICK HERE FOR
VIRTUAL TOUR](#)



GROUND FLOOR



SECOND FLOOR OFFICE



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PROPERTY PICTURES - OUTDOOR



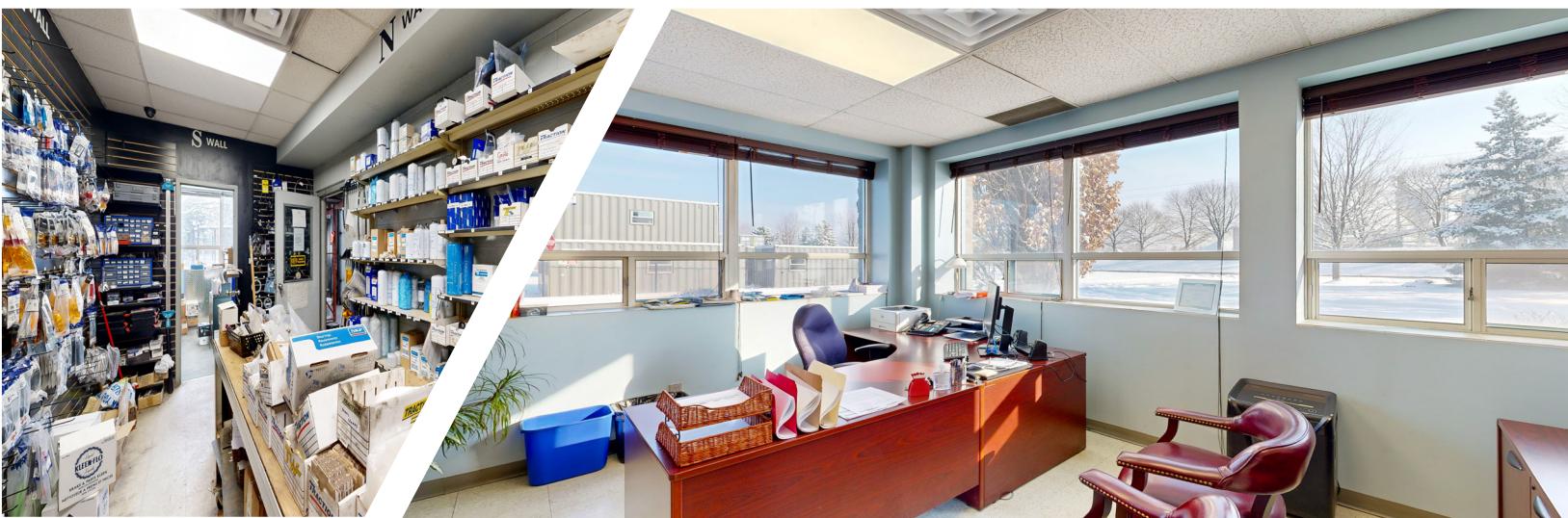
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PROPERTY PICTURES - OFFICE



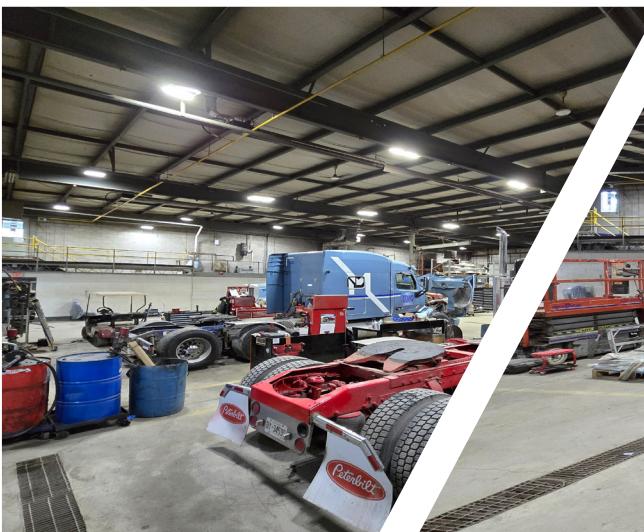
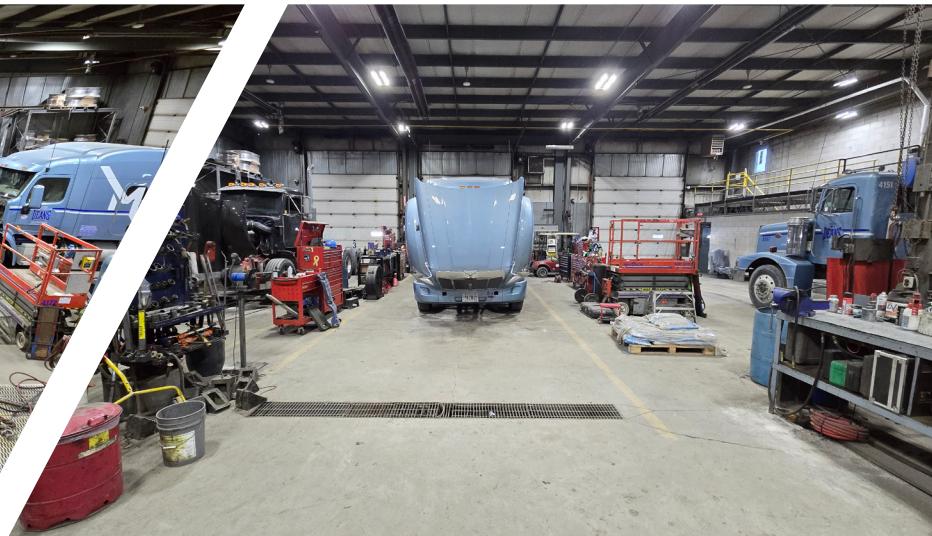
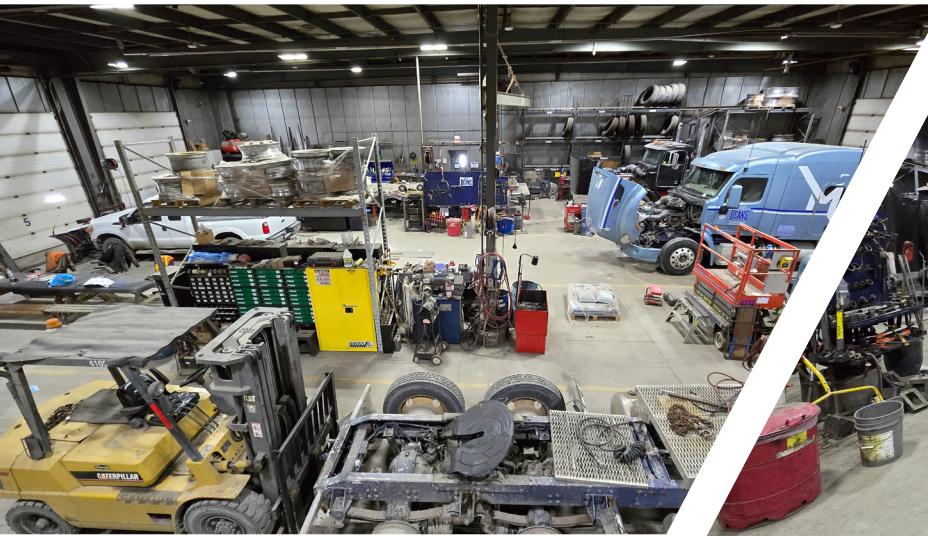
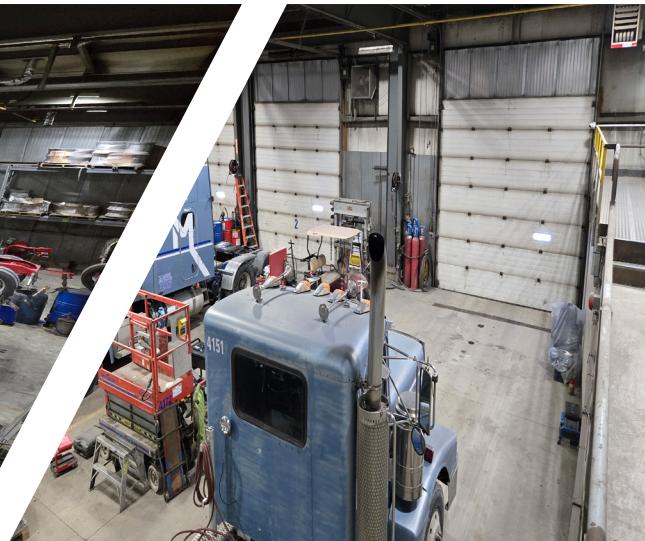
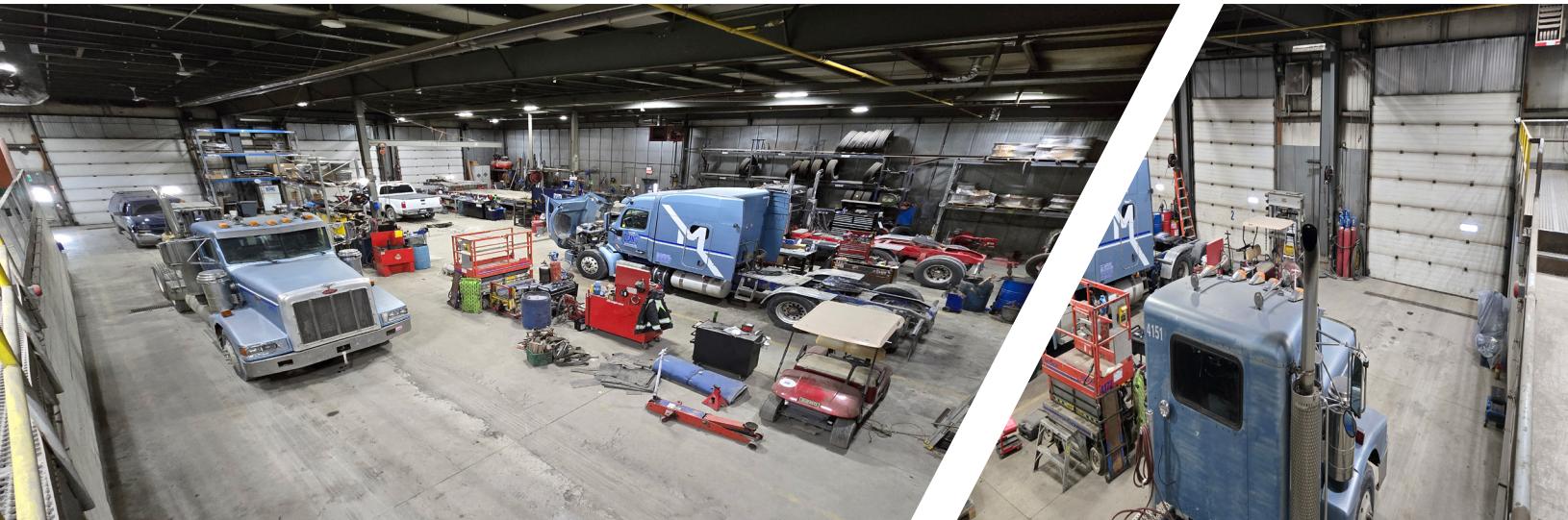
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PROPERTY PICTURES - SHOP



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ZONING

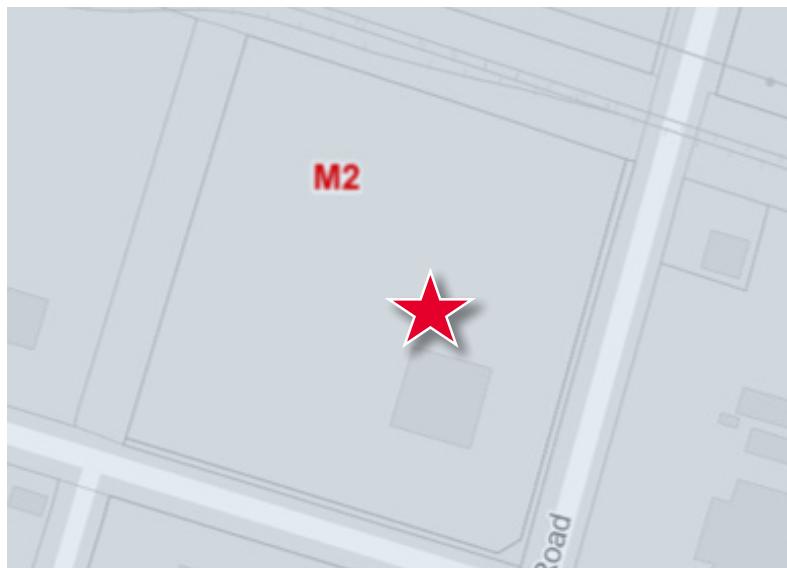
[Click Here For More Zoning Information](#)

PERMITTED USES

According to municipal records the subject property is zoned M2 General Employment . Sample permitted uses in a M2 zone include, but not limited to:

- Alcohol Production Facility
- Artist Studio
- Animal Shelter
- Aquaponics
- Building and Lumber Supply
- Establishment
- Building or Contracting Supply
- Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Dry Cleaning Plant
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Landscape Contracting Establishment
- Manufacturing
- Motor Vehicle Collision & Repair Establishment
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development
- Establishment
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility

ZONING MAP



Subject Property: 371 Jones Road, Hamilton ON



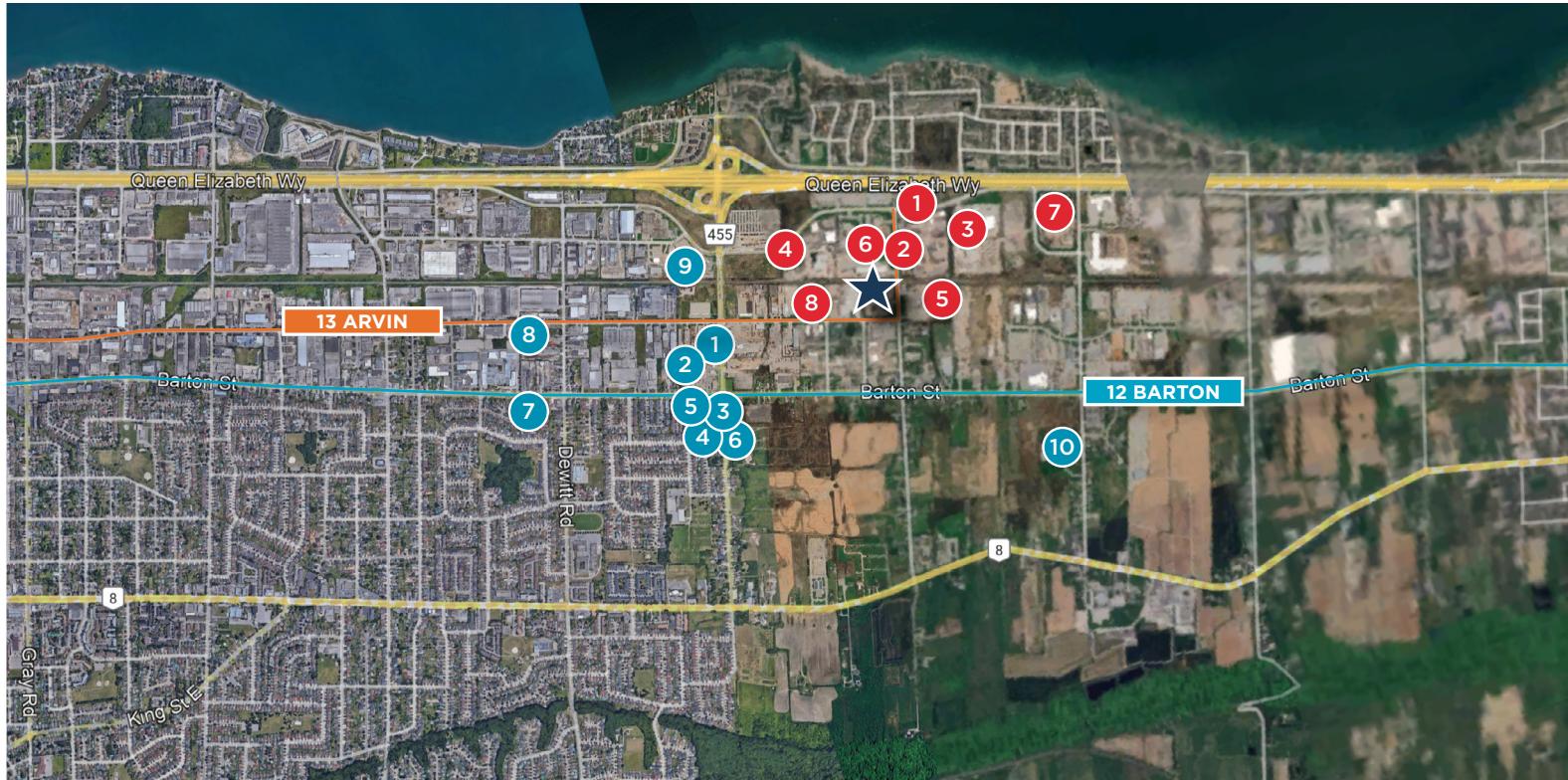
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AMENITIES MAP



LEGEND | AMENITIES

- 1 Esso
- 2 Tim Hortons
- 3 Subway
- 4 P&K Sushi
- 5 Pita Pit
- 6 Quesada Burritos
- 7 Miceli Family Bakery
- 8 Uncle Sam's BBQ Smoke House
- 9 Shell
- 10 Winona Vine Estates

LEGEND | CORPORATE NEIGHBORS

- 1 Stonex Granite & Quartz Inc.
- 2 Gulacha Brothers Trucking
- 3 Nova Steel
- 4 Bartek Ingredients
- 5 Lafarge Canada Inc.
- 6 Brandt
- 7 Battlefield Equipment Rentals
- 8 Kal Tire

LEGEND | TRANSIT

12 BARTON 13 ARVIN

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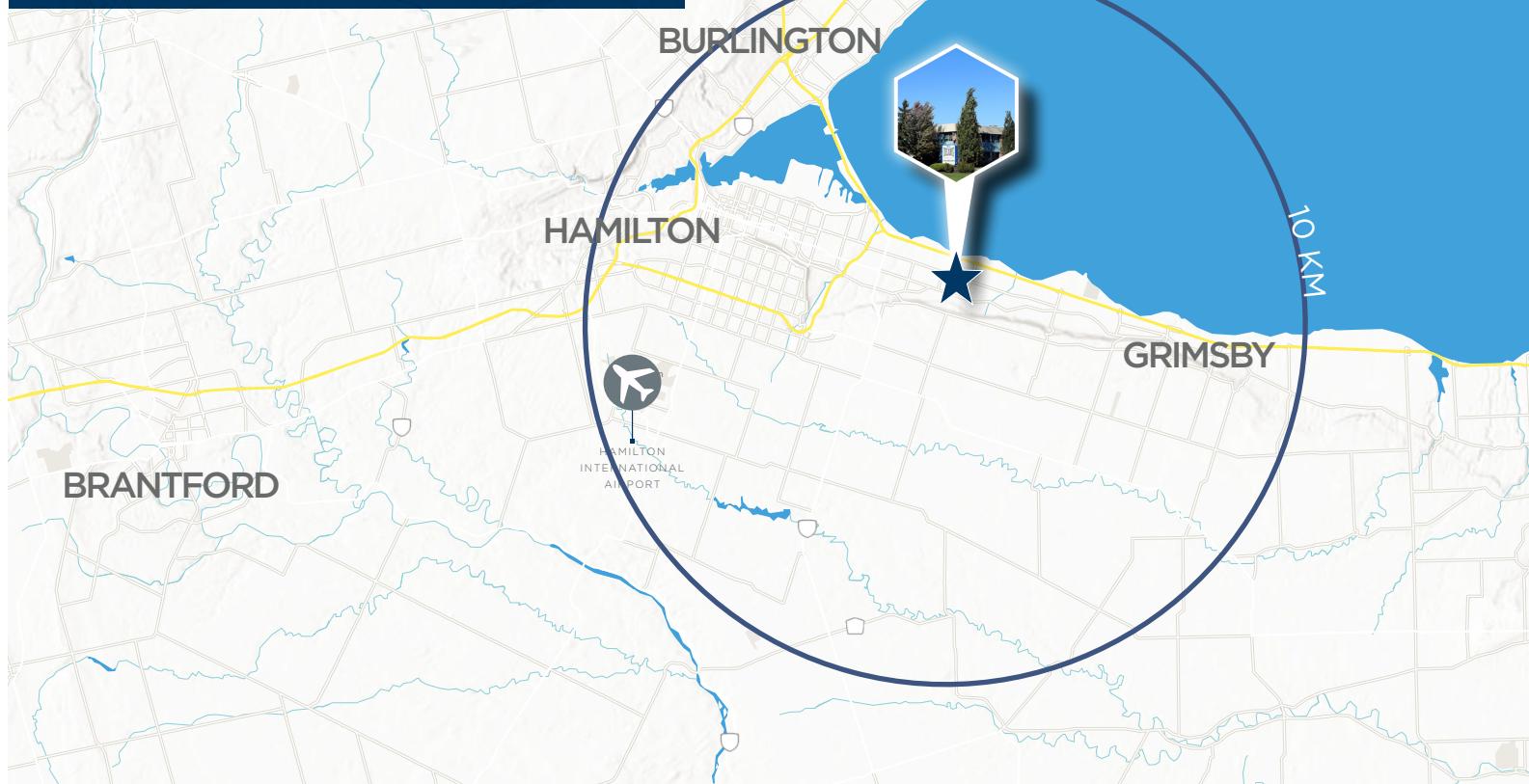
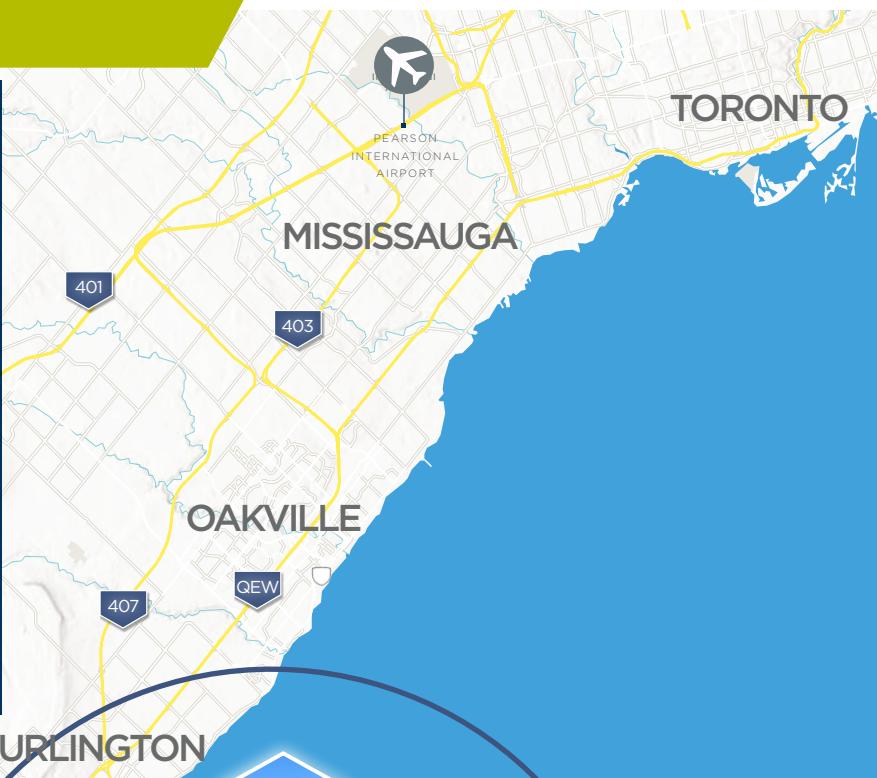
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DRIVE TIMES MAP

QEWS	2.0 KM	3 Mins
Highway 403	7.4 KM	15 Mins
Highway 401	50.6 KM	37 Mins
Highway 407	17.1 KM	15 Mins
Hamilton International Airport	17.7 KM	27 Mins
Pearson International Airport	64.6 KM	42 Mins
Hamilton Central GO Station	5 KM	11 Mins
Confederation GO Station	8.4 KM	10 Mins
USA - Canada (Rainbow International Bridge)	71.5 KM	53 Mins
Toronto	74.3 KM	56 Mins



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