

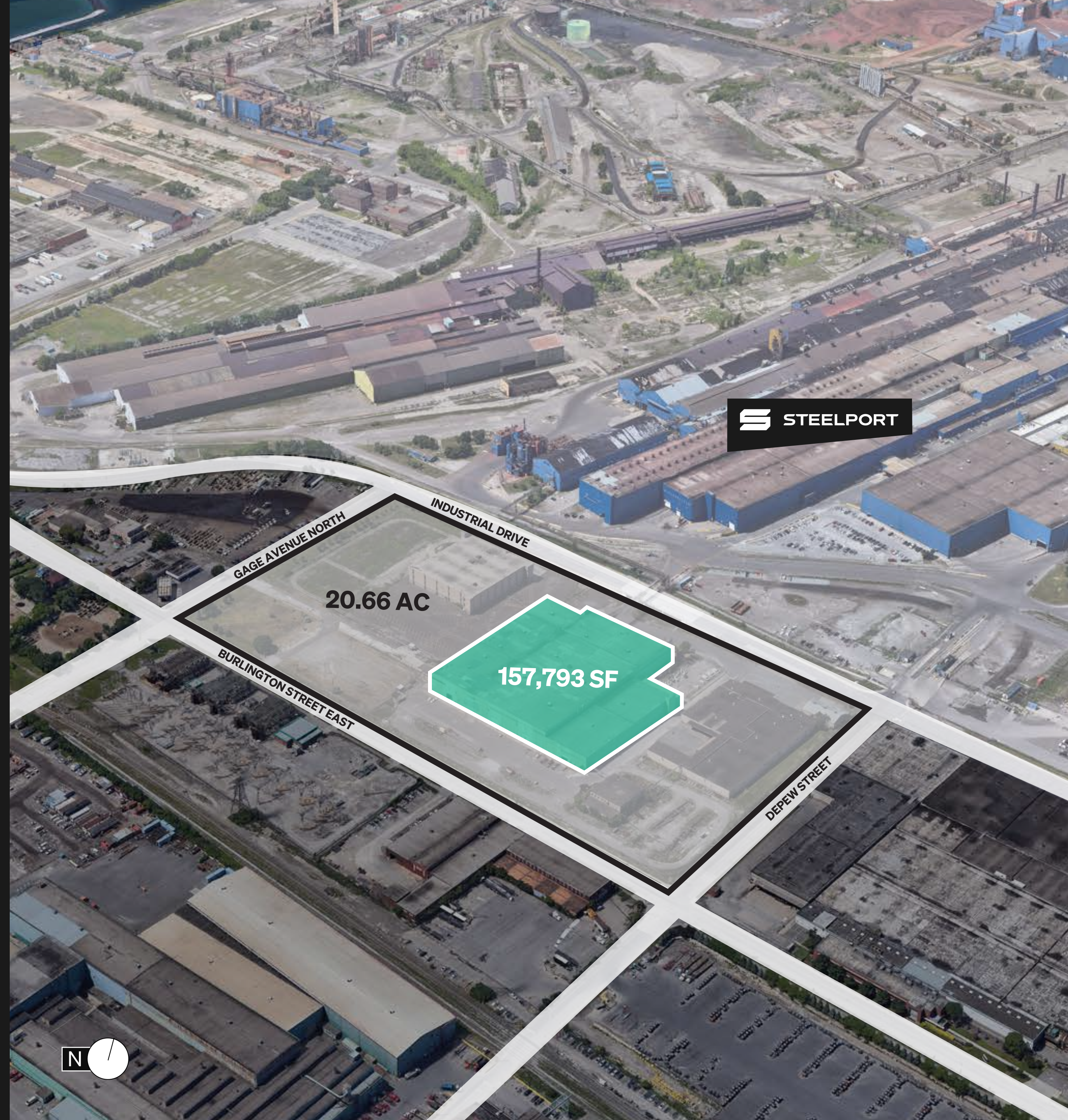
For Sale

957 Burlington Street East
Hamilton, ON

Existing 157,793 SF Multi-Crane
Building on 20.66 AC

Redevelopment Opportunity

Part of the Steelport development



GAGE AVENUE NORTH

INDUSTRIAL DRIVE

20.66 AC

157,793 SF

BURLINGTON STREET EAST

DEPEW STREET



957 Burlington St E

Hamilton, ON

Rare, highly-sought after, existing multi-crane industrial property for sale located at the "doorstep" of the upcoming Steelport development.

957 Burlington St E features 157,793 SF on 20.66 acres with 46 ft clear height and 8 cranes. Well located in Hamilton's prime industrial hub and in close proximity to Queen Elizabeth Way and Red Hill Valley Parkway, the site provides connectivity and convenience. With a wide range of industrial uses, this property is a blank canvas with some in-place income for any potential owner occupier or investor.

Highlights

Existing 157,793 SF Multi-Unit Crane Building on 20.66 Acres



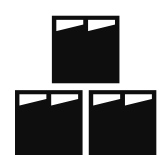
At the "Door Step" of the Steelport development



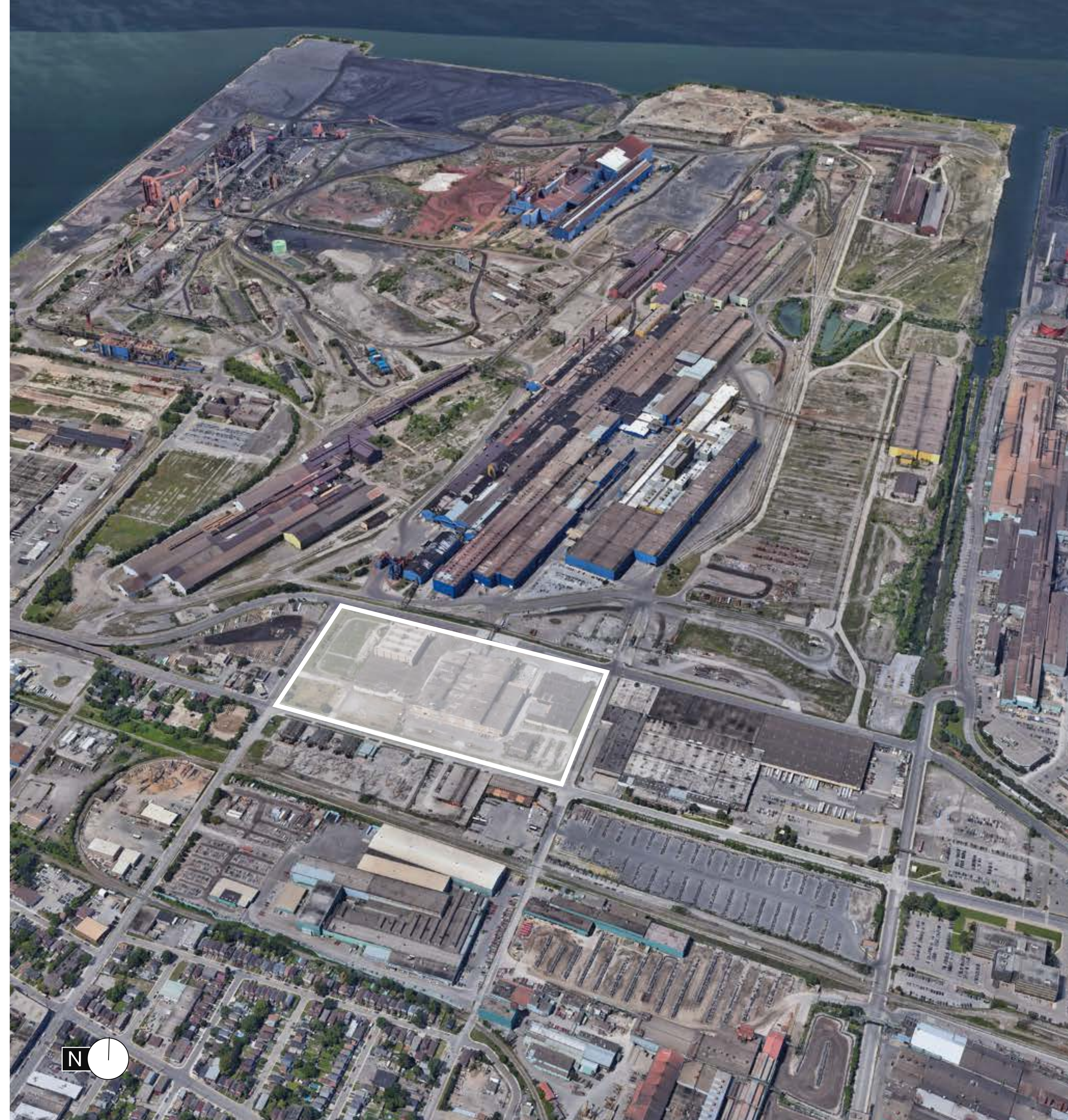
Well located and highly connected to transit and highway network



Superior power & water capability



Blank Canvas infill site with rare zoning permitting outside storage



Property Profile

957 Burlington St E, Hamilton

PIN PIN 17575—0127 (LT), and PIN 17575-0132 (LT).

Zoning M5 (General Industrial)
Permits outside storage
No building height restrictions

Location The site is located in Hamilton, east of Highway 403, and is at the "doorstep" of the Steelport development

Site & Building Specifications

Site Area 20.66 Acres (16% coverage)

Existing Building Size
Unit 1: 39,861 SF
Unit 2: 43,050 SF
Unit 3: 42,156 SF
Unit 4: 31,779 SF
Total: 157,793 SF

Clear Height
Unit 1: 46' 10"
Unit 2: 46' 9"
Unit 3: 46' 9"
Unit 4: 46' 9"

Cranes
Unit 1: 1 crane, 2 pulleys
(25 ton & 10 ton)
Unit 2: 3 cranes
(7.5, 25, 3 ton)
Unit 3: 2 cranes
(10, 65 ton)
Unit 4: 1 crane (10 ton)

Year Built 1960 - 1998 (as per MPAC)

Shipping Each unit has 2 drive thru bay doors

Pricing **\$42,000,000**



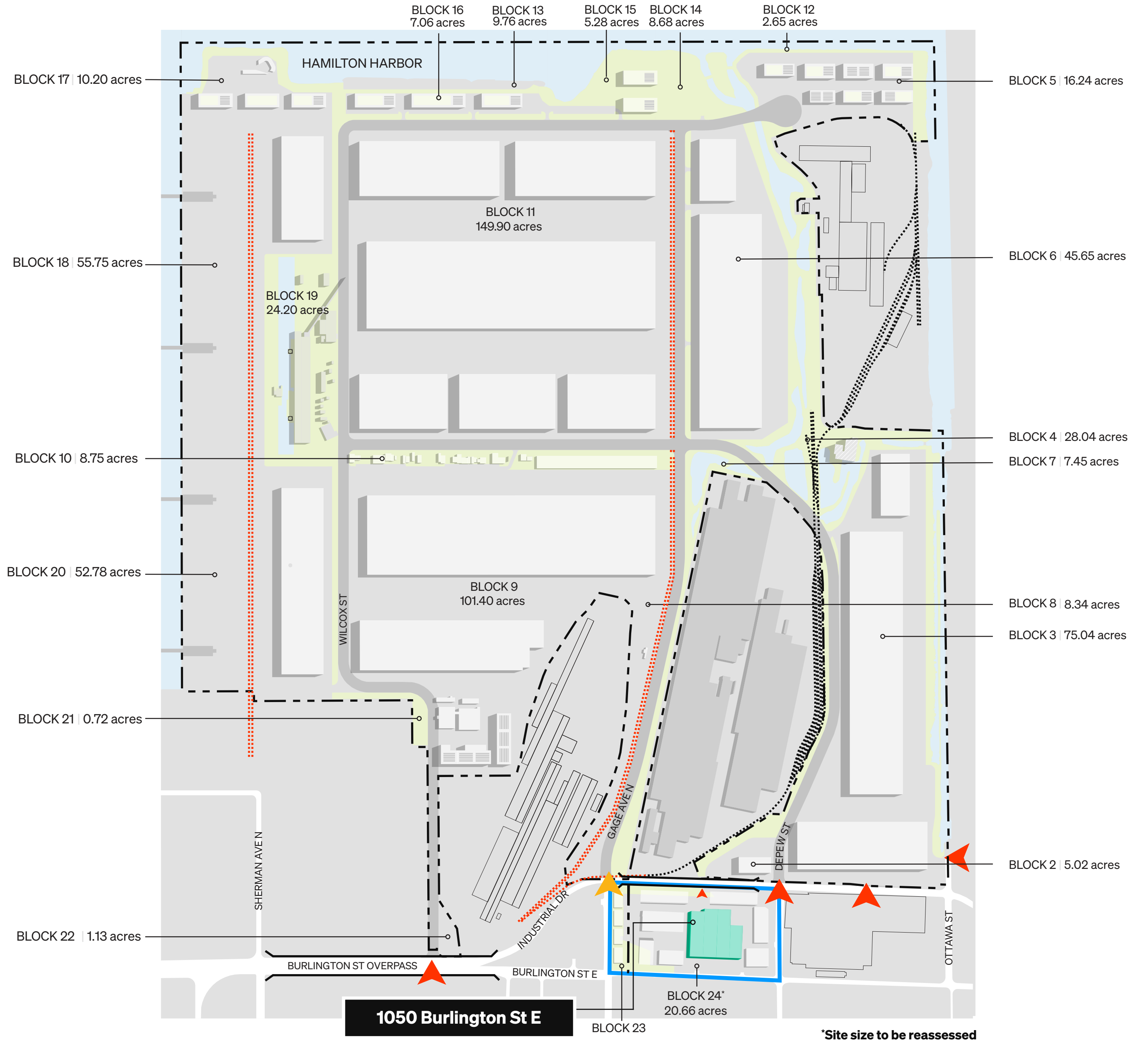
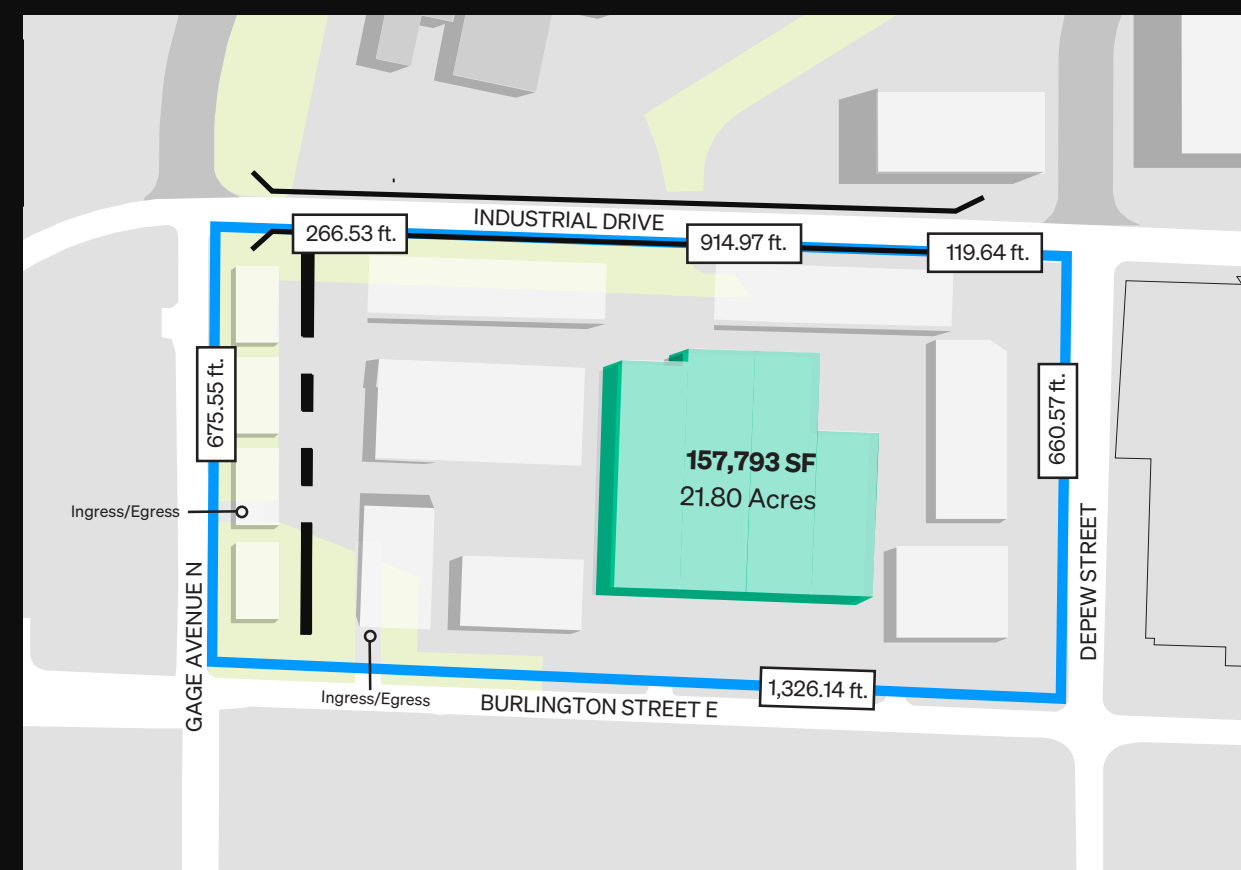
Property Highlights

- Heavily specialized in its current state
- Unit 4 is currently leased, with the option to terminate
- Low site coverage with existing building
- Option for an owner occupier/investor to develop on a "blank canvas," with light level of restrictions on development façade
- Direct access to utilities and services
- Ability to develop parking or storage on top of existing easements
- M5 Zoning permits commercial pad

Steelpoint Master Plan

Legend

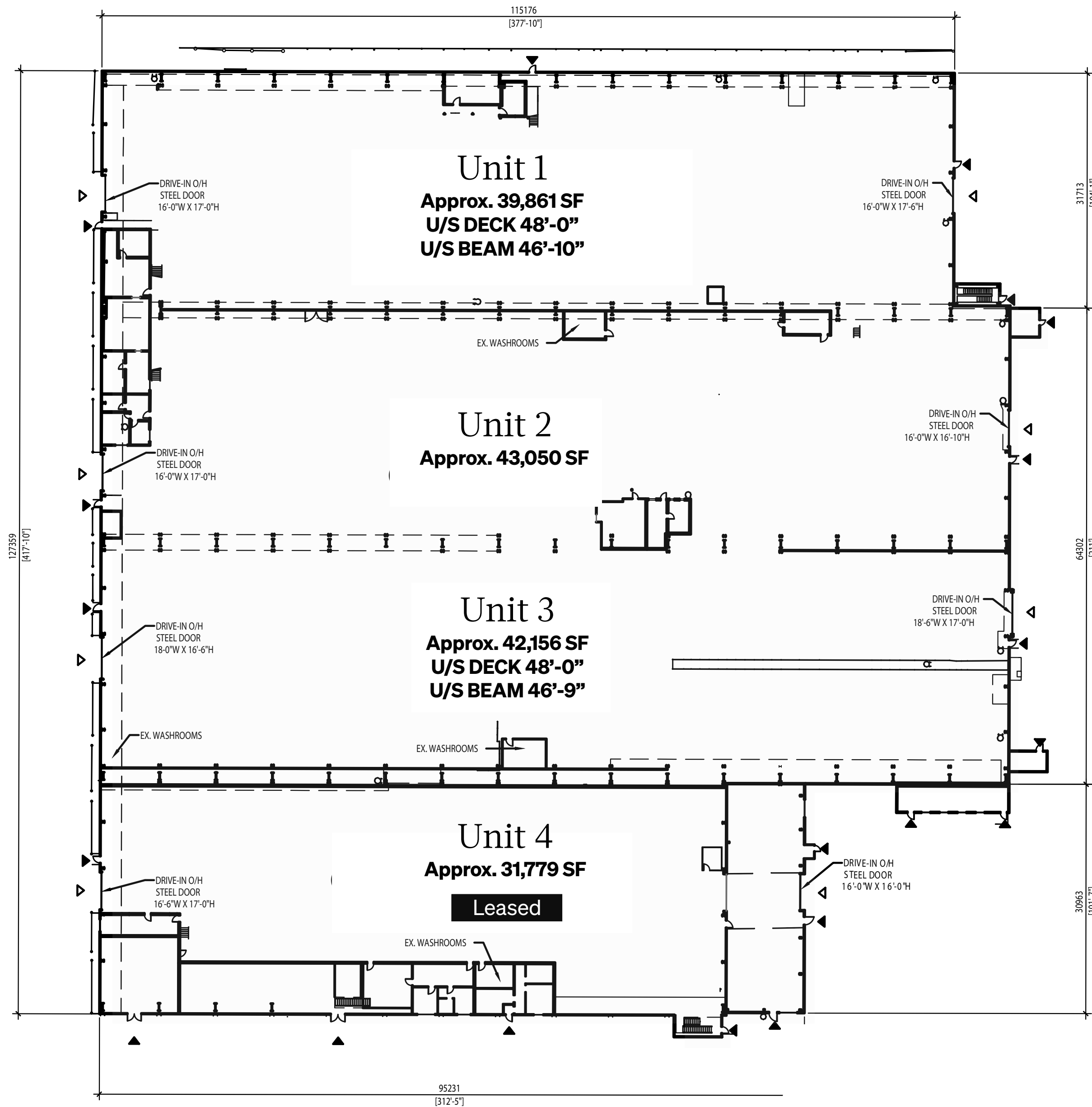
- 1050 Burlington St E
- Property Line
- Bridge
- Existing Entrance
- Proposed Entrance
- Existing Buildings In Stelco Mill Lands
- Hybrid Model / Public Amenity Block
- Existing Rail to Remain
- Proposed Rail Corridor



Floor Plan

Existing Building

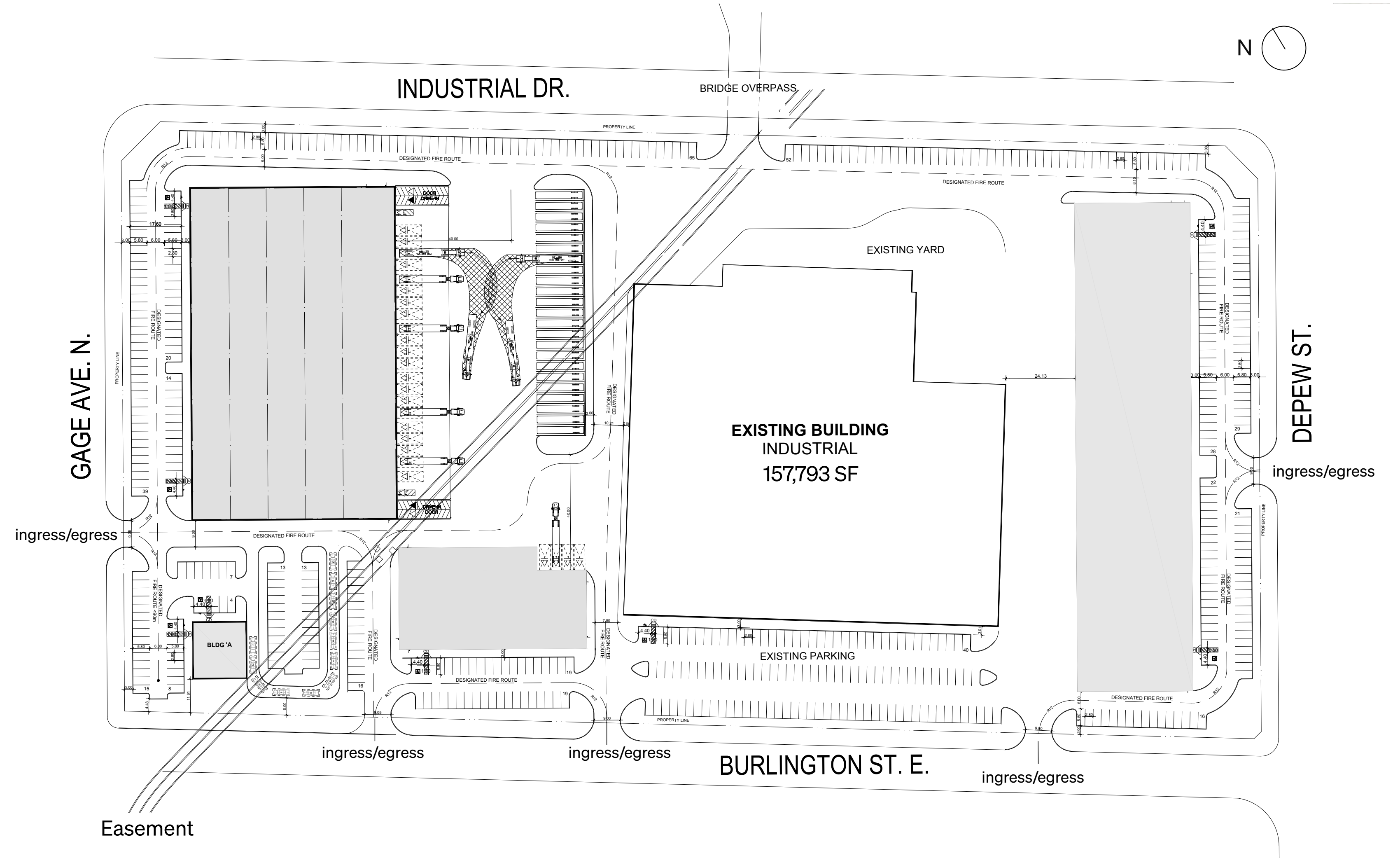
957 Burlington St E, Hamilton



Concept Site Plan

Option 1

Existing Building:	157,793 SF
Building A Proposed Commercial Pad	Size: 4,090 SF
Building B	Size: 88,900 SF
Building C	Size: 23,188 SF
Building D	Size: 72,872 SF



≡ = Easement

Concept Site Plan

Option 2

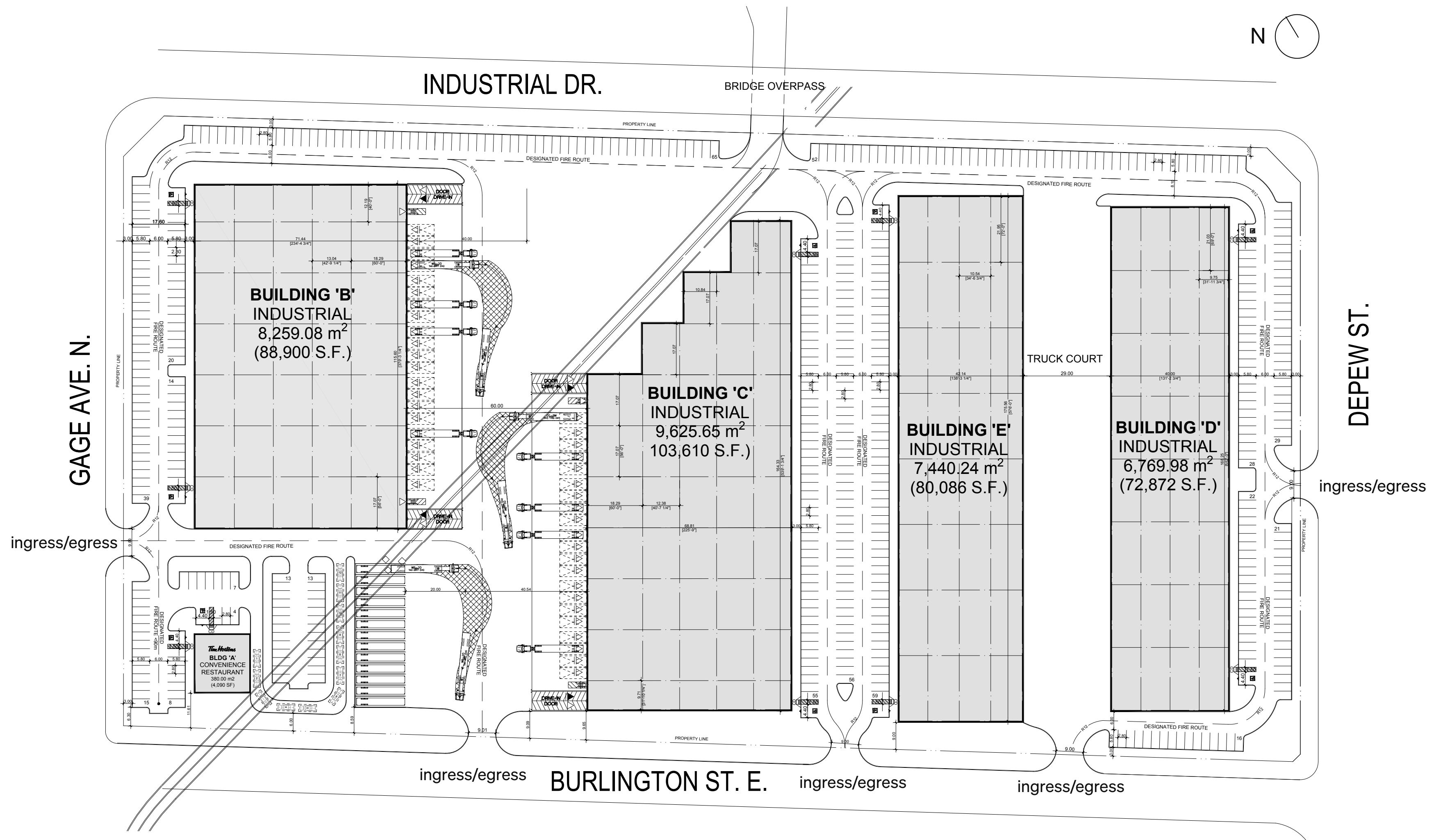
- Building A** Size: 4,090 SF
Proposed Commercial Pad

- Building B** Size: 88,900 SF

- Building C** Size: 103,610 SF

- Building D** Size: 72,872 SF

- Building E** Size: 80,086 SF

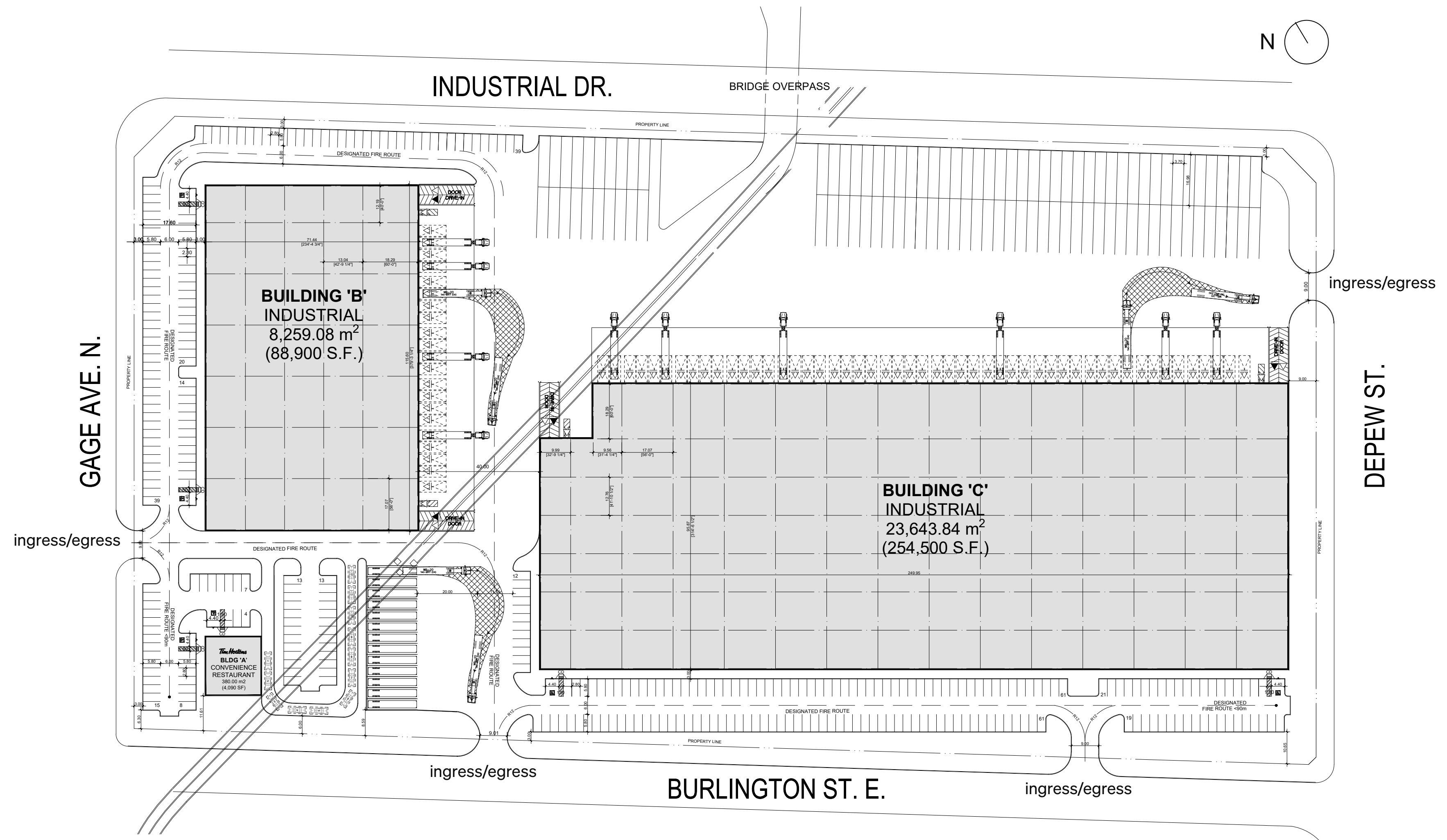


= Easement

Concept Site Plan

Option 3

- Building A** Size: 4,090 SF
Proposed Commercial Pad
- Building B** Size: 88,900 SF
- Building C** Size: 254,500 SF



==== = Easement

Zoning: General Industrial (M5)*

Potential uses include: data centre, high bay cold storage, outside storage, EV manufacturing, automotive, and advanced manufacturing.

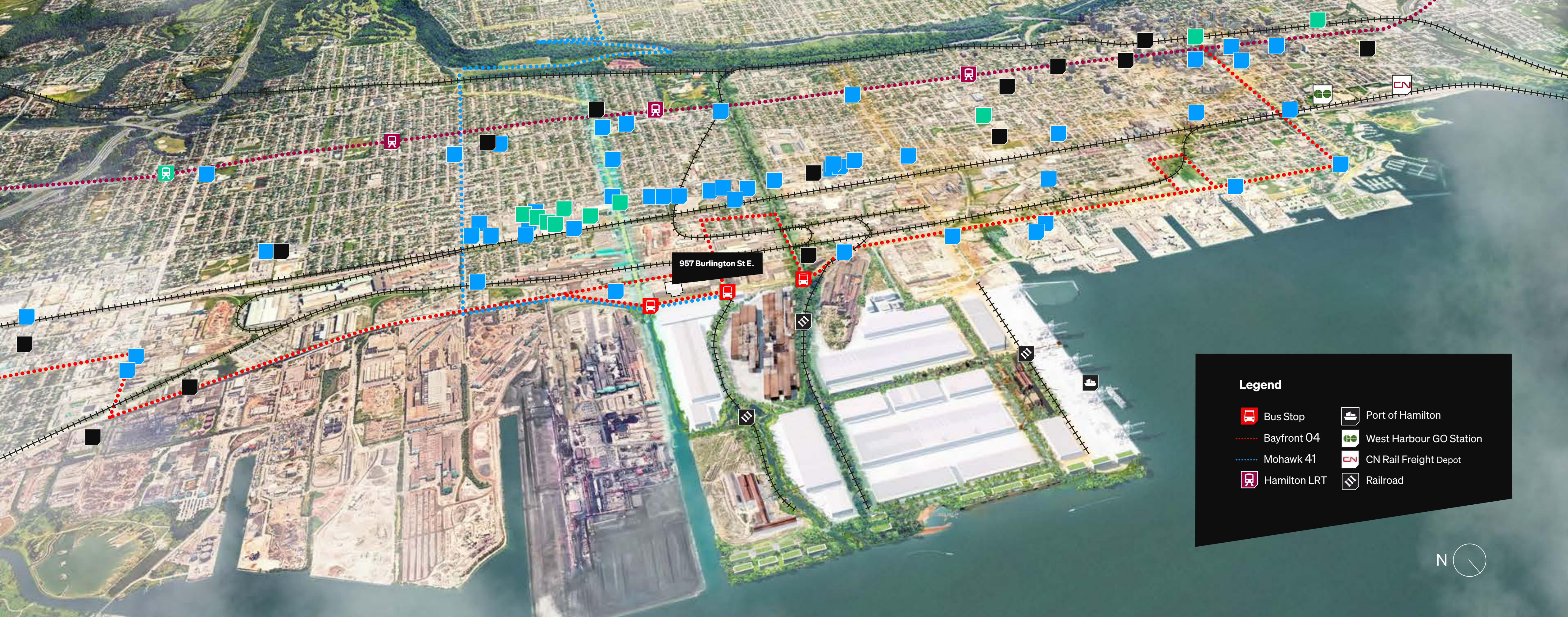
Permitted uses include:

- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Cannabis Growing and Harvesting Facility
- Communications Establishment
- Commercial Motor Vehicle Sales, Rental and Service
- Commercial Motor Vehicle Washing Establishment
- Commercial Parking Facility
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Dry Cleaning Plant
- Equipment and Machinery Sales, Rental and Service
- Financial Establishment
- Greenhouse
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Restaurant
- Salvage Yard
- Surveying, Engineering, Planning or Design Business
- Towing Establishment
- Tradesperson's Shop
- Trade School
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility

No height restriction
under current zoning

*Subject lands are General Industrial (M5) with site specific Exceptions 433





Legend

- Bus Stop
- Bayfront 04
- Mohawk 41
- Hamilton LRT
- Port of Hamilton
- West Harbour GO Station
- CN Rail Freight Depot
- Railroad



Waterfront Meets Connectivity

957 Burlington St E will drive Hamilton's evolution, giving rise to new business, community, waterfront connections, and ecological regeneration, while paying tribute to Hamilton's distinct legacy of steel and industry.

Hamilton LRT

From McMaster to Eastgate, the future Hamilton LRT is a 14 KM multi-modal corridor, featuring 17 stops and enhanced streetscape. Scott Park Stop is +/- 2.2 KM from Steelport.

Modern Amenities & Nearby Conveniences

Within 20 minutes | 10 KM

58+	14+	16+
Restaurants & cafes	Banks & ATMs	Gas Stations

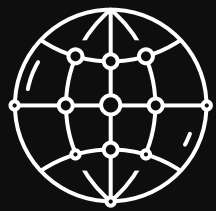
Hamilton's Advantage

Unlocking Potential



Affordable

Hamilton is a lower-cost alternative to the GTA while providing access to labour and connectivity to the GTA and U.S. border.



A Major Trade Hub

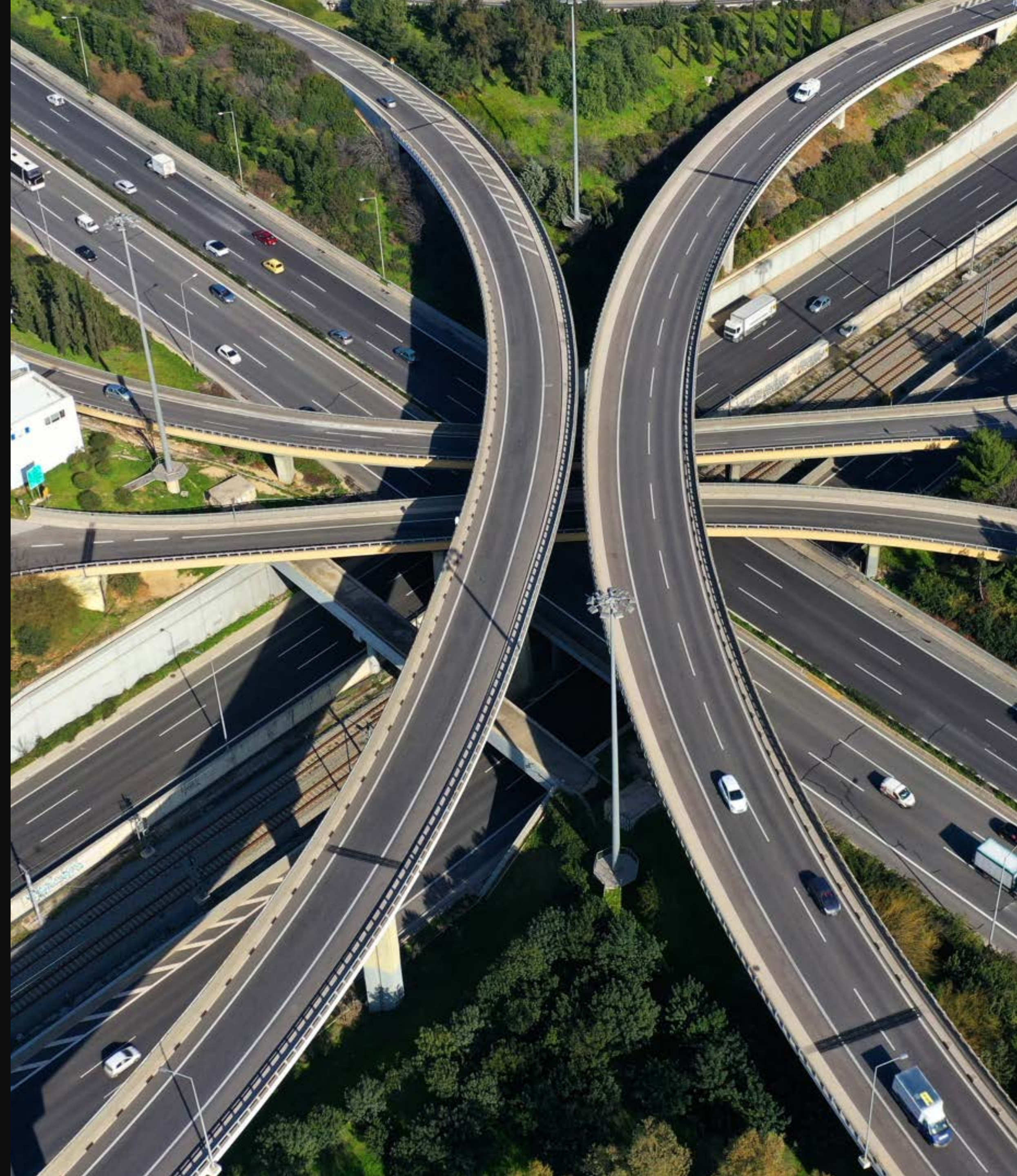
Hamilton has two ports of entry and is a major trade hub for air, sea, rail, and surface cargo. In addition, Hamilton is in close proximity to urban centres and other major trade hubs.



Multi-modal

Home to Hamilton International Airport and Port of Hamilton, the city boasts rapid access to critical highway and transportation networks.

Queen Elizabeth Way (QEW) 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, Florida, and the I-90 connections to the eastern seaboard. With the U.S. border only an hour's drive away, this property is within half a day's drive of major U.S. urban markets.



Where Evolution and Innovation Take Place

Hamilton is Canada's busiest economic hub

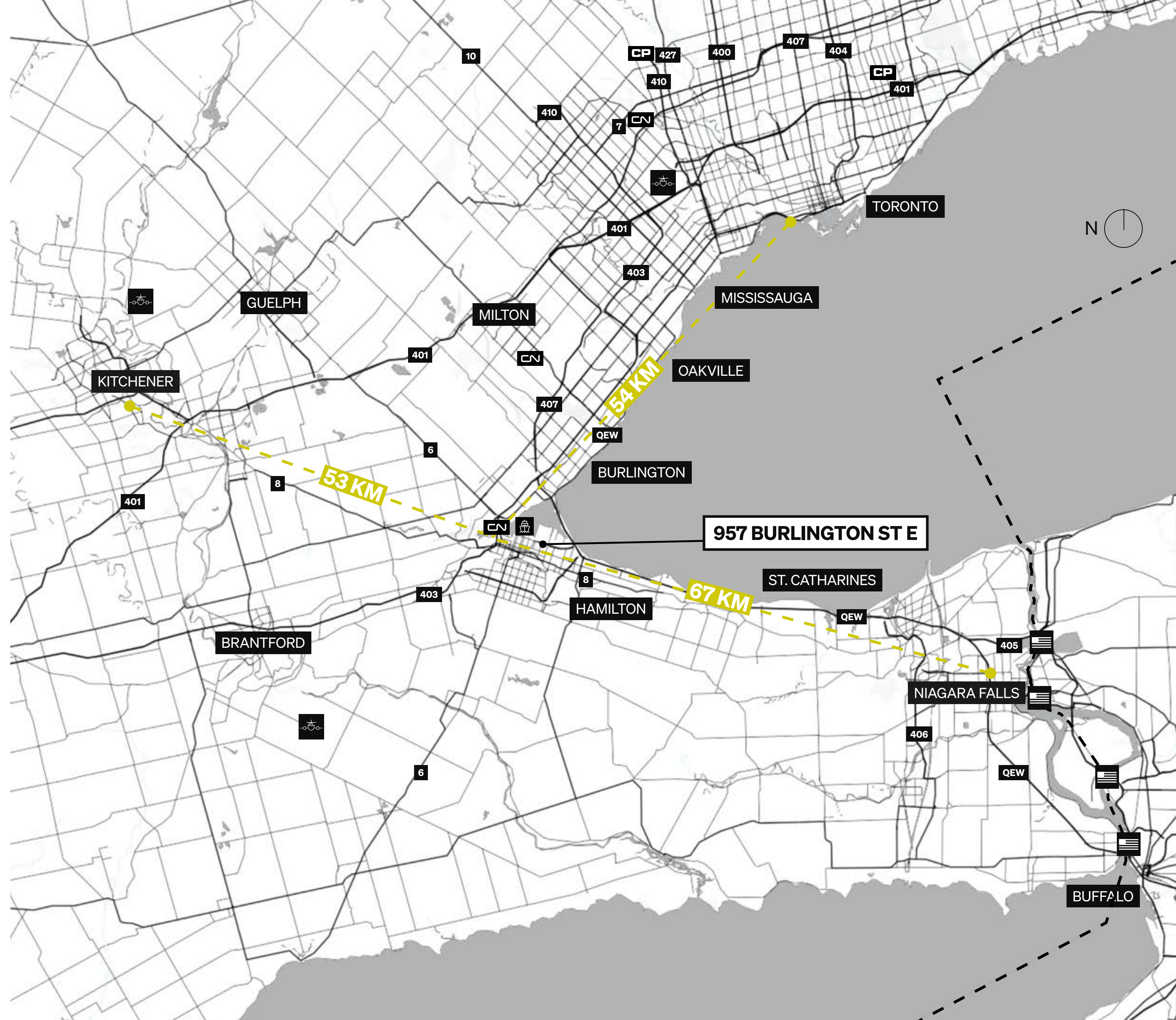
Hamilton is near multiple U.S. border crossings, ports of entry, and Canada's busiest international airport, providing businesses with ample opportunities for trade, transportation, and talent acquisition.

Located in Hamilton, this property is readily accessible via highway, rail, air, port, and U.S. border distribution points.

Drive Times

Queen Elizabeth Way	8 Min 6.5 KM
Highway 403	15 Min 8 KM
Highway 8	6 Min 2.8 KM
Lincoln Alexander Parkway	11 Min 14.3 KM
Highway 407 via QEW	11 Min 15.7 KM
Toronto Pearson International Airport	42 Min 66 KM
John C. Munro Hamilton International Airport	28 Min 18.1 KM
Port of Hamilton	5 Min 2 KM
Kitchener	1 Hr 2 Min 69 KM
Toronto	1 Hr 7 Min 71 KM
Buffalo	1 Hr 5 Min 96 KM
Niagara Border Crossing	50 Min 66 KM

*Drive times are an estimate based off regular hours



A Destination for Talent and Opportunity

Hamilton is the third largest city in Ontario*

Hamilton is the ninth-largest city in Canada by population and the third largest in Ontario following Toronto and Ottawa. It has a skilled workforce of more than 400,000 people, and 2 million within an hour drive. Home to top-tier universities and colleges, such as McMaster University and Mohawk College, Hamilton provides excellent recruitment opportunities.

729k*

Population

457K**

Population within 10km

Top 2

Ranked mid-sized cities of the Americas in connectivity**

239K**

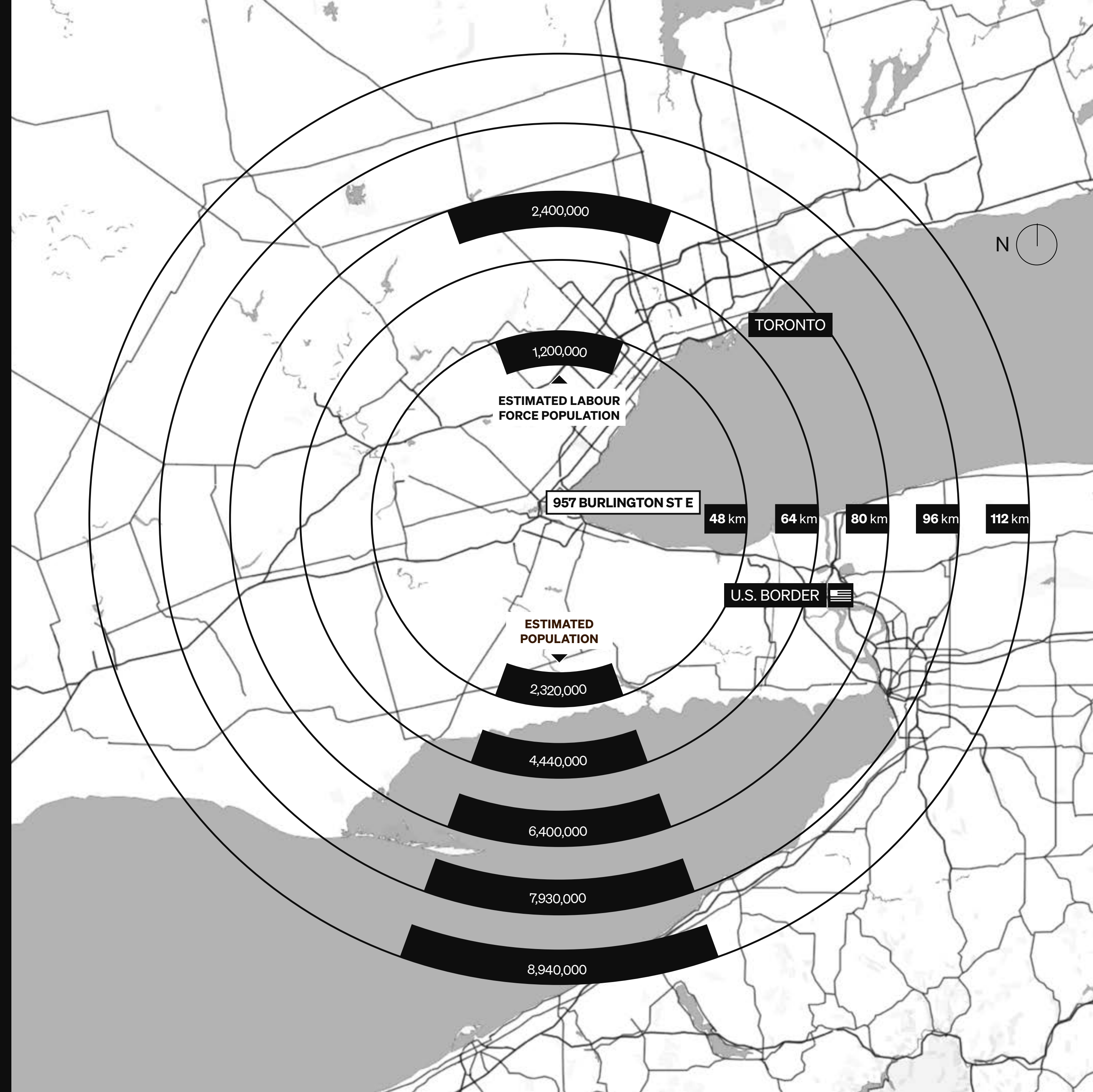
Labour pool within 10km

33*

Percent commuters within 5km of employment

40.5**

Median age within 10km



* Sources: statcan.gc.ca; hamilton.ca

** Source: Colliers Hydra 2022

Project Team



Slate Asset Management
slateam.com

Slate Asset Management is a global alternative investment platform. We focus on fundamentals with the objective of creating long-term value for our investors and partners. Slate's platform focuses on four areas of real assets, including real estate equity, real estate credit, real estate securities, and infrastructure. We are supported by exceptional people and flexible capital, which enable us to originate and execute on a wide range of compelling investment opportunities. Visit slateam.com to learn more, and follow Slate Asset Management on [LinkedIn](#), [X \(Twitter\)](#), and [Instagram](#).



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957 Burlington Street East

Part of the Future Steelpoint Development

A PROJECT BY



Contact

Colin Aves SIOR
Vice Chairman
Sales Representative
Direct: +1 416 564 2500
Colin.Alves@colliers.com

Graham Meader
Vice Chairman
Sales Representative
Direct: +1 416 578 8250
Graham.Meader@colliers.com



Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5 Canada
+1 416 777 2200 | collierscanada.com

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