



190 GLOVER ROAD HAMILTON



115,733 SF FREESTANDING INDUSTRIAL BUILDING FOR LEASE

**IMMEDIATE
OCCUPANCY**



Property Details

BUILDING SIZE	115,733 sf
OFFICE AREA	5% or built-to-suit
CLEAR HEIGHT	40'
SHIPPING	15 truck-level, 1 drive-in
TRUCK COURT	131'
BAY SIZE	40' x 56'
STAGING BAY	60'
POWER	1200 AMP / 600 V
LIGHTING	LED with motion sensors
SPRINKLER SYSTEM	ESFR
FLOORS	8" reinforced concrete slab
ROOF	TPO roof system, R35 insulation
EXTERIOR FACADE	Steel insulated metal panels
SECURITY	Ability to secure
ZONING	M3
CAR PARKING	69 stalls
SUSTAINABILITY	Registered with the CAGBC® and pursuing LEED Certified®

Leasing Details

NET RENT	Speak with Listing Team
T.M.I.	\$3.20 psf (2024 est.)



Unique freestanding building
in the Golden Horseshoe



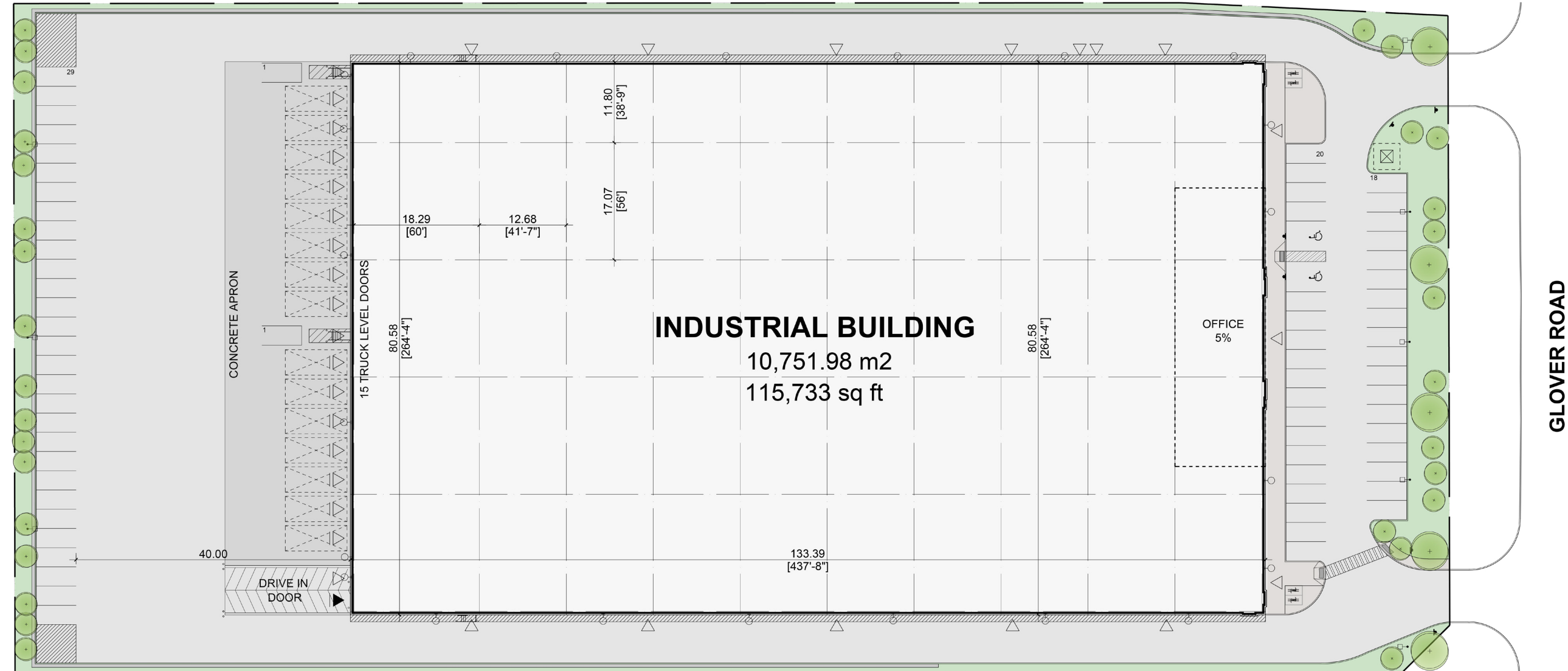
Pursuing LEED certification



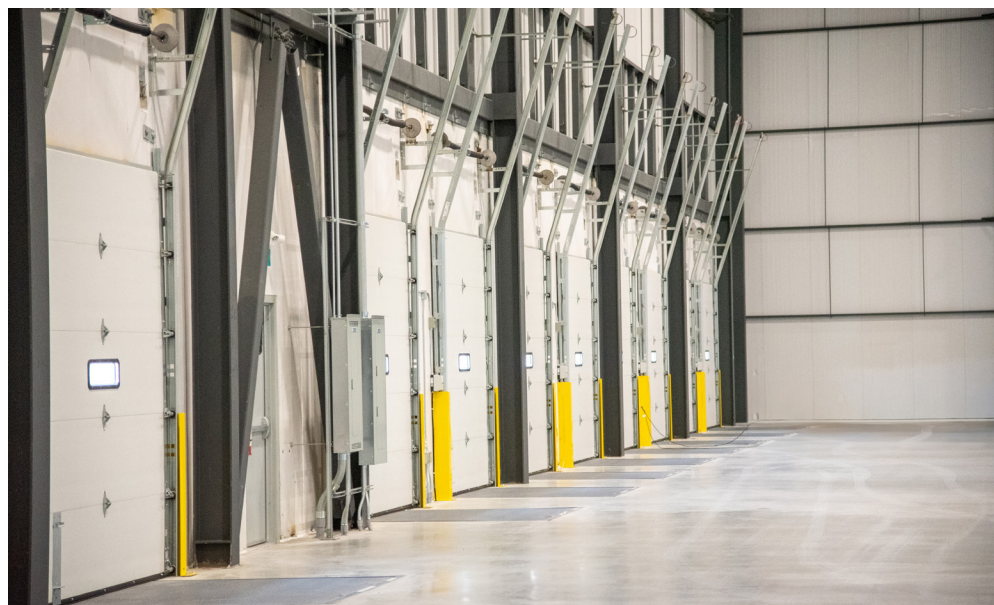
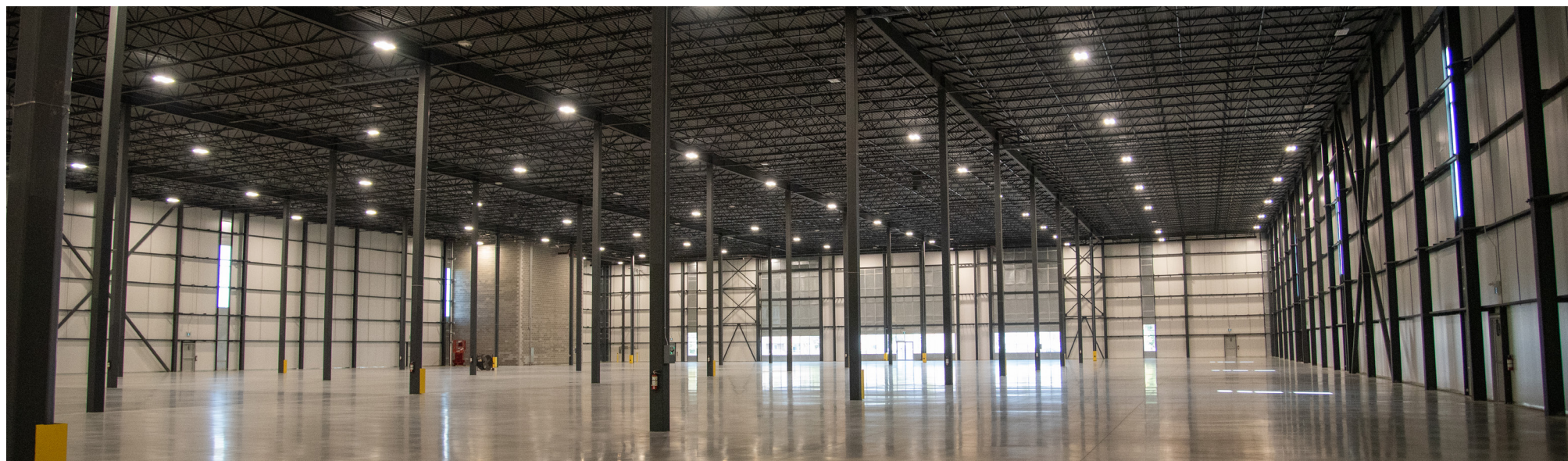
Exclusive shipping court



Ready for immediate
occupancy



Property Photos



Location Overview

Superior connectivity in Hamilton

Central location and access to infrastructure that supports all major modes of transportation



ROAD

400-series highways, QEW, and Highway 6
Connectivity to major highways



RAIL

CPKC, CN Rail, and GO Transit
Two Class I railways (CPKC & CN Rail lines), as well as passenger rail provided by GO Transit Lakeshore West Line



AIR

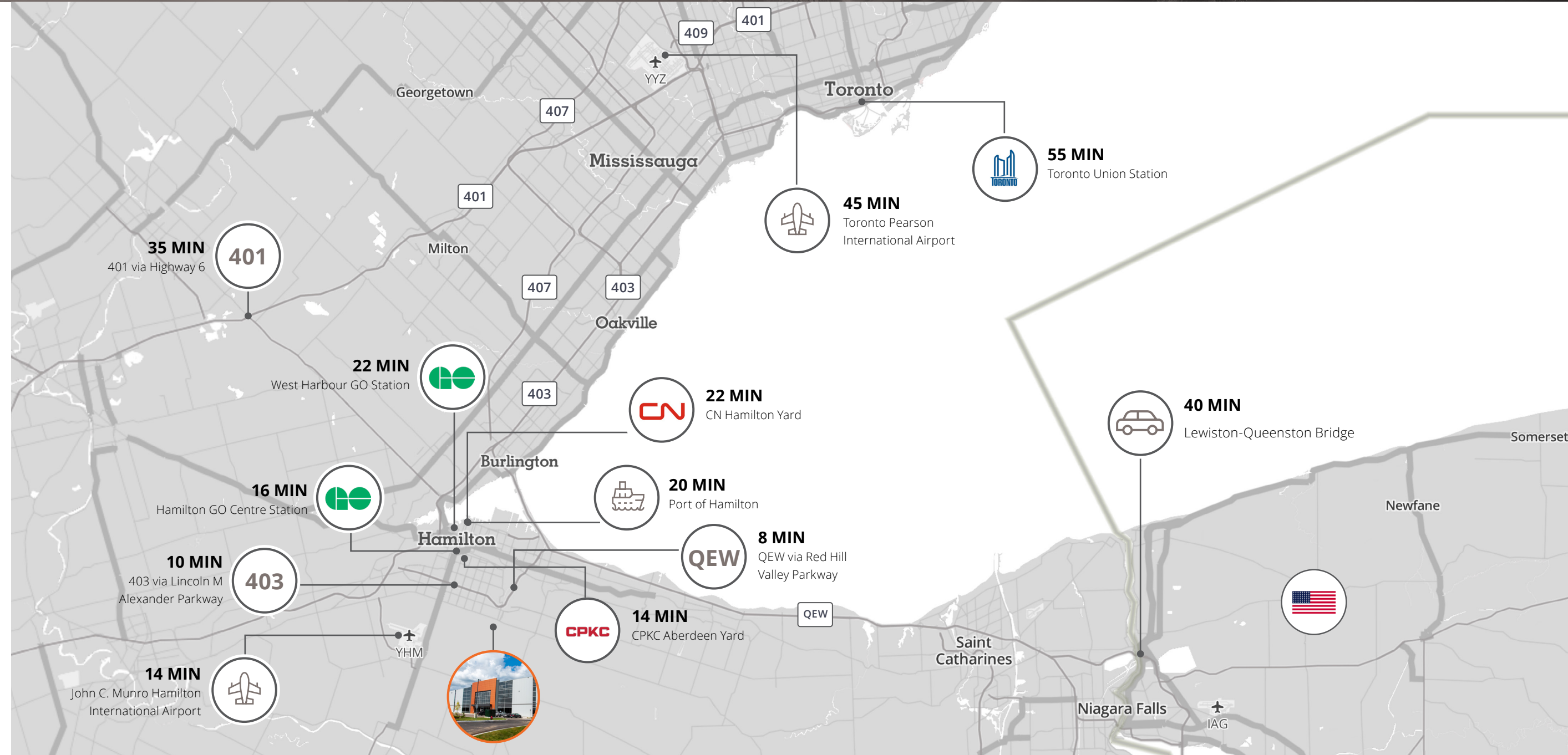
John C. Munro Hamilton International Airport
Canada's largest overnight express cargo airport and hub for e-commerce with 24/7 unrestricted operations



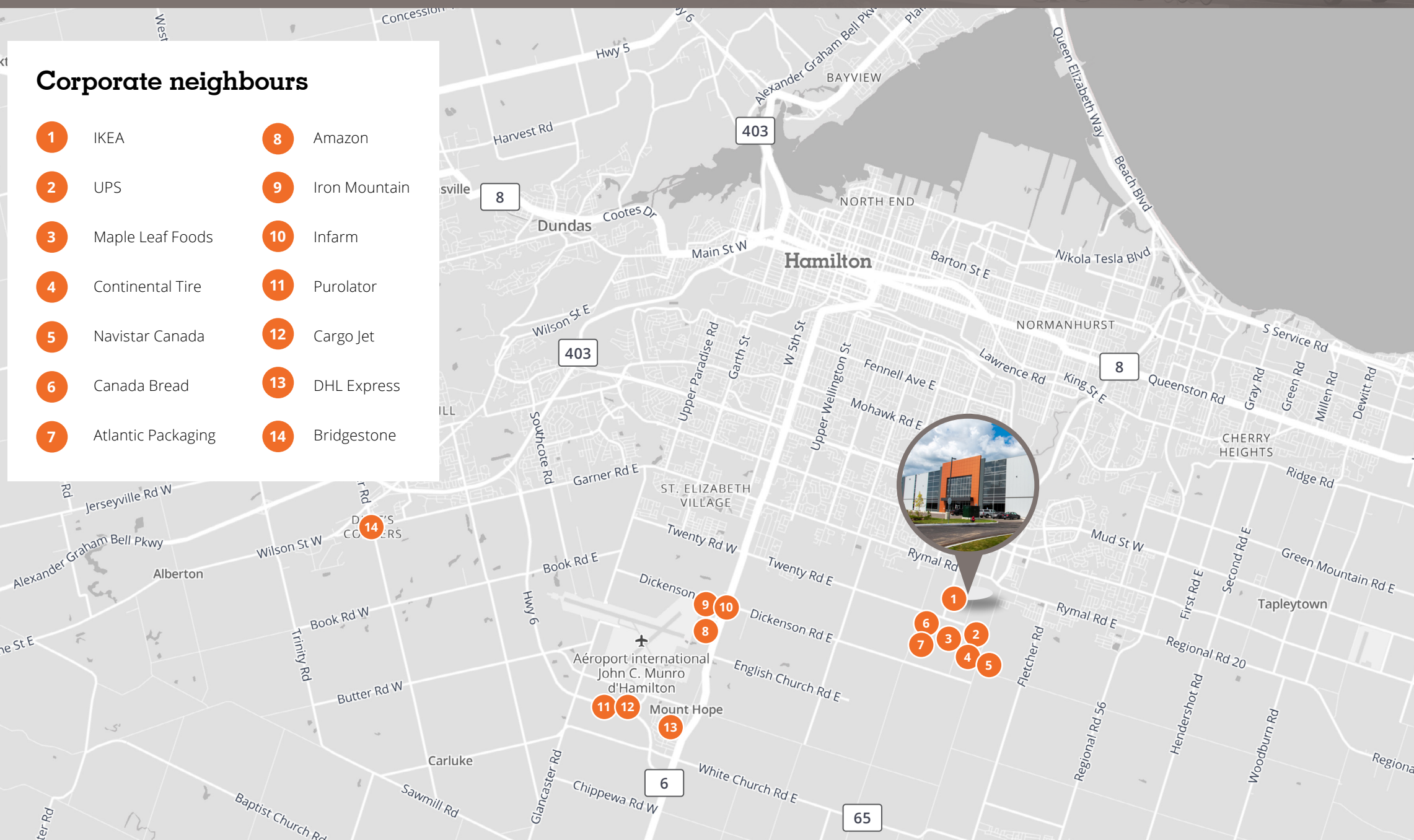
PORT

Port of Hamilton
The busiest port on the Canadian Great Lakes, handling over 12,000,000 tonnes of cargo and approximately 700 ships annually

Source: <https://investinhamilton.ca/industries/goods-movement/>



Why Hamilton?



Highly skilled, educated, and diverse workforce



445,928
Greater Hamilton Area's workforce



2 Million
Workers within an hour's drive of Hamilton



±56%
Greater Hamilton Area's population with a postsecondary education



28%
Greater Hamilton Area's labour force involved in the industrial sector (±120,000 workers)

Affordability to live and work

ASKING NET RENT



-18%
Discount between average Asking Net Rent in new developments in Hamilton compared to GTA

HOURLY WAGE



-\$0.43
Discount between average hourly wage for Warehouse Associate in Hamilton compared to Peel Region

DETACHED HOME PRICE



-33%
Discount between average detached home price in Hamilton compared to GTA

BEDROOM RENTAL



-\$607
Discount between average 1-bedroom rental in Hamilton compared to GTA

Workforce Section Source:
Envronics Analytics

Asking Net Rent & Warehouse Associate Hourly Wage Source:
<https://ca.indeed.com/career/warehouse-associate/salaries>

Detached Home Price Source:
<https://creastats.crea.ca/mls/hami-median-price>

Bedroom Rental Source:
<https://globalnews.ca/news/9767501/hamilton-rent-new-one-bedroom-units-up-june-2023/>

Source for GTA:
Urbanation

Nearby Amenities

Amenities within 5km of 190 Glover Road



80
Retail



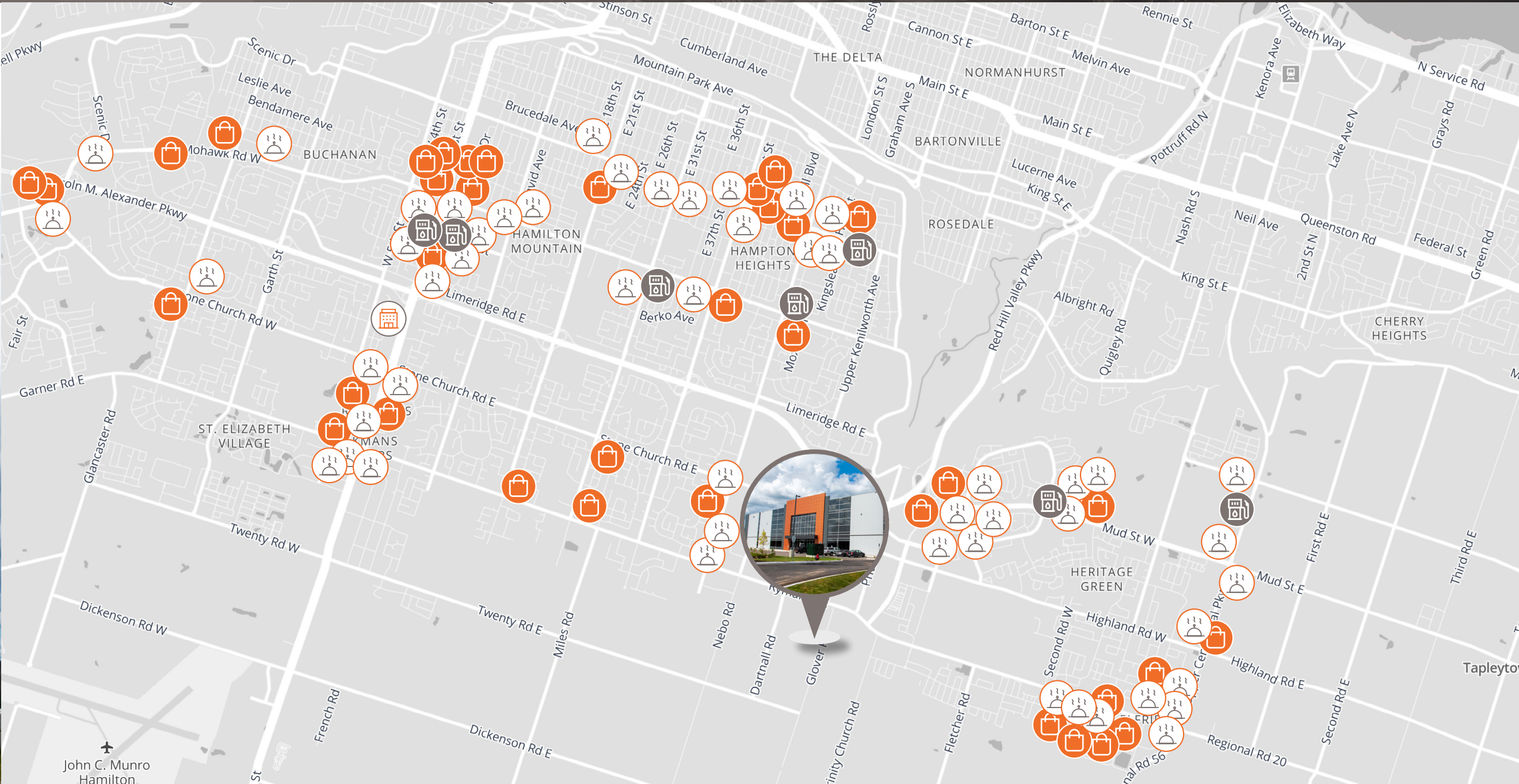
70
Restaurants



15
Gas Stations



1
Hotel / Motel



40' Clear Height Savings

With its industry leading 40' clear height, 190 Glover Road has been designed to meet the demands of today's and tomorrow's industrial occupiers.

BENEFIT FOR TENANTS

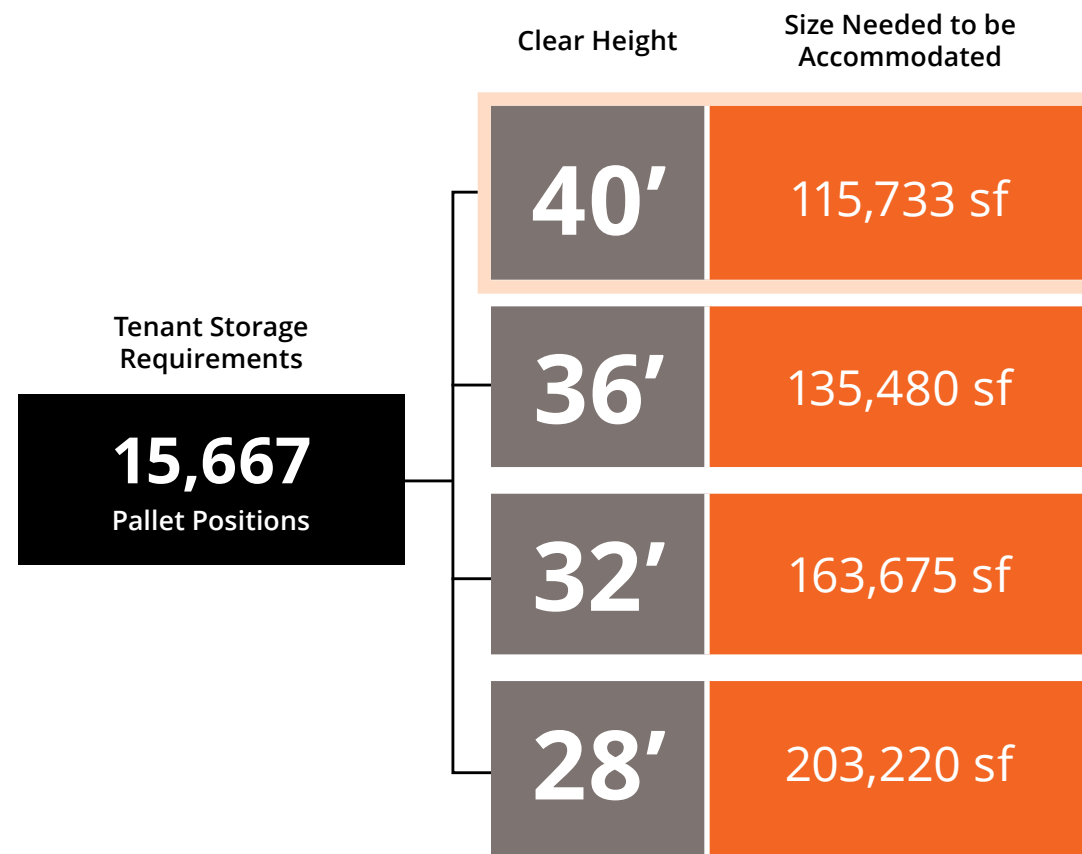
When comparing the 40' clear height of 190 Glover Road to other common building clear heights, the development offers a 76% increase in the overall cubic storage capacity (relative to a 28' clear height building).

WHEN COMPARING 40' TO 36'

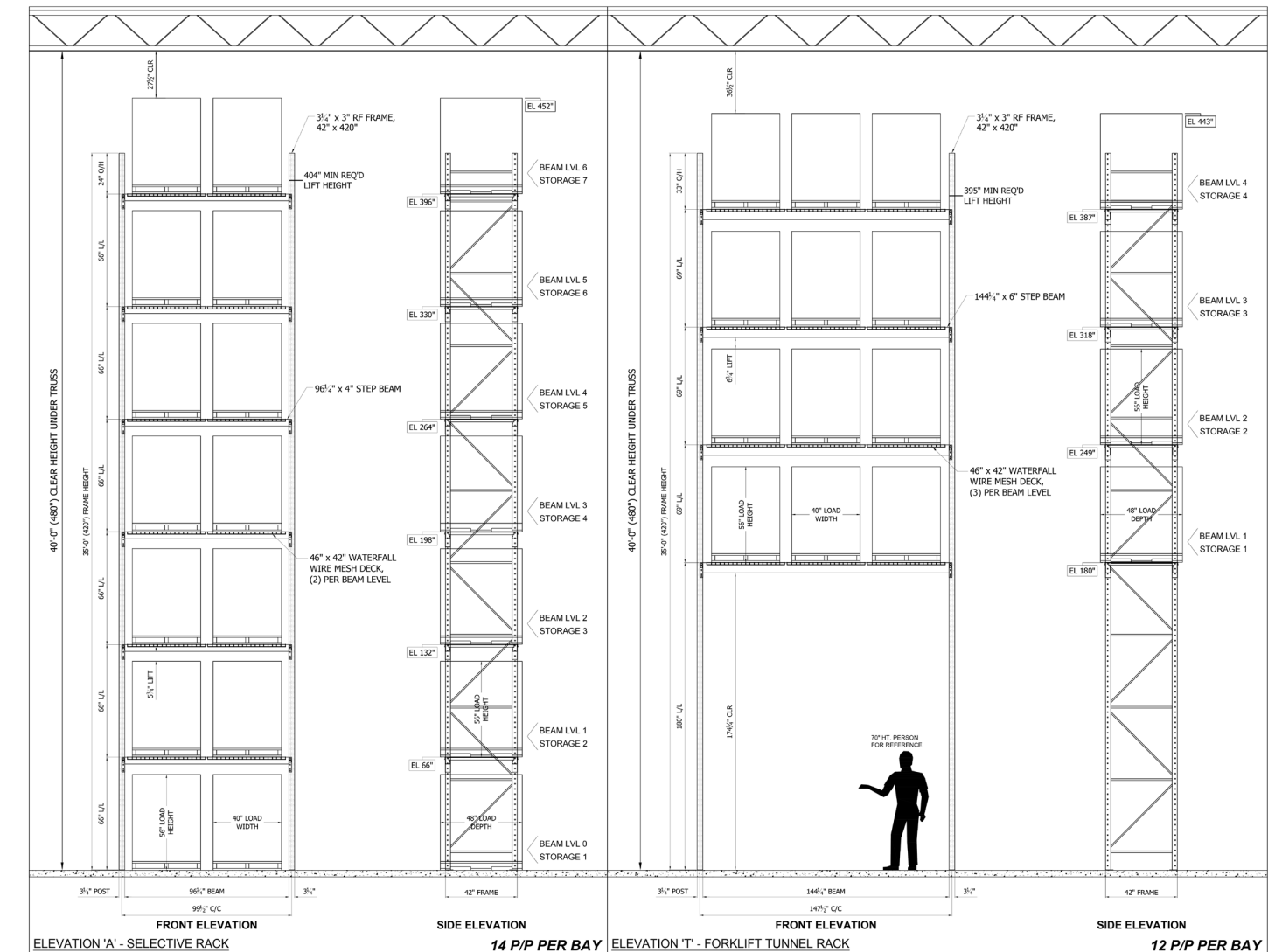
17% increase in storage capacity

WHEN COMPARING 40' TO 32'

41% increase in storage capacity



40' CLEAR HEIGHT RACKING DIAGRAM



Zoning Information

PRESTIGE BUSINESS PARK (M3) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aquaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014) (By-law No. 18-266, September 12, 2018)
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017)
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio (By-law No. 17-220, October 25, 2017)
- Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse (By-law No. 17220, October 25, 2017) (By-law No. 18219, August 17, 2018)

Meet the Team



Nexus Industrial REIT, established in 2012, is an experienced landlord, owning a more than \$2 billion portfolio of quality properties located throughout Canada. The REIT has expertise that allows it to effectively and professionally manage its industrial properties. The REIT is focused on owning, managing, acquiring, and developing industrial properties. Nexus Industrial REIT is TSX listed and trades under the symbol NXR.UN.



Alba Developments is a Canadian development and construction management organization founded in 2016. They specialize in development, redevelopment, construction, feasibility studies, planning and zoning, owner representative services, program management, and cost management.

**AVISON
YOUNG**

Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people.

At Avison Young, we believe in creating positive impact wherever we go.

There is a vital role for commercial real estate to create healthy, productive workplaces for employees, cities that are centres of prosperity for its citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are.



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IMMEDIATE OCCUPANCY

**For more information,
please contact:**

Ben Sykes*, SIOR

Principal
416 903 5340
ben.sykes@avisonyoung.com

Harrison Livermore*

Principal
905 283 2387
harrison.livermore@avisonyoung.com

Janse Rain**

Principal
905 283 2376
janse.rain@avisonyoung.com

Chris Daly*

Associate
905 283 2590
chris.daly@avisonyoung.com

*Broker**
Sales Representative**



Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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