
1047 BARTON STREET

HAMILTON, ONTARIO



Hamilton's Urban Infill Development with Accessible Labour & Infrastructure

240,407 SQ. FT. • BUILDING ENCLOSED

Various sizes from 74,000 Sq. Ft. Available

Photos Taken April 2024

PROUDLY MANAGED BY

FENGATE

LEASING BY

CBRE



HAMILTON'S NEWEST URBAN INFILL OPPORTUNITY

Conveniently situated at the southwestern end of Ontario's Golden Horseshoe Region and just west from the City of Hamilton, this first-class development offers 240,407 Sq. Ft. of industrial space which will be ready for occupancy Q3 2024.

1047 Barton Street is situated in a built up and established area of Stoney Creek that is home to a mix of regional and national tenants. The strategic location provides access to a labour force of more than two million educated and skilled workers within a one-hour drive, and an intricate network of major air, road and rail offering superior connectivity throughout Canada and into the United States. The immediate area surrounding the Property comprises of commercial and industrial users within the Prestige Business Park zoning.

WATCH VIDEO



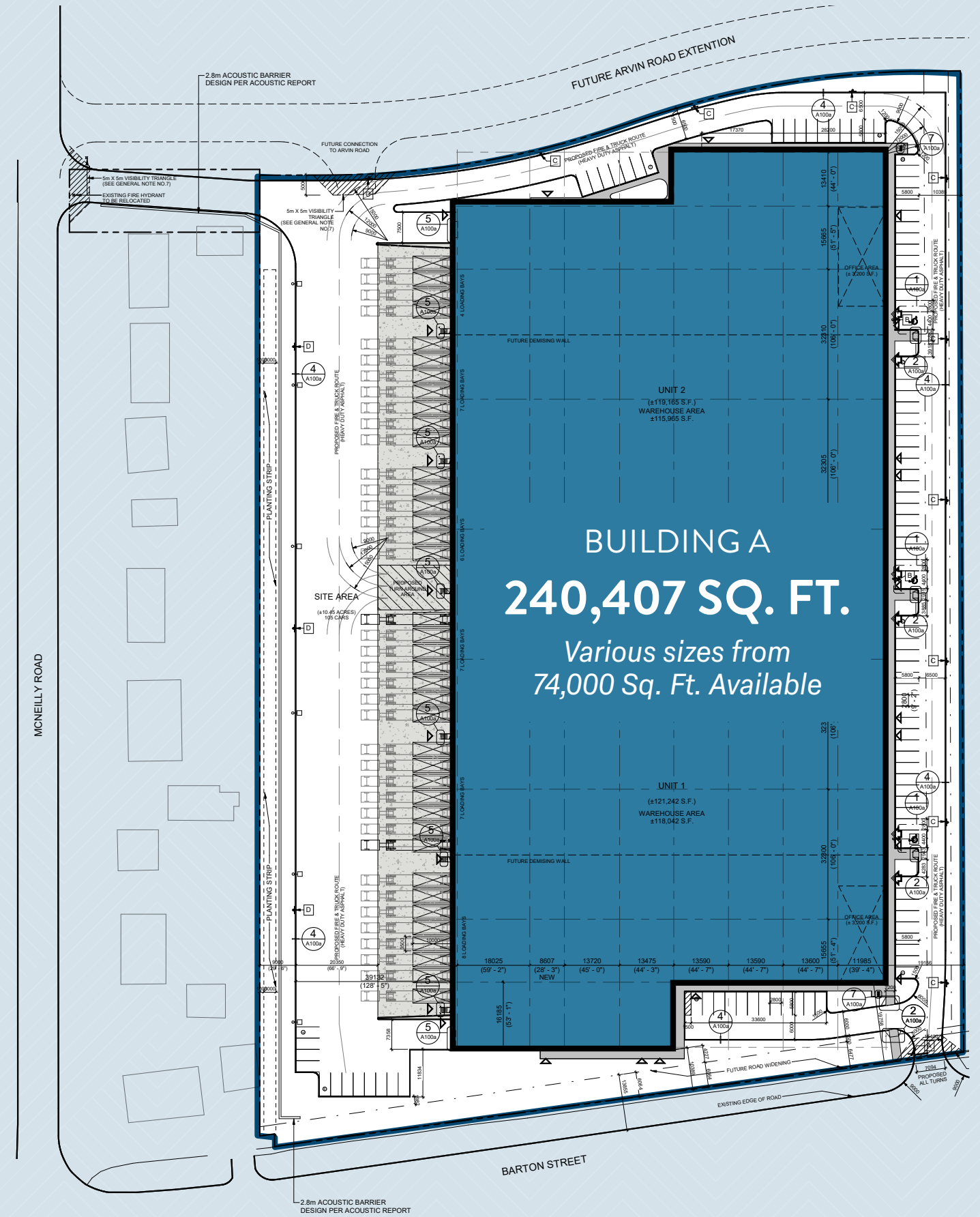
1047 BARTON STREET
HAMILTON, ONTARIO

THE DEVELOPMENT

PROPERTY SPECIFICATIONS

	AVAILABLE SIZE	240,407 Sq. Ft. <i>Various sizes from 74,000 Sq. Ft. Available</i>
	T.M.I. (2024)	\$3.99 per Sq. Ft.
	OFFICE	Built-to-suit
	SHIPPING	41 Truck Level Doors 2 Drive-in Doors
	CLEAR HEIGHT	36 Feet
	BAY SIZE	53' (w) x 45' (d) 60' Staging Bay
	PARKING	104 Car Parking Spaces
	POWER	3,000 Amps
	OCCUPANCY	Q3 2024
	ZONING	M3 - Prestige Business Park View More Info
	CONSTRUCTION STATUS	Building enclosed

Site plan and building specs are subject to change.

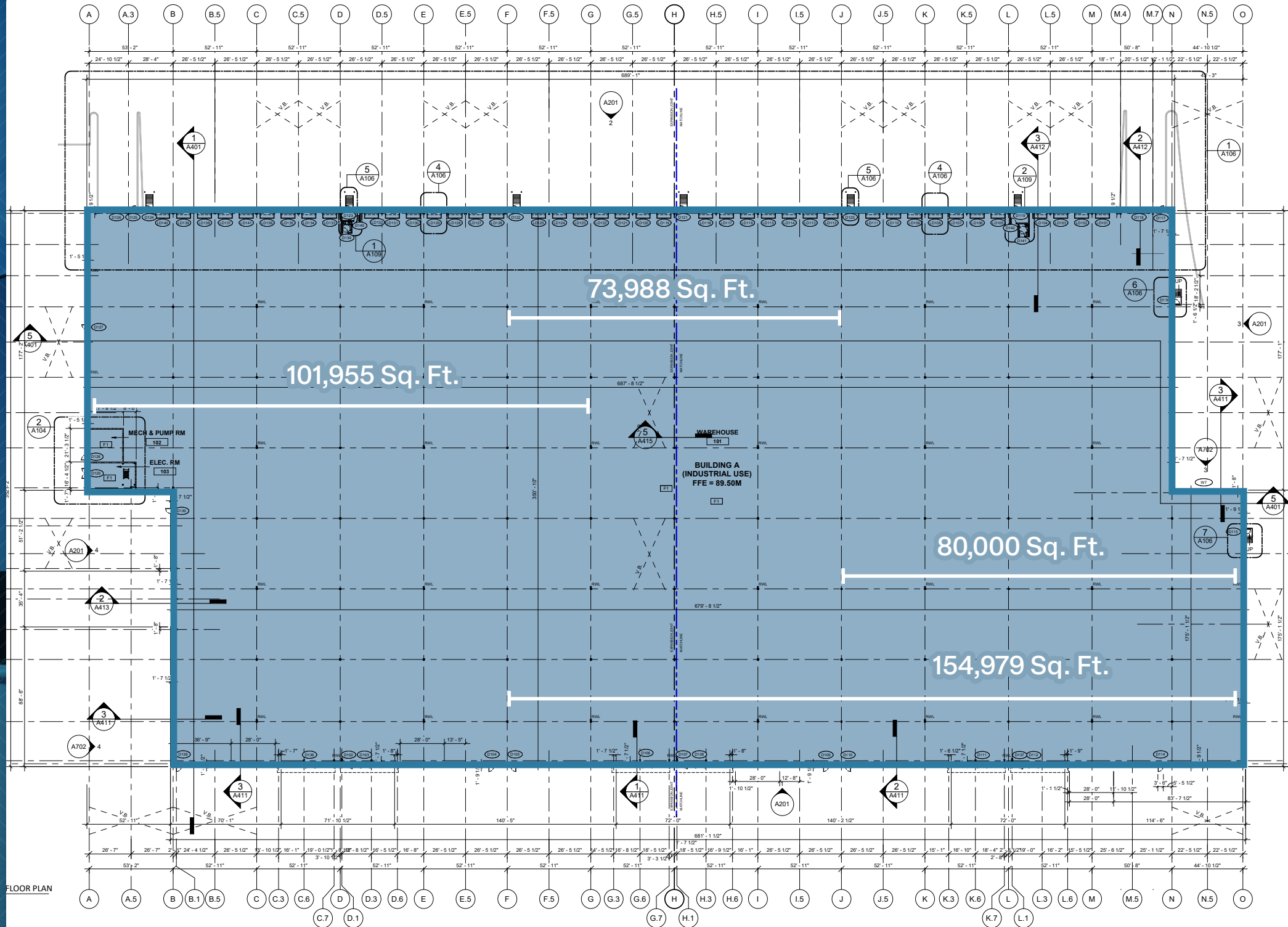


DOWNLOAD DETAILED SITE PLAN

LEASING OPTIONS

Various sizes from 74,000 Sq. Ft. Available.

[DOWNLOAD DETAILED FLOOR PLAN](#)



OPTION 1	
SIZE	73,988 Sq. Ft.
SHIPPING	14 Truck Level Doors
OPTION 2	
SIZE	80,991 Sq. Ft.
SHIPPING	11 Truck Level Doors 1 Drive-in Door
OPTION 3	
SIZE	101,955 Sq. Ft.
SHIPPING	19 Truck Level Doors 1 Drive-in Door
OPTION 4	
SIZE	154,979 Sq. Ft.
SHIPPING	25 Truck Level Doors 1 Drive-in Door

1047 BARTON STREET
HAMILTON, ONTARIO

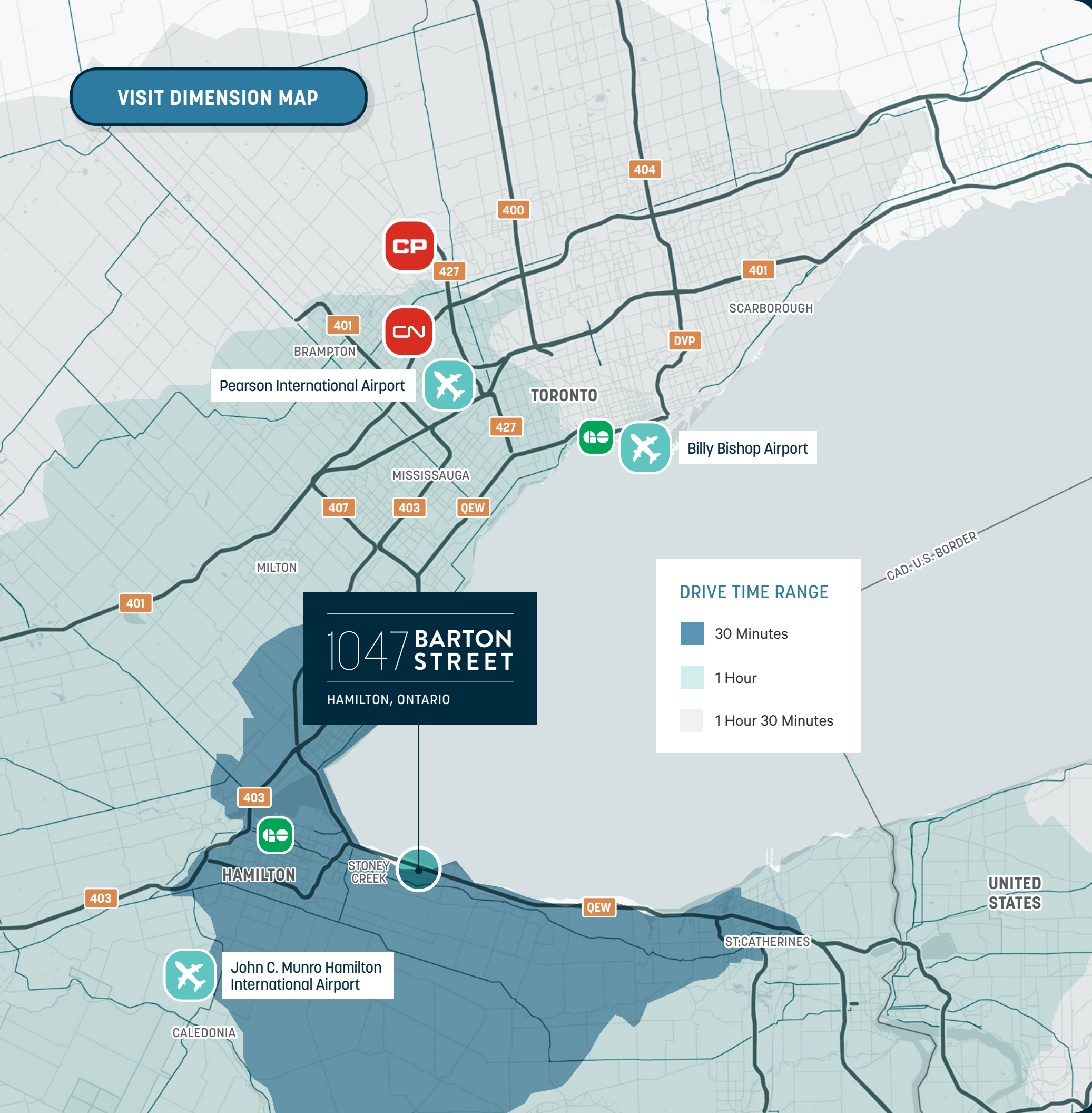
THE DEVELOPMENT



Photos Taken April 2024

BUILDING ENCLOSED!

VISIT DIMENSION MAP



1047 BARTON STREET
HAMILTON, ONTARIO

DRIVE TIME RANGE

- 30 Minutes
- 1 Hour
- 1 Hour 30 Minutes

LOCATION ADVANTAGE

Strategically located in the Stoney Creek corridor with great highway access to the QEW, Highway 407 and 403, providing excellent proximity to the GTA and US border.

DRIVE TIME

WITHIN 30 MINUTES

Q.E.W.	6 km • 8 min
Highway 403	8 km • 14 min
Highway 6	10 km • 14 min
The Port of Hamilton	19 km • 21 min
Hamilton GO	21 km • 22 min
Hamilton Int'l Airport	17 km • 24 min

WITHIN 1 HOUR

Milton	41 km • 35 min
Guelph	54 km • 48 min
Pearson Int'l Airport	65 km • 42 min
Toronto	71 km • 48 min
Canada & U.S. Border	81.4 km • 50 min
Kitchener-Waterloo	65 km • 52 min

WITHIN 1 HOUR 30 MINUTES

Buffalo	99 km • 1 hr
London	133 km • 1 hr 30 min
London Int'l Airport	129 km • 1 hr 25 min
Buffalo Int'l Airport	114 km • 1 hr 15 min



INDUSTRIAL HUB WITH A STRONG LABOUR FORCE

Hamilton benefits from its strategic location and strong labour force which distinguishes it as an industrial hub for the GGH. More than two million educated and skilled workers live within a one-hour drive from Hamilton.

The Greater Hamilton Area population is expected to be over 810,000 people which represents a 10-year growth rate of 9.3% and is driven by a local workforce of over 410,000, which is expected to grow by 40,000 jobs by 2026. The FIRE industry represents the majority of the region's GDP accounting for 24.3% of total GDP.

15 KM

Population	275,111
Labour Force	228,956
Median Age	41.2 years

30 KM

Population	1,049,734
Labour Force	870,730
Median Age	41.5 years

45 KM

Population	2,227,342
Labour Force	1,850,303
Median Age	40.6 years



15.7%

Labour force in warehousing, transportation, and manufacturing

15.5%

Labour force in Retail and wholesale trade

TOP 2

Mid sized cities of the Americas in connectivity

5,600

Growing jobs in Office Support Occupation

CITY OF HAMILTON

The City of Hamilton is located in southern Ontario, Canada's most populated and economically active region and has all the amenities to make it the ideal location for business and their workforces to locate and grow. Industrial manufacturing within Hamilton represents an estimated \$12 Billion annual effect or the equivalent of 4% of Ontario's GDP. Hamilton Health Sciences is the 2nd largest hospital network in Ontario and the City of Hamilton's largest employer.



150 MILLION CONSUMERS IN EXCESS OF 1-DAY TRUCKING CATCHMENT



3RD LARGEST CLUSTER OF FILM BUSINESSES IN CANADA



Hamilton Industrial Sector, Container Terminal

Aerial panorama scene of Hamilton, Ontario, Canada downtown



HAMILTON IS HOME TO...

- Cargo partners: DHL Express, UPS, Canada Post, Purolator, Amazon and Cargo-jet 24/7 unrestricted operations.
- Two ports of entry. Hamilton is a major trade hub for air, sea, rail, and surface cargo.
- McMaster University: Ranked TOP 75 in the world by Times Higher Education.
- Mohawk College: Ranked TOP 5 Research College in Canada.



[VIEW FULL HSR TRANSIT MAP](#)

1047 BARTON STREET
HAMILTON, ONTARIO

Nearest Bus Stop
4 Minute Drive
2.7 KM

ACCESSIBLE LOCAL TRANSIT

The City of Hamilton has a comprehensive transit system consisting of buses, and GO transit lines that serve the city and surrounding areas. The main transit provider Hamilton Street Railway (HSR) operates over 40 bus routes. Hamilton is also connected with GO Transit and Niagara Region Transit, offering connectivity to other cities and towns in the surrounding region.

- GO Bus/Train - Lake shore West Line
- HSR Route 55/55A - Stoney Creek Central
- HSR Route 2 - Barton
- HSR Route 44 - Rymal
- HSR Route 11 - Parkdale
- HSR B Line Express - Eastgate
- HSR A Line Express - Airport

TRANSIT ENHANCEMENTS[†]

A new, direct GO bus service connecting Hamilton and Waterloo will start operating on April 10, 2023. This is the first time a bus route will connect Waterloo region, Guelph and Hamilton.

Route 17 is set to serve four universities:

- University of Waterloo; Wilfrid Laurier University; University of Guelph; McMaster University.
- Route 17 will also connect to rail services at Guelph Central GO, Hamilton GO Centre and Aldershot GO stations.

Other expansions and changes to GO Bus services include:

- Route 40 between Hamilton and Richmond Hill is adding more trips during the rush hour periods to bring service levels to 20-minute frequency.
- Route 47 between Hamilton GO and the Highway 407 Bus Terminal is adding trips to have buses running every 30 minutes.

[†]Source: <https://www.cbc.ca/news/canada/hamilton/new-hamilton-waterloo-line-go-transit-1.6791784>

FUTURE TRANSIT CONCEPT

Hamilton plans to enhance its public transit through the conceptual B.L.A.S.T. network, including a rapid bus system expansion and future LRT expansion. Pending approval, construction is expected to commence as early as 2024.

[LEARN MORE ABOUT B.L.A.S.T.](#)



JOIN A DIVERSE BUSINESS COMMUNITY

Close proximity to several amenities such as Hamilton Airport, Hamilton GO, Gateway Ice Centre, Cherry Beach, Mohawk College (Stoney Creek Campus), McMaster University, several fitness centres and numerous retail service shops along Barton St and Hwy 8.

AMENITIES

- | | | | |
|---|-------------------|---|--------------------------|
|  | Restaurant & Cafe |  | Shopping |
|  | Gas |  | Bank |
|  | Fitness |  | Park & Conservation Area |

NEARBY CORPORATE TENANTS

- Nova Steel
- Star Van Systems
- Metal Supermarkets Hamilton
- Diane Harrison Real Solutions 4 Life
- Samuel Nelson Technology
- Janco Steel Ltd
- Amazon DXT8
- T & J Automotive
- Kubes Steel
- Ontario College-Health & Tech
- Kaycan



UNBEATABLE ACCESSIBILITY

AFFORDABLE

Hamilton provides a lower cost alternative to the GTA while providing superior access to labour and efficient connectivity to the GTA and US border.

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 major trade hubs and urban centres.

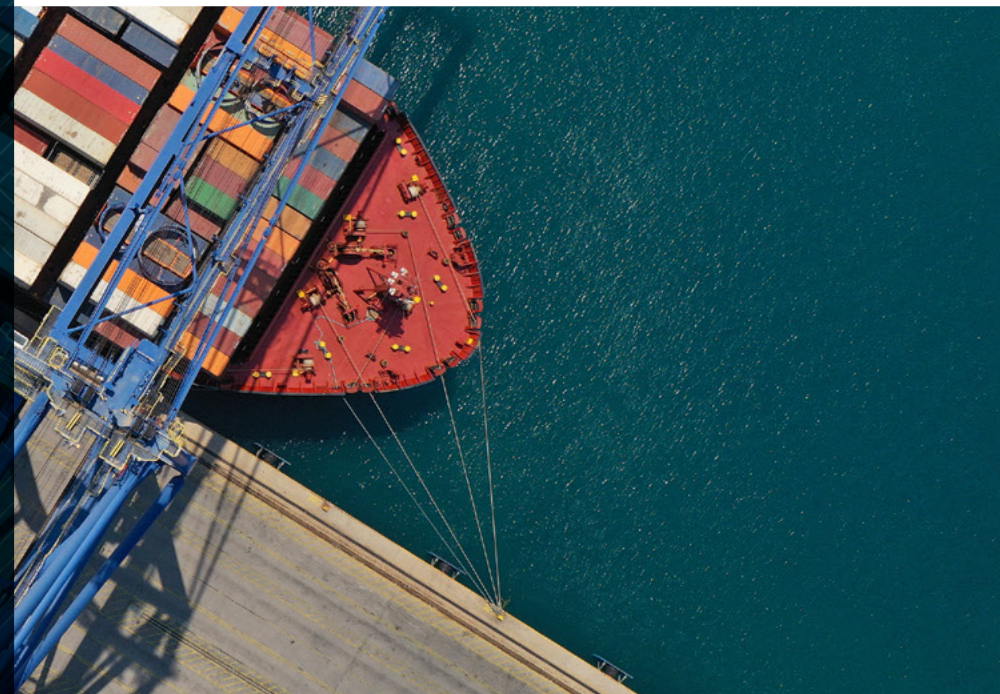
MULTI-MODAL

Hamilton is truly multi-modal. Home to the Hamilton International Airport, Port of Hamilton with rapid connectivity to major highway networks.



HAMILTON INTERNATIONAL AIRPORT

- North America's only 24/7/365 cargo airport
- Canada's largest and busiest overnight express cargo airport & hub for e-commerce
- 24/7 unrestricted operations
- 24-hour onsite Canada Customs
- 10,000 ft & 6,000 ft runway



HAMILTON PORT AUTHORITY

- Busiest of all Canadian Great Lake Ports
- Available multimodal options with direct rail access
- 26% of all Canadian Great Lakes – St. Lawrence Seaway cargo moves through Hamilton
- Key Supply Chains: Steel, Agri-Food, Manufacturing, Construction Material



RAIL AND SURFACE TRANSPORTATION

- Two Class 1 railways: Canadian Pacific & Canadian National
- Direct connections to 400-series highways
- Intermodal/transload facilities available
- Direct rail-to-port capabilities

YOUR TEAM OF EXPERTS

FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

CBRE

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



CONTACT US

Jonathan Leary*

Executive Vice President
905 315 3695
Jonathan.Leary@cbre.com

Kyle Hanna*

Vice Chairman
416 798 6255
kyle.hanna@cbre.com

*Sale Representative

1047 BARTON STREET

HAMILTON, ONTARIO

CONTACT US

Jonathan Leary*

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

Kyle Hanna*

Vice Chairman

416 798 6255

Kyle.Hanna@cbre.com

*Sale Representative

PROUDLY MANAGED BY

FENGATE

LEASING BY

CBRE

CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 AIRPORT ROAD, SUITE 700

MISSISSAUGA, ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | WWW.CBRE.CA

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spafial, Environics Analytics, Microsoft Bing, Google Earth.