

# FOR LEASE

LEASED

# 5217 Twenty Road E

Hamilton, ON

**Building is 211,888 SF**  
**There is one Tenant in place leaving**  
**135,560 SF, which can be demised to**  
**75,038 SF or 60,000 SF**

## **State-of-The-Art Flex Industrial Facility** **Red Hill Business Park**

Close to the QEW & Highway 403/Lincoln Alexander Pkwy. & Highway Routes to several US/Canada Border Crossings. Cargo Facilities at Hamilton International Airport & The Largest Freshwater Port on The Great Lakes.

***41' Clear Height***  
***23 Dock Doors***  
***2 Drive In Doors 12'x14'***  
***Ample onsite vehicle & trailer parking***

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# 5217 Twenty Road E - Central Location



- **13 Minutes to John C. Munro Hamilton International Airport**
- **15 Minutes to Hwy 403/QEW - Oakville/Burlington**
- **45 Minutes to Hwy 403/401 - Woodstock**
- **50 Minutes to Hwy 401/8 - Cambridge/Kitchener/Waterloo**
- **50 Minutes to Toronto Pearson International Airport**
- **56 Minutes to U.S. Border - Buffalo**

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# 5217 Twenty Road E - Pictures



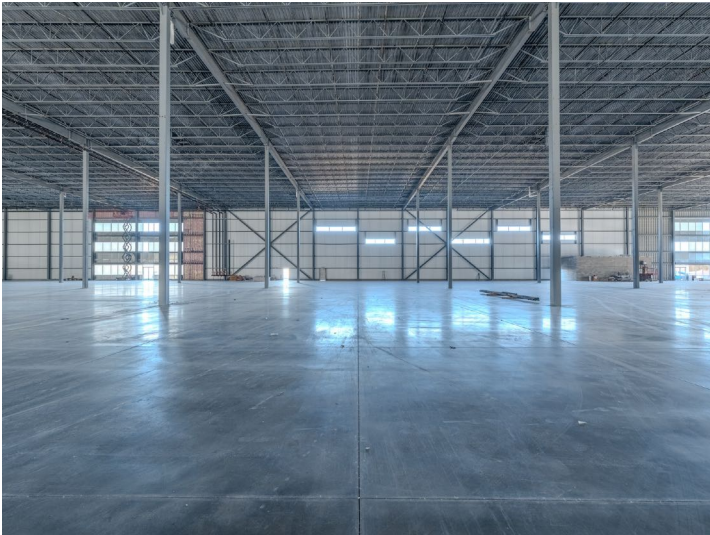
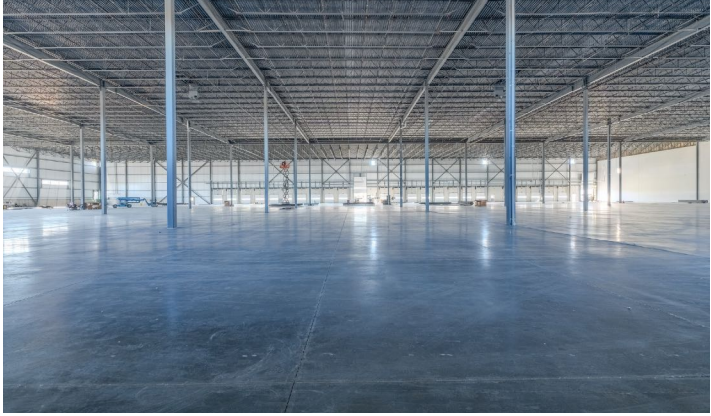
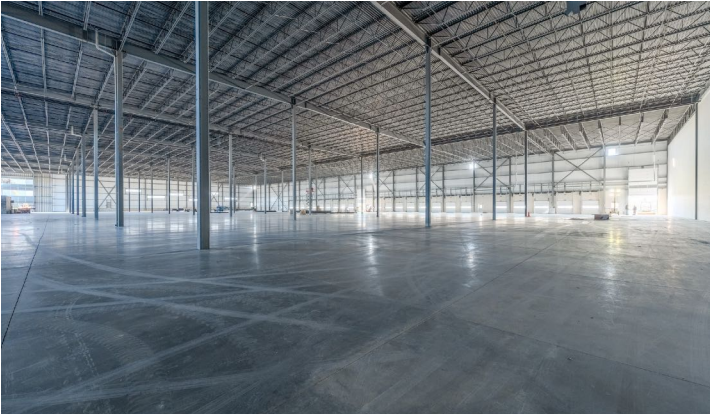
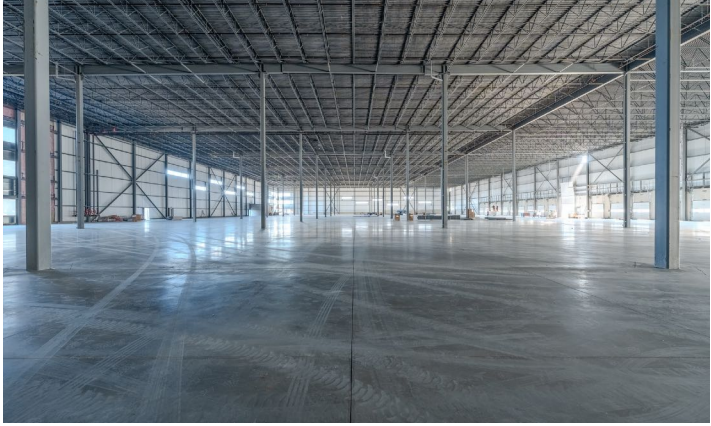
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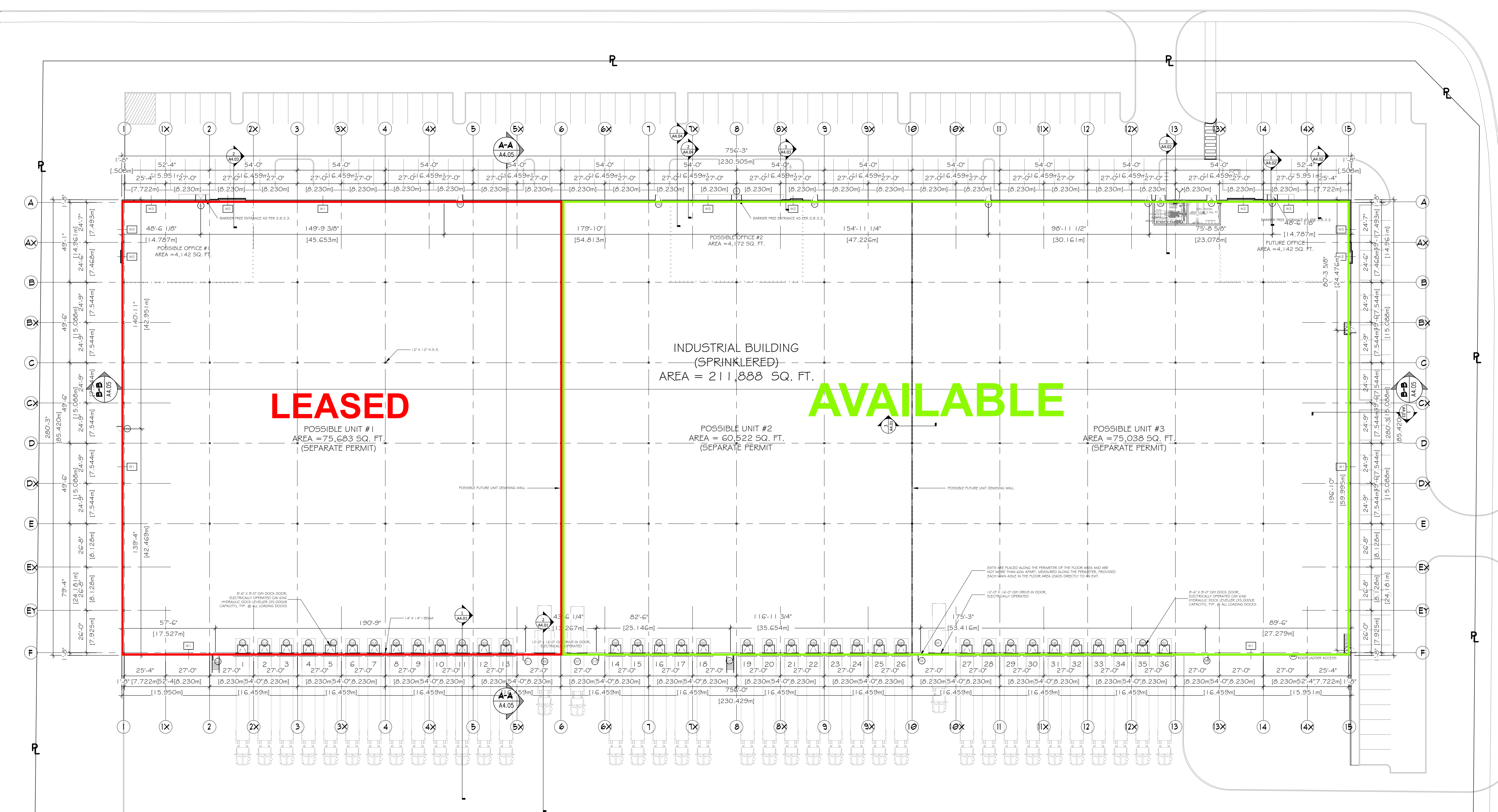


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**LEASED**

**AVAILABLE**

INDUSTRIAL BUILDING  
(SPRINKLERED)  
AREA = 211,888 SQ. FT.

POSSIBLE UNIT #1  
AREA = 75,683 SQ. FT.  
(SEPARATE PERMIT)

POSSIBLE UNIT #2  
AREA = 60,522 SQ. FT.  
(SEPARATE PERMIT)

POSSIBLE UNIT #3  
AREA = 75,039 SQ. FT.  
(SEPARATE PERMIT)

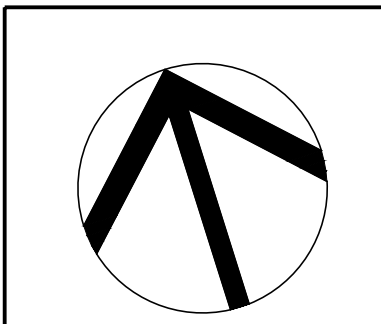
**1** GROUND FLOOR PLAN  
A1.01 SCALE: 1/32" = 1'-0"

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NO.	DESCRIPTION	DATE	BY	REVIEWED BY
1	ISSUED FOR REVIEW	10/18/23	RL	RL
2	RE-ISSUED FOR PERMIT	02/02/24	RL	RL

ISSUED FOR: PERMIT  
DRAWN BY: ER

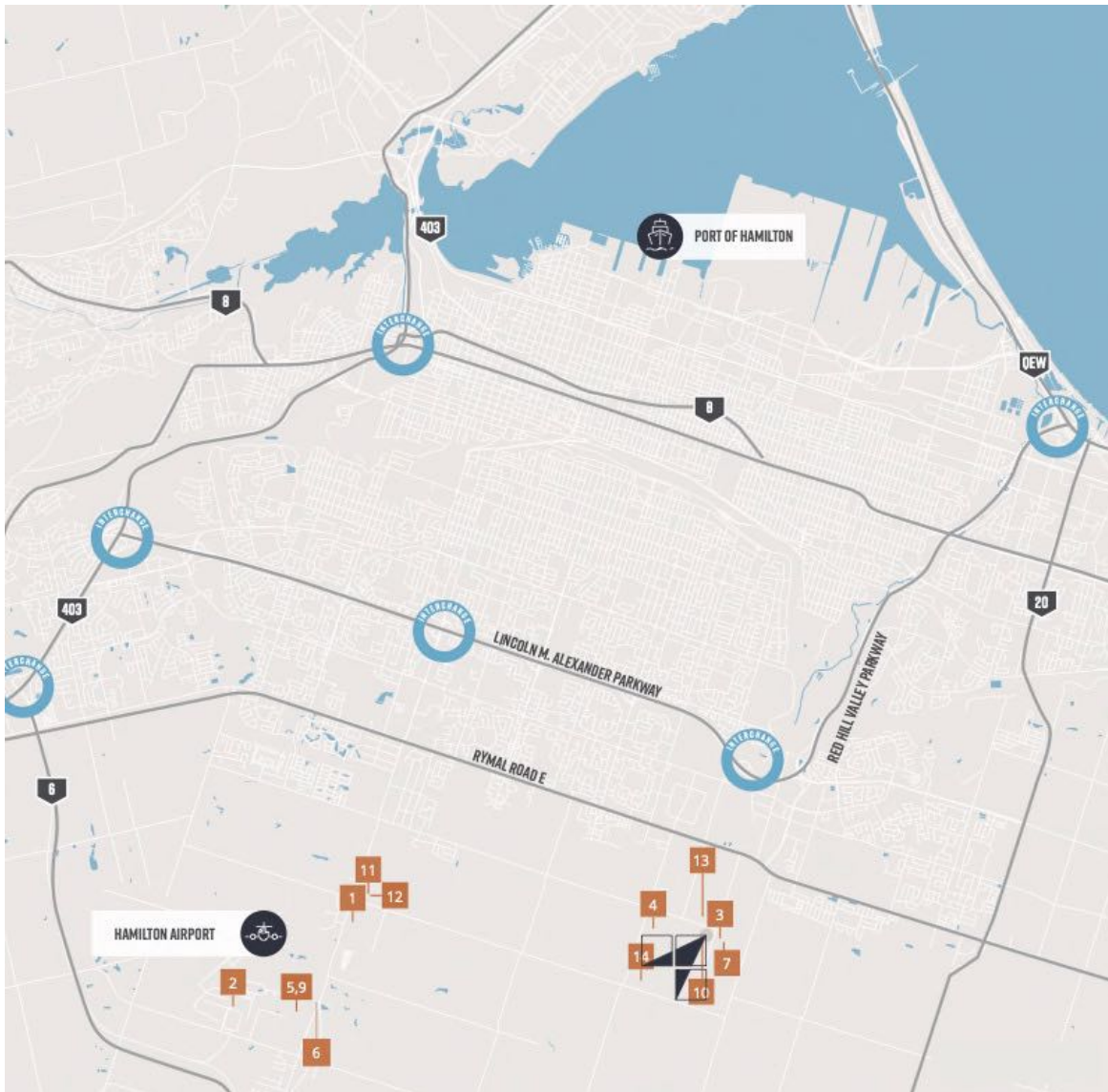
**VICANO**  
VICANO CONSULTING LIMITED  
TEL: 905-779-1100 FAX: 905-779-1911



PROJECT: GLOVER ROAD INDUSTRIAL BUILDING  
5217 TWENTY ROAD EAST, HAMILTON, ONTARIO  
DRAWING TITLE: GROUND FLOOR PLAN  
PROJECT NO.: 2022-07  
SHEET NO.: 4-MAY-2023  
**A1.01**

V:\AUTOCAD FILES\400 GLOVER ROAD, HAMILTON\400 GLOVER ROAD - (12-12-23) DWG

# 5217 Twenty Road E – Central Location



- |                        |                            |                               |
|------------------------|----------------------------|-------------------------------|
| 1. <b>Amazon</b>       | 6. <b>Cargojet</b>         | 11. <b>Infarm</b>             |
| 2. <b>Purolator</b>    | 7. <b>Continental Tire</b> | 12. <b>Iron Mountain</b>      |
| 3. <b>Navistar</b>     | 8. <b>Bridgestone</b>      | 13. <b>Ikea</b>               |
| 4. <b>Canada Bread</b> | 9. <b>UPS</b>              | 14. <b>Atlantic Packaging</b> |
| 5. <b>DHL</b>          | 10. <b>Maple Leaf</b>      |                               |

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# 5217 Twenty Road E – Zoning

## M3-49 PRESTIGE BUSINESS PARK

- **Alcohol Production Facility**
- **Aquaponics**
- **Artist Studio**
- **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**
- **Conference or Convention Centre**
- **Contractor's Establishment**
- **Courier Establishment**
- **Craftsperson Shop**
- **Equipment and Machinery Sales, Rental and Service Establishment**
- **Greenhouse**
- **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**
- **Repair Service**
- **Research and Development Establishment**
- **Restaurant**
- **Surveying, Engineering, Planning or Design Business**
- **Trade School**
- **Tradesperson's Shop**
- **Transport Terminal**
- **Transportation Depot**
- **Warehouse**



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