

14/ AMBITIOUS COURT

Hamilton, ON



Flexible site configurations available up to 7.6 acres

**LAND LEASE, SALE, OR DESIGN BUILD OPPORTUNITY
IN PRIME HAMILTON INDUSTRIAL NODE**

Beedie/

AVISON
YOUNG

14/

AMBITIOUS COURT

Hamilton, ON

The Subject Property is located in a prime industrial node in Hamilton and offers flexible site configurations up to 7.6 acres, providing ample versatility for a variety of industrial needs. Situated just minutes from the Red Hill Valley Parkway, the Lincoln M. Alexander Parkway, Highway 403, and the Port of Hamilton, the property offers excellent accessibility for transport and logistics operations.



Partially graded and graveled yard with temporary fencing available



Ideal for outside storage, trailer parking, or lay-down use



Landlord will consider short or long-term arrangements

Property Details



LOT SIZE

7.6 acres (flexible site configurations available)



ZONING

M3 - Prestige Business Park



ASKING RENT

\$5,500 gross/acre



ASKING PURCHASE PRICE

Contact listing team



POSSESSION

Immediate



14

AMBITIOUS COURT

Hamilton, ON

Amenities + Transit

- 1

LCBO
McDonald's
Dollarama
Little Caesars
TD
Beer Store
- 2

Walmart
BMO
Dollar Tree
Popeyes
Subway
Dairy Queen
Healthy Planet
- 3

Sobeys
Firehouse Subs
LCBO
Tim Hortons
Milestones
Montana's
Cineplex
Home Depot
Best Buy
- 4

Fortinos
A&W
Scotiabank
Tim Hortons
Esso
- 5

Fortinos
LCBO
CIBC
Scotiabank
Dollarama
- 6

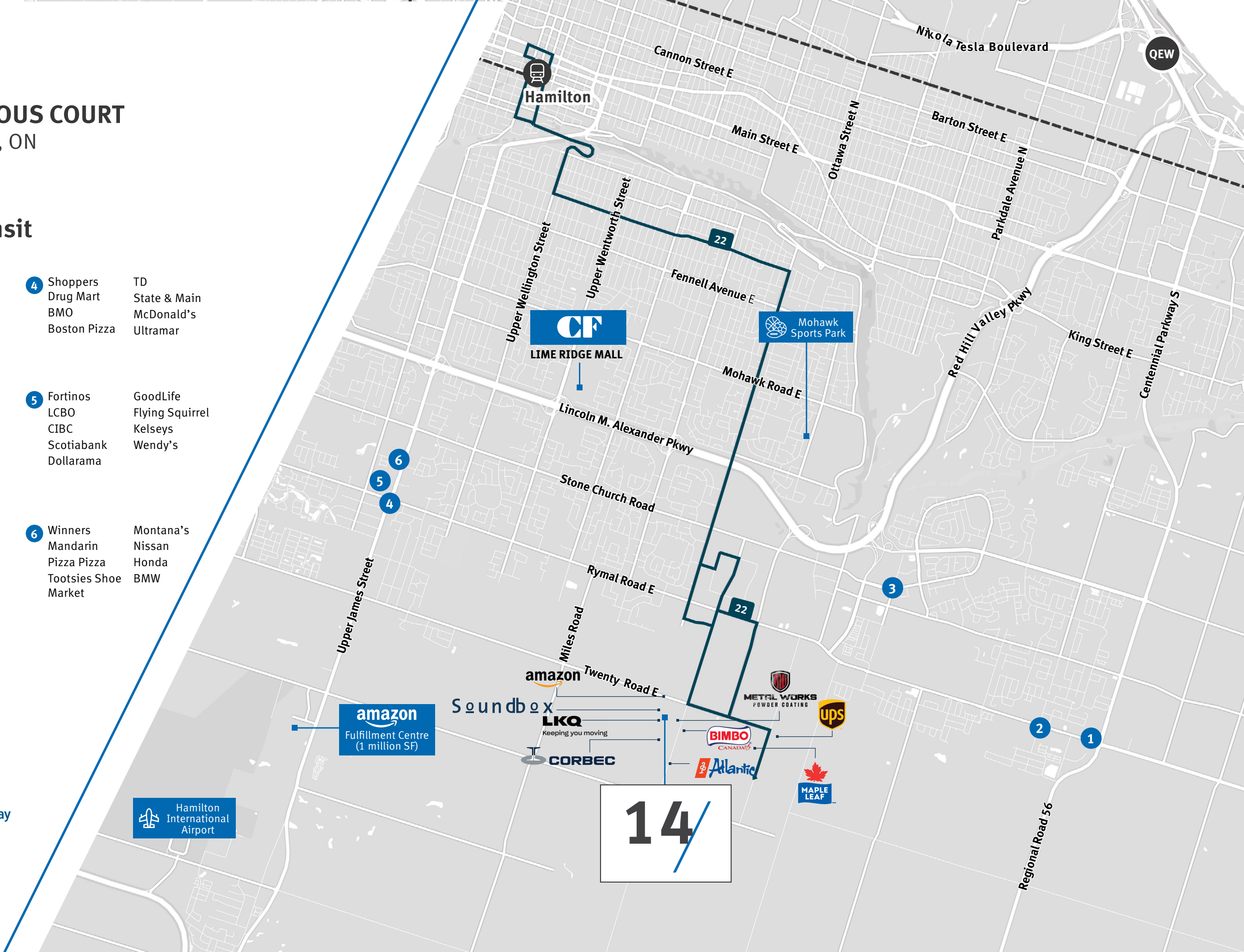
Winners
Mandarin
Pizza Pizza
Tootsies Shoe Market
- Fortinos
A&W
Scotiabank
Tim Hortons
Esso
- Shoppers
Drug Mart
BMO
Boston Pizza
- TD
State & Main
McDonald's
Ultramar
- GoodLife
Flying Squirrel
Kelseys
Wendy's
- Montana's
Nissan
Honda
BMW

GO TRAIN

Hamilton Street Railway

22 Upper Ottawa

Hamilton International Airport



14/

AMBITIOUS COURT

Hamilton, ON

Strategic Location

DRIVE TIMES

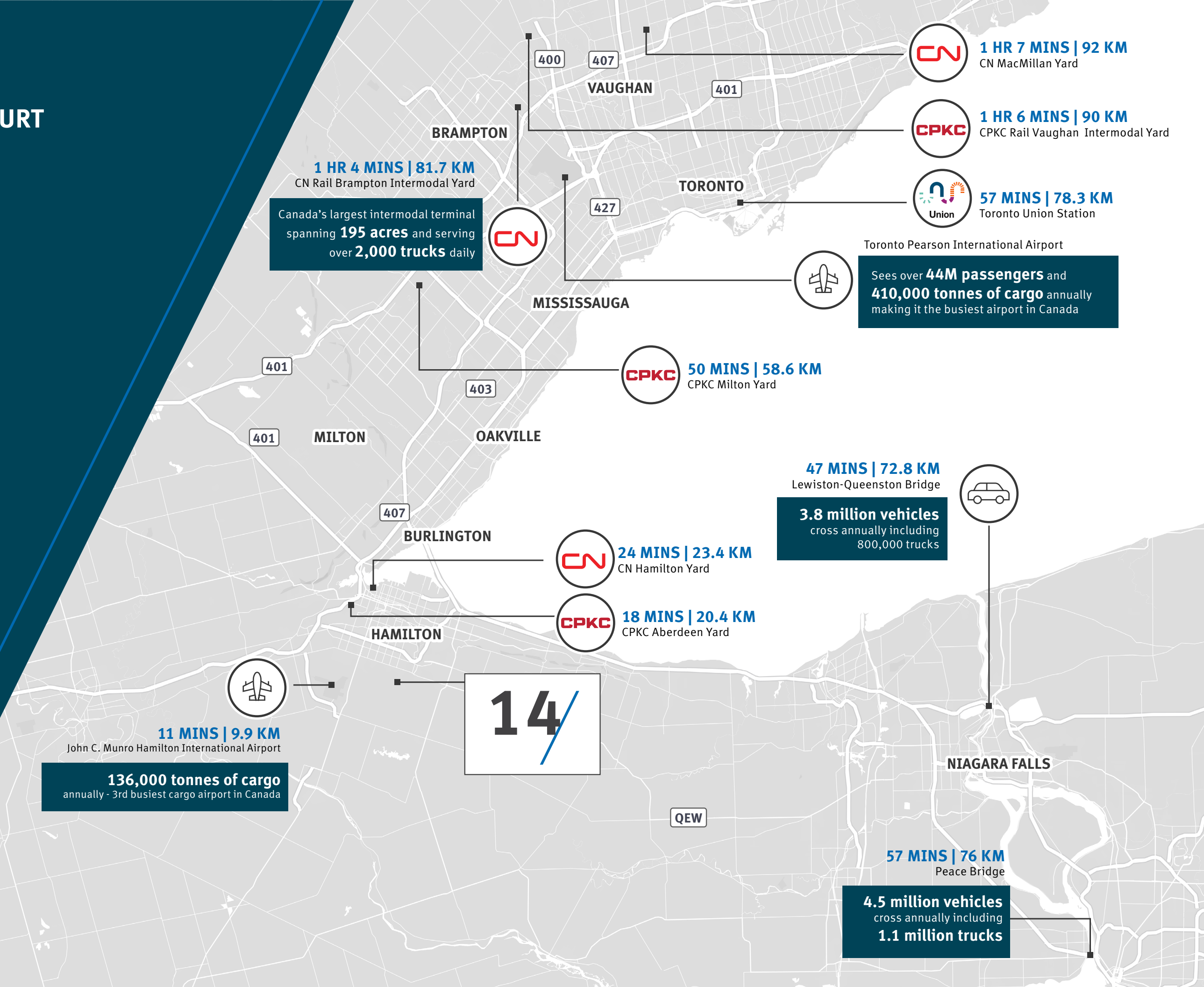
 **33 MINS | 48 KM**
Red Hill Pkwy/QEW

 **24 MINS | 28.9 KM**
Hamilton Go Station

 **52 MINS | 74.4 KM**
Pearson International Airport

 **1 HR | 79.6 KM**
Downtown Toronto

 **11 MINS | 9.9 KM**
Hamilton Airport



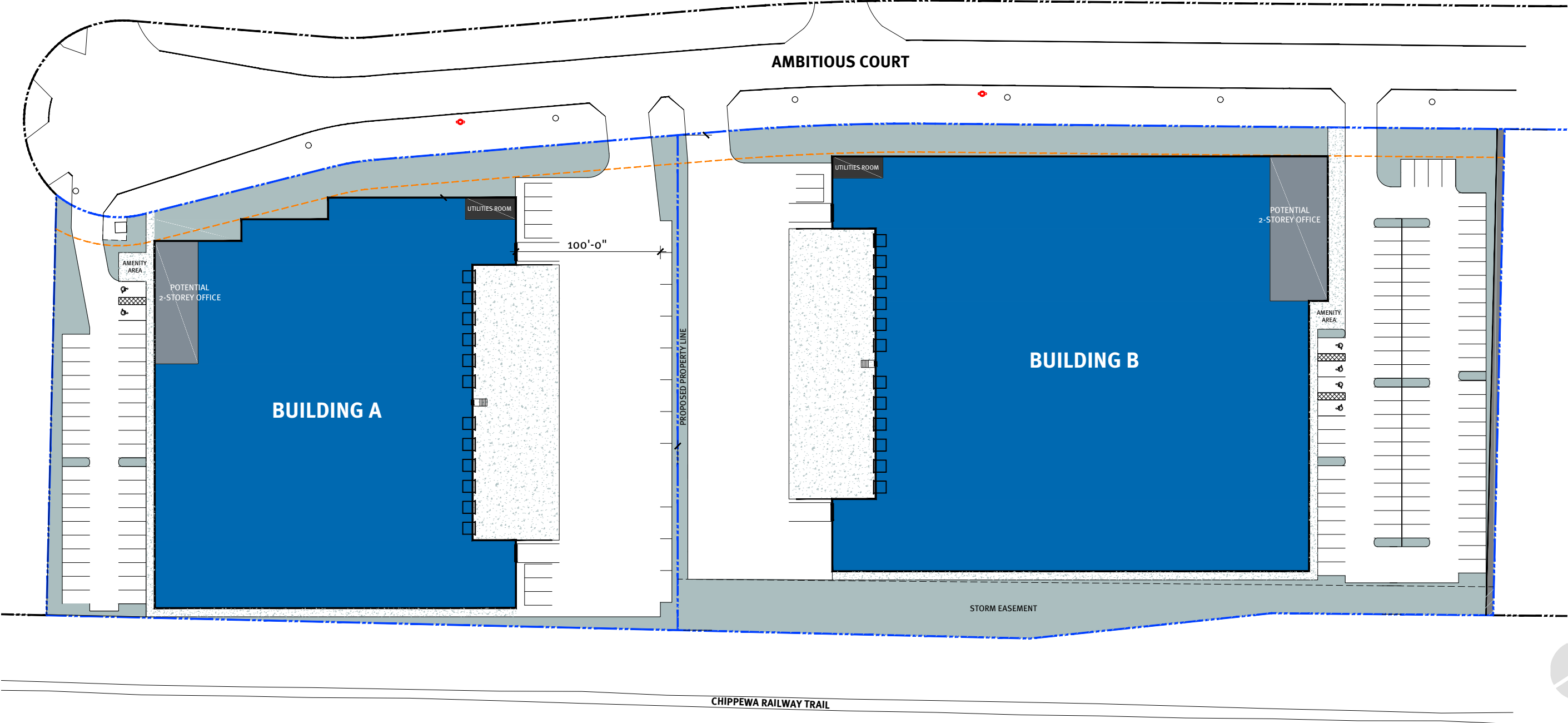
14

AMBITIOUS COURT

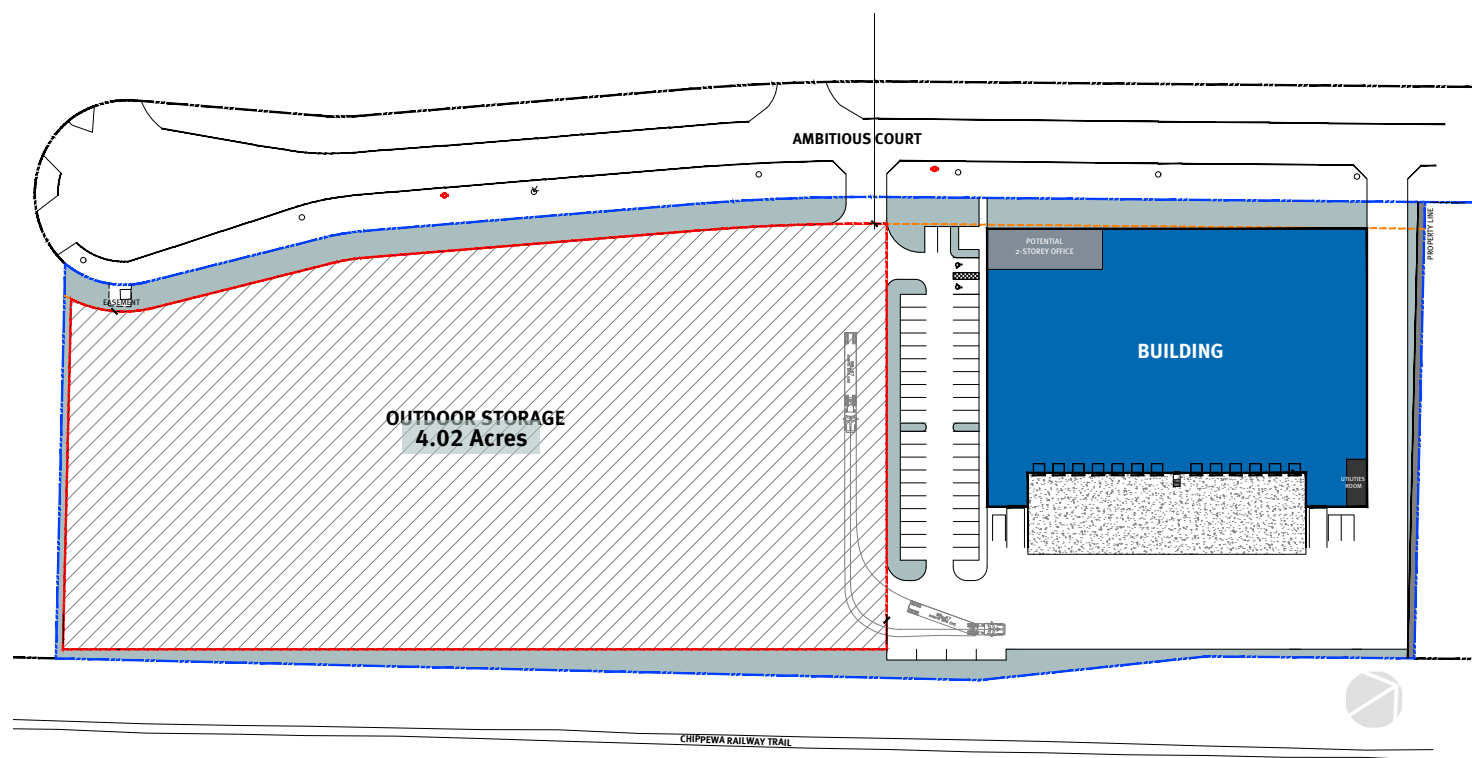
Hamilton, ON

Conceptual Site Plan (Option 1)

BUILDING SPECIFICATIONS		
Total Area	152,985 SF	Building A: 62,085 SF
		Building B: 90,400 SF
Office Area	13,000 SF	Building A: 5,000 SF
		Building B: 8,000 SF
Shipping		Building A: 12 Drive-in doors / 2 Truck level doors
		Building B: 12 Drive-in doors / 2 Truck level doors
Parking	147	

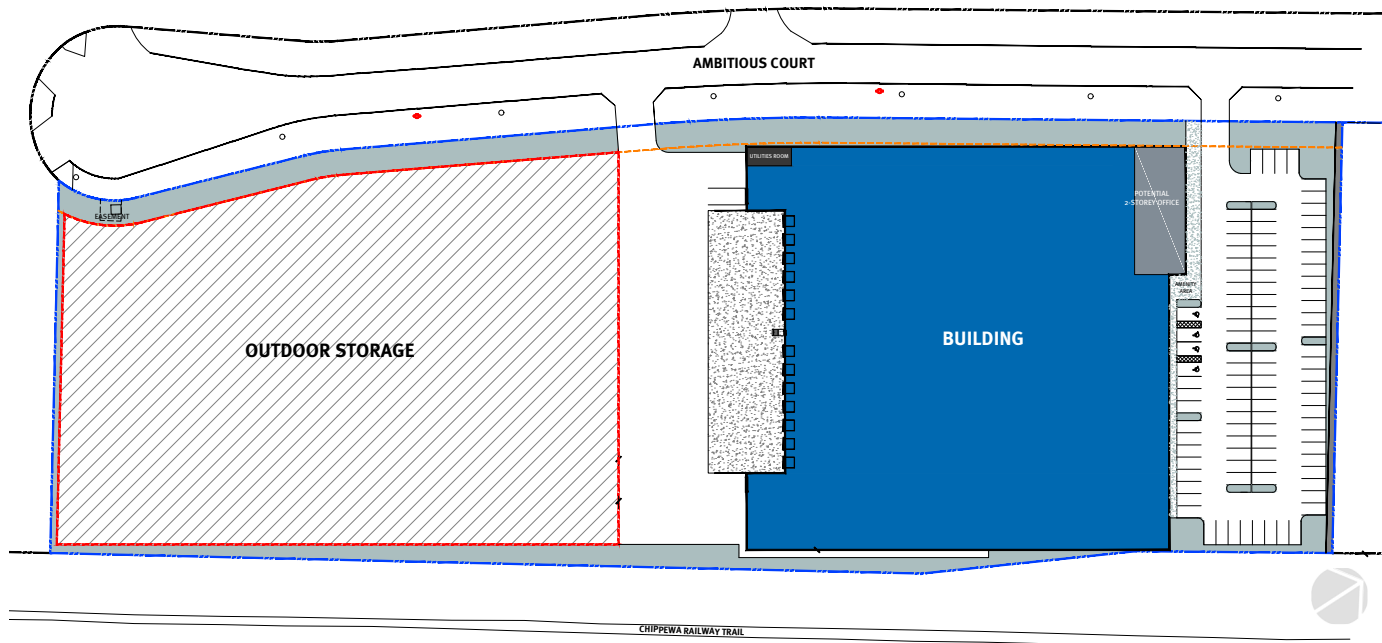


Conceptual Site Plan (Option 2)



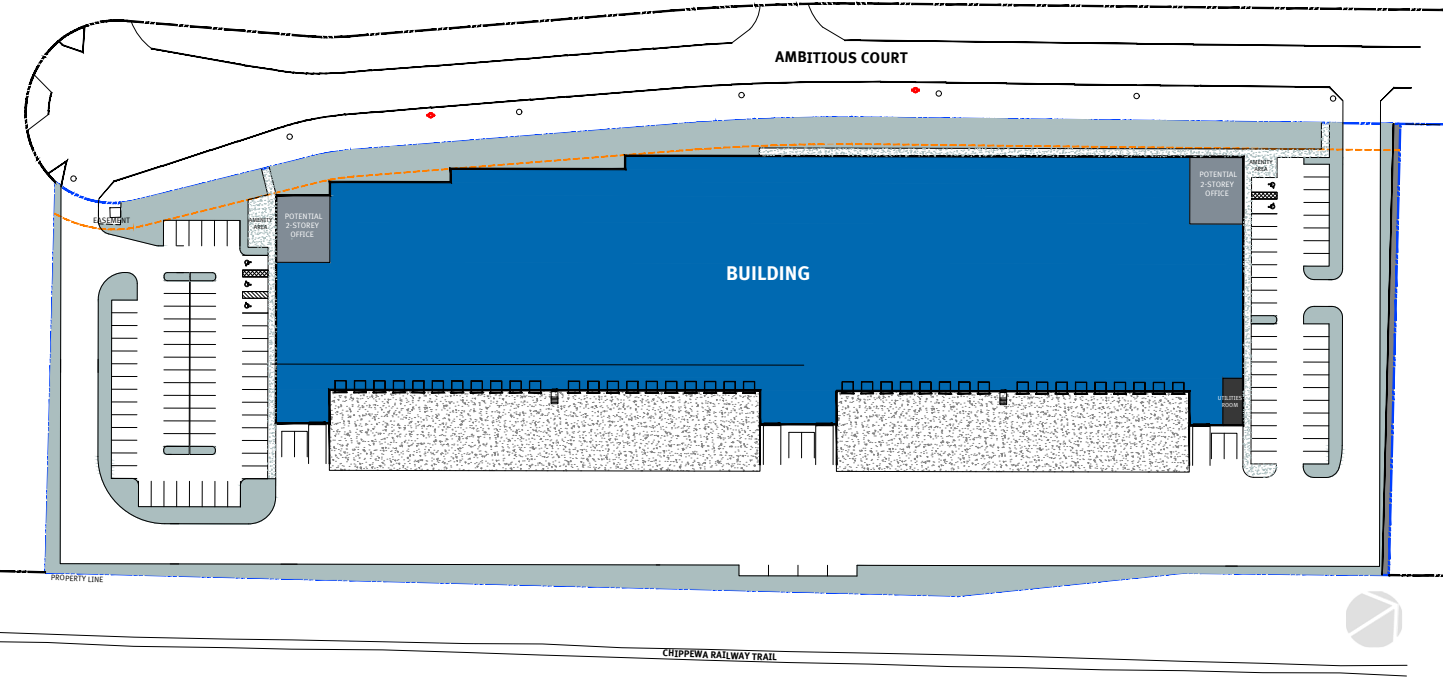
BUILDING SPECIFICATIONS	
Total Area	54,775 SF
Office Area	5,000 SF
Shipping	13 Truck-level doors/ 2 Drive-in doors
Parking	51

Conceptual Site Plan (Option 3)



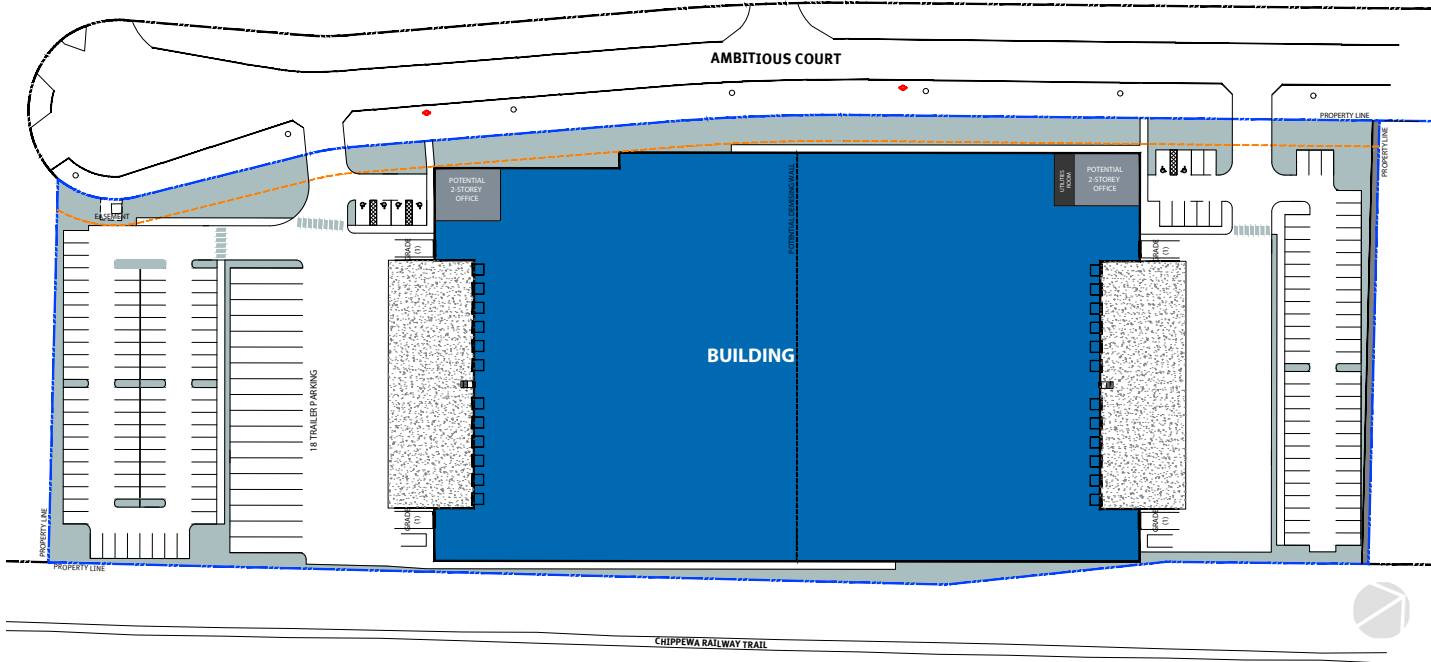
BUILDING SPECIFICATIONS	
Total Area	103,100 SF
Office Area	8,000 SF
Shipping	13 Truck-level doors/ 2 Drive-in doors
Parking	98

Conceptual Site Plan (Option 4)



BUILDING SPECIFICATIONS	
Total Area	129,300 SF
Office Area	8,000 SF
Shipping	38 Truck-level doors/ 4 Drive-in doors
Parking	120

Conceptual Site Plan (Option 5)



BUILDING SPECIFICATIONS	
Total Area	156,890 SF
Office Area	8,000 SF
Shipping	24 Truck-level doors/ 4 Drive-in doors
Parking	159

14/ AMBITIOUS COURT

Hamilton, ON



For more information, please contact:

Ben Sykes

Sales Representative, Principal
416.903.5340
ben.sykes@avisonyoung.com

Harrison Livermore

Sales Representative, Principal, Executive Vice President
905.283.2387
harrison.livermore@avisonyoung.com

Janse Rain

Broker, Principal
905.283.2376
janse.rain@avisonyoung.com

Chris Daly

Sales Representative, Associate Vice President
905.283.2590
chris.daly@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937 avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

Beedie/

AVISON
YOUNG