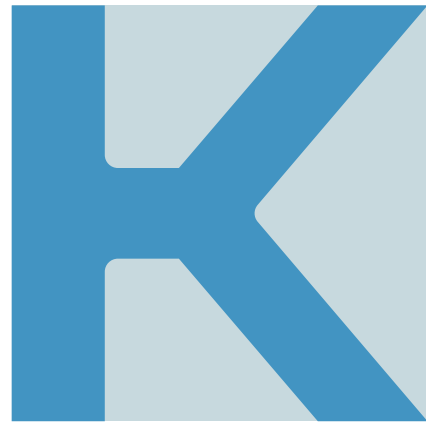




FOR SALE

505 KENORA AVENUE, HAMILTON, ON



**KENORA  
SQUARE**

*Fuelled by  
Possibilities*

10.1-acre industrial investment property in a prime  
Hamilton location near QEW, featuring low site  
coverage, excess land, and redevelopment potential.



# PRESENTING KENORA SQUARE

A high-demand Industrial Asset in the emerging Nashdale Industrial Corridor, minutes from Hamilton’s Bayfront Industrial Area.

505 Kenora Avenue in Hamilton, Ontario, is a 10.10-acre facility with 76,706 SF of structures split up between 3 buildings.

With a large amount of excess land, this site presents a unique opportunity for users, investors, and developers alike. The flexible layout and multiple points of street access make it suitable for various commercial and industrial uses. It features ample parking, clear signage visibility, and easy access to major transportation routes, including the Queen Elizabeth Way (QEW) and Highway 403.

Multiple access points from Kenora Avenue and Nash Road North, enable the property to have seamless connectivity to major transportation corridors, enhancing logistical efficiency and accessibility. The site’s low coverage ratio and significant surplus land provide functional flexibility and expansion potential.

The property is minutes from Hamilton’s Bayfront Industrial Area, the city’s largest employment area and expansive waterfront, making up an important part of Hamilton’s rich history, present landscape and potential to play a significant role in the future of Hamilton’s unique waterfront environment.<sup>1</sup>

SOURCE: 1- <https://www.hamilton.ca/sites/default/files/2022-11/bayfront-industrial-strategy-urban-design-guidelines.pdf>



**Building A**  
27,550 SF

Shipping Doors  
9 Dock | 2 Drive-in

Ceiling Height  
15'-8"

**Building B**  
22,265 SF


Shipping Doors  
2 Dock | 6 Drive-in

Ceiling Height  
13'-2"

**Building C**  
27,265 SF

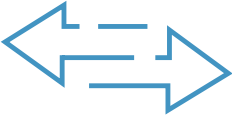
Shipping Doors  
8 Drive-in

Ceiling Height  
25'-7"

  
**76,706 SF**  
Total Building Area

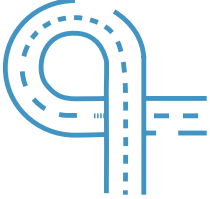
  
**10.1 ACRES**  
Industrial Site

  
**READY FOR USE**  
Available Immediately

  
**5+ ACCESS POINTS**  
Nash Rd N & Kenora Ave  
Egress/Access

  
**M5 ZONING**  
Allows a wide variety of  
heavy industrial uses

  
**±17% SITE COVERAGE**  
Leaving Ample Room  
for Expansion

  
**QEW ACCESS**  
Minutes from the  
Centennial Pkwy  
Interchange

  
**FLEXIBILITY**  
Smaller Parcels Allow  
the Buyer to Sell Portions  
and Reduce Overall Costs.



# MULTIPLE PARCELS, MULTIPLE POSSIBILITIES

The overall site can be split up into three core areas made up of distinct parcels, enabling individual or combined acquisition options.

Each area features a low building-to-land ratio, presenting a potential opportunity for value enhancement through future development or intensification.

Area Summary	A	B	C	TOTAL
Building Size	27,550 SF	22,265 SF	26,891 SF	76,706 SF
Total Site Size	4.03 acres	1.92 acres	4.15 acres	10.10 acres
Building to Land Ratio	16%	27%	15%	—
Area Utilized for Valuation with Buildings	1.91 acres	1.42 acres	2.15 acres	5.48 acres
Building to Land Ratio	33%	36%	29%	—
Excess Land Area	2.12 acres	0.50 acres	2.00 acres	4.62 acres





# STRATEGIC INDUSTRIAL LOCATION

## HAMILTON, ON

Connected by Movement – an ideal location for industries that rely on efficient distribution channels.

Hamilton is a premier hub for mobility, offering unparalleled transportation infrastructure, with two major expressways, extensive highway connectivity, robust rail service, the busiest Great Lakes port in Canada, and the country’s largest overnight express cargo airport<sup>1</sup>.

Hamilton is historically known as a steel town, and its industrial real estate market continues to thrive, thanks to its strong manufacturing base and excellent transportation links. Each week, approximately 100,000 cargo-carrying truck trips interact with, or pass through, the City of Hamilton with cargo valued at \$3.8 billion<sup>2</sup>.

Hamilton’s proximity to major highways, rail networks, and the Port of Hamilton makes it an ideal location for industries that rely on efficient distribution channels. Additionally, the city’s focus on industrial innovation, including green technologies and advanced manufacturing, is attracting new businesses and investments to the area. Hamilton is well-located in relation to southern Ontario and the Greater Toronto Area, the US Midwest and the US Northeast and the city is also centrally located within the bi-national Great Lakes-St. Lawrence Region. Invest Hamilton notes that 142 million consumers reside within a day’s drive of Hamilton and approx. \$400 billion in merchandise trade travels across the border in Ontario every year, much of that flow near Hamilton<sup>2</sup>.

SOURCES:  
1. <https://investinhamilton.ca/sectors/goods-movement>  
2. <https://investinhamilton.ca/wp-content/uploads/2025/02/HamiltonGoodsMovementStrategy2024-1.pdf>



QEW	4 min
Highway 8	7 min
Highway 403	17 min
Highway 407	20 min
Confederation GO Station	4 min
Hamilton GO Station	19 min
West Harbour GO Station	18 min
Aldershot GO Station	18 min
John C. Munro Hamilton International Airport	30 min
Toronto Pearson Airport	57 min
Canada/U.S. Border	55 min



# ESTABLISHED BUSINESS CONSORTIUM

## AMENITIES

### Restaurants & Cafes

1. Moxies Hamilton Restaurant
2. Denny's Restaurant
3. Tim Hortons
4. Annalakshmi South Indian Vegetarian
5. Tahini's
6. Milan Hamilton - Indian Street Food
7. Chai Pani
8. Lakshmi Chowk BBQ & Karahi House
9. Wendy's
10. Subway
11. Burrito Boyz
12. Burger King
13. Fool & Flagon
14. Barangas On The Beach
15. Hutch's on the Beach
16. Woodward Restaurant
17. Zakynthos Restaurant
18. Shoeless Joe's Sports Grill
19. McDonald's
20. Coffee Culture Cafe & Eatery
21. Mary Brown's Chicken
22. Chuck's Roadhouse Bar & Grill

### Grocery Store

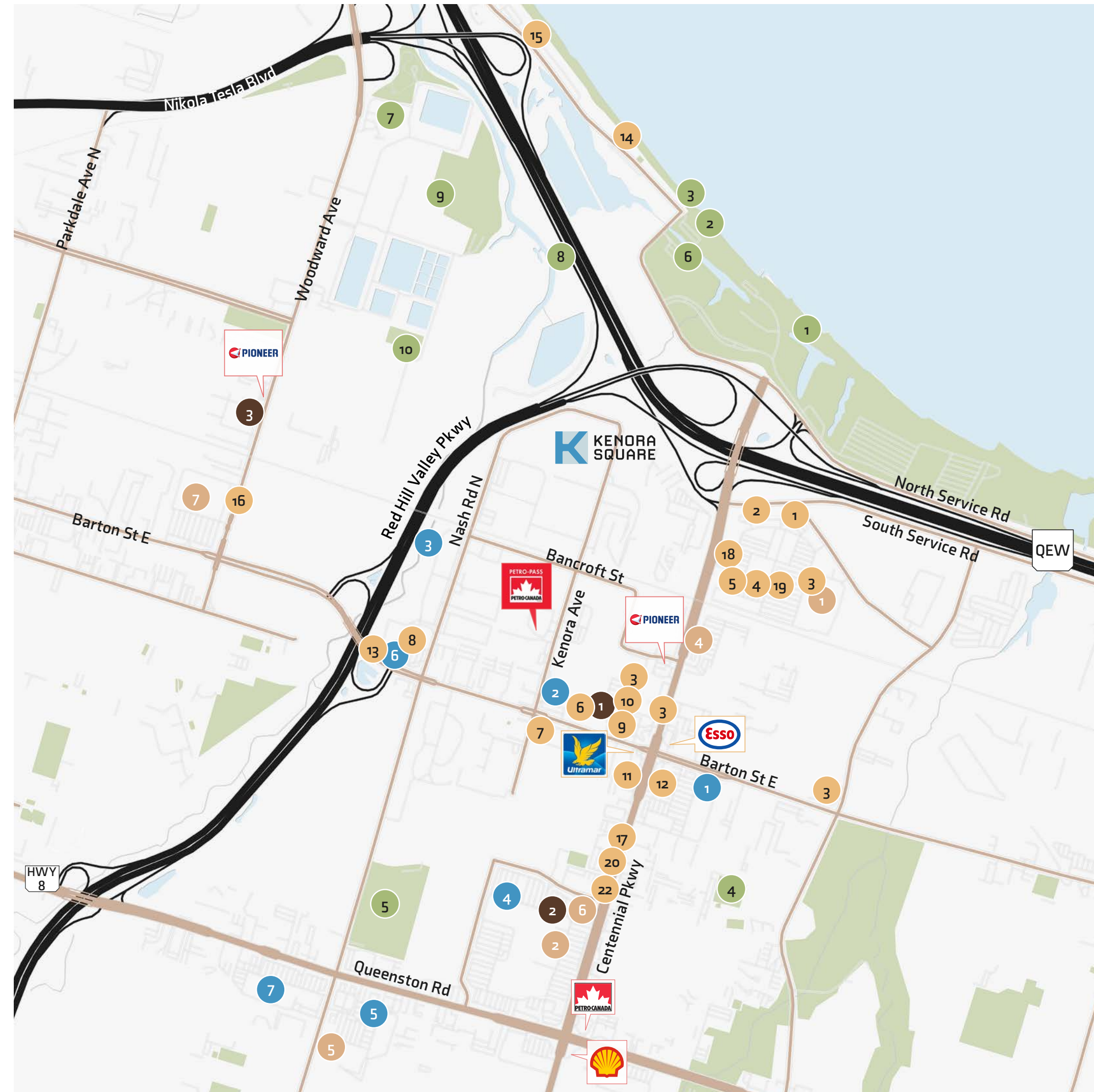
1. Food Basics
2. Lococo's - Fresh Fruits, Vegetables and Meats
3. Davisol African Caribbean and Tropical Foods
4. Fortinos Hamilton Centennial
5. FreshCo
6. Wholesale Club Hamilton
7. No Frills

### Activities & Recreation

1. Confederation Park Hamilton
2. Hamilton Beach
3. Confederation Beach
4. Riverdale Community Centre
5. Sam Manson Park
6. Adventure Village
7. Museum of Steam & Technology
8. Red Hill Trail Lookout Point
9. The Globe
10. Globe Leash Free Dog Park

### Major Retail

1. Walmart Supercentre
2. Winners
3. HomeSense
4. The Home Depot
5. Canadian Tire
6. LCBO
7. RONA+



## SELECT CORPORATE NEIGHBOURS

[WITHIN A 5 KM RADIUS]

- 1Solutions Data Corporation
- Dynamic Steel Inc
- Ontario Truck Driving School
- Samuel, Son & Co.
- Lafarge Canada Inc
- Dofasco
- Orlick Industries Ltd
- Hager Industries Inc
- Can-Am Industrial Supply
- Ryder Truck Rental
- Sasa Manufacturing Inc
- Apex Motor Express
- Waste Management
- Baycoat
- Q-Air Environmental Controls
- Stern Laboratories Inc
- Ronsco Inc
- Laidlaw Carriers Bulk
- Kangaroo Trailers
- Skytec Rentals Inc
- Sobotek Limited
- Canpar Express
- Waste Connections of Canada
- 3D Warehousing and Logistics
- Sylvite Warehousing & Distribution
- Birla Carbon Canada
- Noble Hamilton



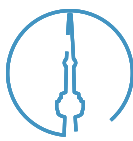
# DEMOGRAPHIC HIGHLIGHTS



Crucial logistics hub for transportation for land, air, and sea between Toronto and the US border such as Canadian National and Canadian Pacific Kansas City rail, John C. Munro Hamilton International Airport, and Port of Hamilton.



Hamilton is undertaking a revitalization of the Bayfront Industrial Area, a 1,607 hectare mixed-use industrial zone along Hamilton Harbour.



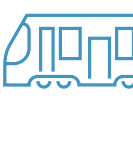
Over 40,000 people commute into Hamilton each day, with over 35% of commuters coming from communities east along the Lakeshore including Toronto, Mississauga, Oakville & Burlington<sup>1</sup>



Hamilton has access to a workforce of 4.9 million people within a one-hour drive and access to over 150 million North American consumers within a day's drive.<sup>2</sup>



Hamilton hosts renowned research hubs and world-class institutions like McMaster University and Mohawk College.<sup>2</sup>



The upcoming Hamilton LRT will provide a safe, frequent, and reliable transit service through Hamilton's downtown core connecting commuters from Eastgate Square to McMaster University.<sup>3</sup>

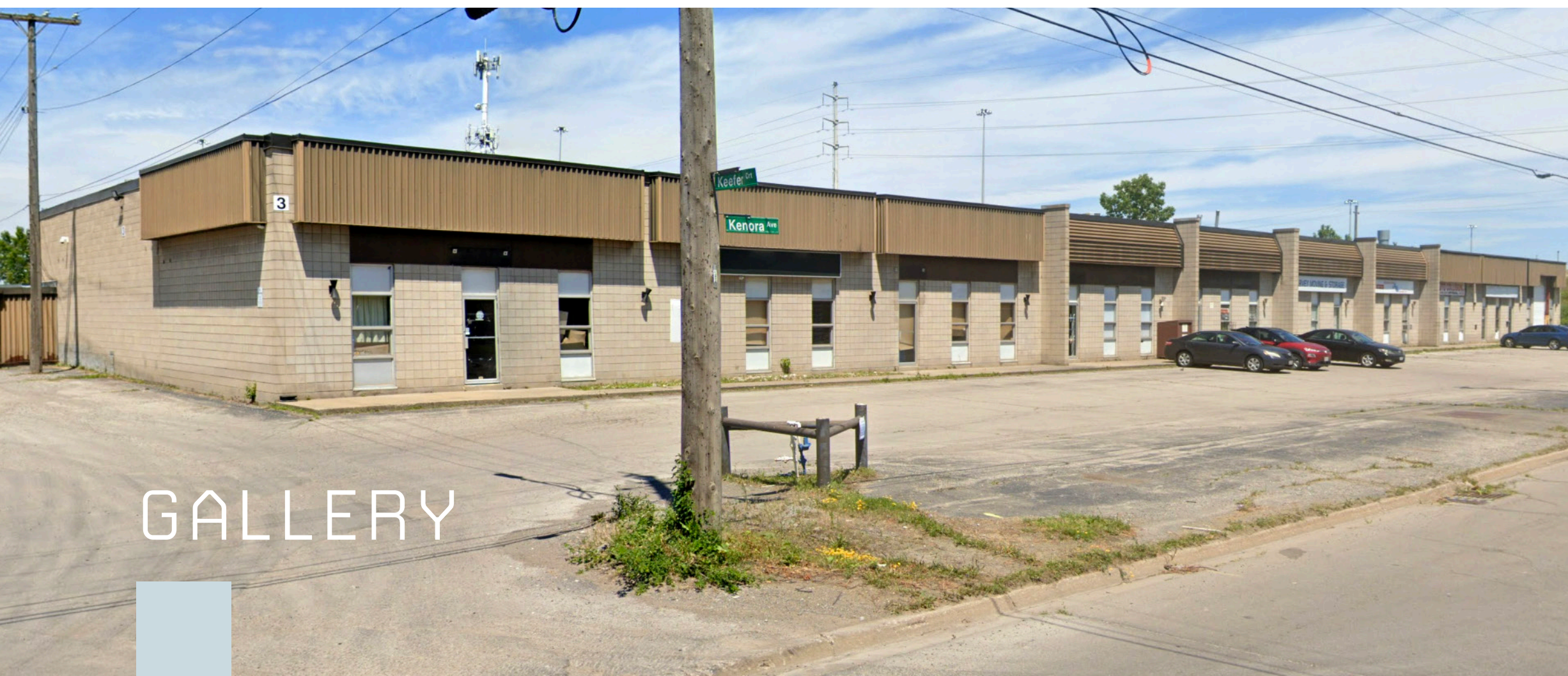
SOURCES:  
1. [https://civicplan.ca/wp-content/uploads/2018/02/Where\\_Hamilton\\_Works.pdf](https://civicplan.ca/wp-content/uploads/2018/02/Where_Hamilton_Works.pdf)  
2. <https://investinhamilton.ca/global-hamilton>  
3. <https://www.hamilton.ca/city-council/plans-strategies/light-rail-transit-lrt>

\*Data retrieved from Colliers Hydra (2024).

	5KM RADIUS OF SUBJECT PROPERTY	10KM RADIUS OF SUBJECT PROPERTY	20KM RADIUS OF SUBJECT PROPERTY
Population	116,271	393,721	671,546
Projected population by 2034	125,587	443,372	763,105
Labour Employment Rate	88.1%	88.5%	89.4%
Average Household Income	CA\$98,954	CA\$106,277	CA\$122,751









# MARKETED BY COLLIERS

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