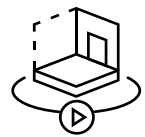


For Sale

49 Coreslab Ave, Hamilton, Ontario

\$9,595,000

- 4.02-acre site
- Site plan approved for +/- 50,000 sq. ft. self storage facility
- Well configured for industrial condos
- Recently fully graded, compacted and gravelled
- Zoning permits outside storage and/or trailer parking
- High profile location on Highway 5 with excellent exposure/visibility
- Site has two points of access at both Pyramid Way as well as Coreslab Drive
- Taxes: \$41,415 (2024)



[Click here for Video Overview of Site](#)



Δ Lot line is approximate

David Merker*

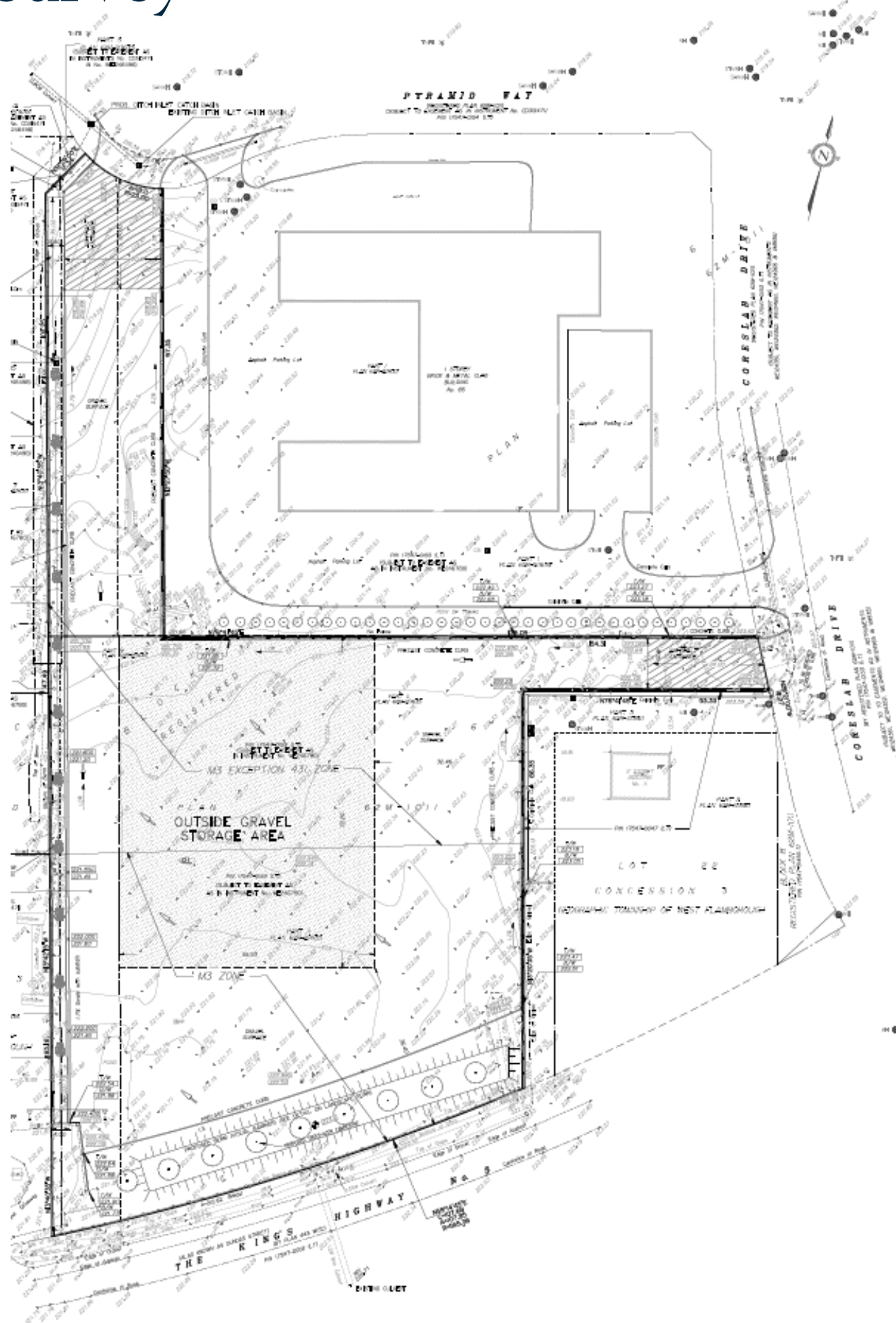
Associate Vice President

905 315 3676

David.Merker@cbre.com

CBRE

Survey



Zoning:

City of Hamilton:

- M3 zoning [here](#)
- Exception 431 [here](#)





Harry Howell
Twin Pad Arena

Industrial Subdivision
Development

Game Changer
Performance

NAPA

Shy's Place

Coreslab Dr

South Dr

Innovation Dr

THE KEG

NOFRILLS

KFC

Starbucks

DOLLAR TREE

sunset grill

WALMART

STAPLES

RONA

Real Burger

PETROCANADA

Tim Hortons

Hamilton
Technology
Center

CHCH

HWY
5

HWY
6

- 📍 Downtown Hamilton: 14 mins | 9.4 KM
- 📍 Burlington: 15 min | 14.5 KM
- 📍 GTA: 28 min | 34.9 KM
- 📍 KW: 48 min | 57.2 KM
- 📍 Guelph: 40 min | 42.8 KM
- 📍 Brantford: 34 min | 44.1 KM
- 📍 Hamilton Airport: 20 mins | 25 KM
- 📍 HWY 401: 10 mins | 8 KM
- 📍 HWY 403: 8 mins | 7.4 KM

LOCATION

OVERVIEW

Flamborough is a district within the City of Hamilton, Ontario, strategically located in Southern Ontario with excellent connectivity to major urban centers.

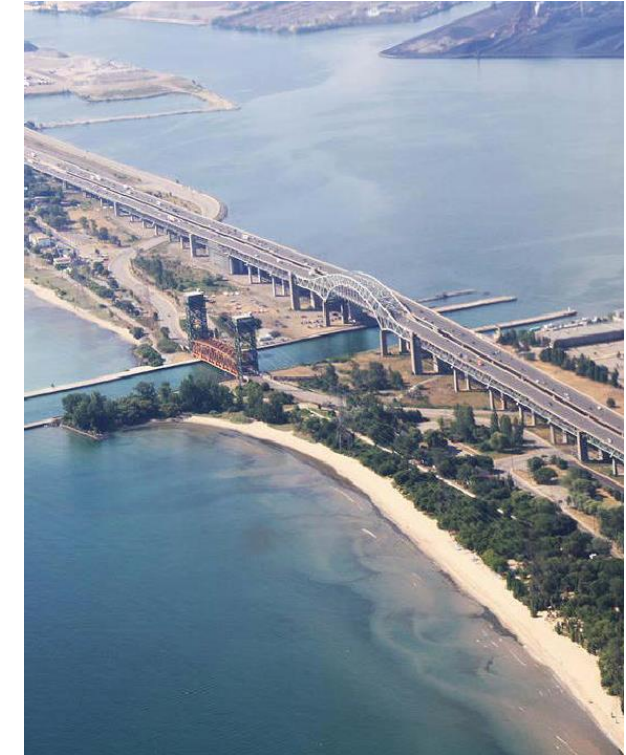
TRANSPORTATION AND ACCESSIBILITY

Flamborough benefits from its proximity to several major highways, including Highway 401, Highway 403, and Highway 6, facilitating easy travel to nearby cities and transportation hubs such as Toronto, Guelph, and Burlington.

PROXIMITY TO MAJOR CITIES

The district's location offers residents and businesses the advantage of being close to several significant urban areas:

- **Hamilton:** Flamborough is an integral part of the City of Hamilton
- **Toronto:** Approximately 35 km to the east
- **Guelph:** About 42.8 km to the north
- **Burlington:** Roughly 14.5 km to the east



NEARBY AMENITIES

Flamborough boasts a mix of rural charm and urban conveniences. The area features a variety of amenities, including:

- **Recreational Facilities:** Valens Lake Conservation Area, Christie Conservation Area, and Spencer Gorge Wilderness Area
- **Entertainment:** Flamboro Downs Racetrack and Casino
- **Tourist Attractions:** African Lion Safari
- **Shopping & Dining:** A range of local businesses, boutiques, and restaurants in its various communities

ECONOMY

Flamborough's economy is diverse, combining traditional rural industries with modern sectors:

- **Agriculture:** The area maintains a strong agricultural presence with farms and rural properties
- **Tourism:** Attractions such as African Lion Safari and Flamboro Downs contribute to the local economy
- **Small businesses:** The district supports a variety of local enterprises, particularly in communities like Waterdown and Carlisle.

Flamborough's strategic location, coupled with its blend of rural and urban elements, makes it an attractive destination for businesses seeking urban accessibility and a strong and growing economy. Its proximity to major transportation networks and urban centers positions it well for continued growth and development within the Greater Hamilton Area.

HAMILTON

ONTARIO

The City of Hamilton is ideally positioned in Southern Ontario, just 69 km to Toronto, 16 km to Burlington, and 40 km to Brantford. With access to VIA Rail and Hamilton International Airport, the City has experienced a 6.0% growth rate within the last 5 years. Home to McMaster University, the main schools campus is situated in the North-West area of the City. The University has a worldrenowned medical school and research facility, attracting students locally and globally.



TRANSIT

Air

John C. Munro Hamilton International Airport is situated a short 22-minute drive from the Property. The airport transports over 725,000 passengers annually, with partner airlines including Swoop, Westjet, Norwegian Air, Air Transat and Sunwing. The airport provides non-stop service to 19 destinations and connecting service to over 25 destinations. Within an hour's drive of the Property is Toronto Pearson Airport, one of Canada's largest transportation hubs with an extensive list of scheduled and chartered flights.

Highway Connectivity

The Property is situated near several major highways, including Highway 403, Highway 8, Red Hill Valley Parkway, and the Queen Elizabeth Way.



HAMILTON
INTERNATIONAL AIRPORT

MAJOR DEVELOPMENT

Stelco's Hamilton Lands by Slate

In June of 2022, Slate Asset Management acquired an expansive 800-acre industrial land plot in a substantial \$518-million transaction. Their vision for this property is a remarkable transformation into a contemporary commercial hub. The conceptual designs encompass several exciting elements, such as public parks integrated with the site's industrial heritage, innovative office spaces, and state-of-the-art film studios. Additionally, they plan to develop a waterfront district featuring a vibrant blend of restaurants, retail outlets, entertainment venues, recreational facilities, educational institutions, and cultural attractions. A 2022 study conducted by Ernst and Young forecasts the development's potential to create as many as 23,000 new job opportunities and infuse a substantial \$3.8 billion into Ontario's economy.



HAMILTON

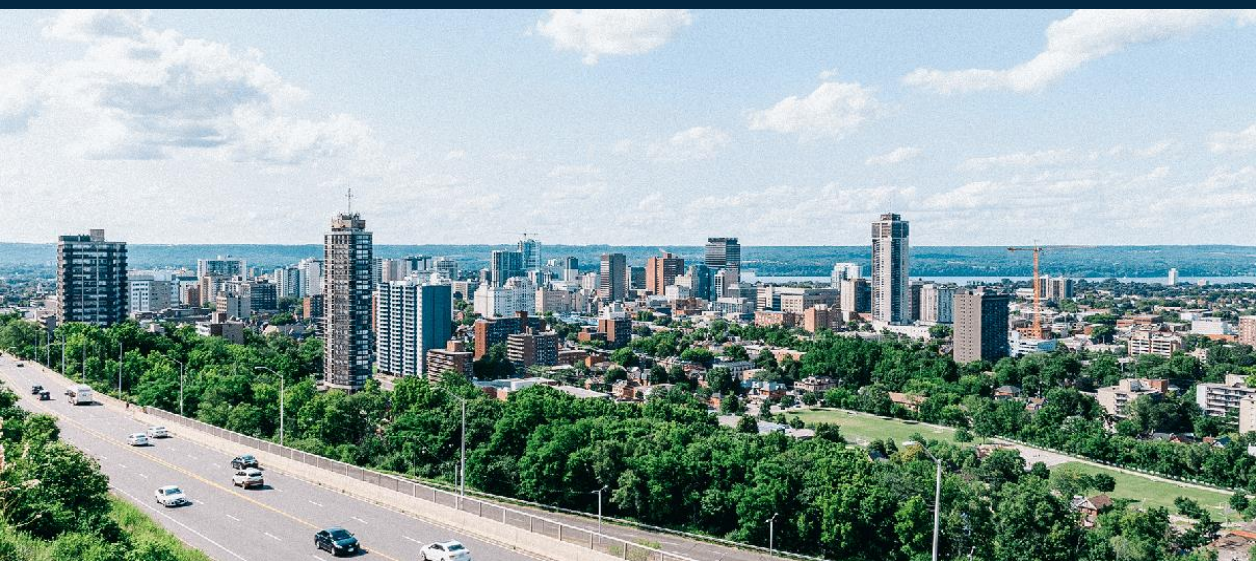
ONTARIO

ECONOMY

The City of Hamilton is home to world-class universities, colleges and research-intensive companies, creating an ideal environment for economic growth in the new product and innovation sector. Based on a legacy of advanced manufacturing, the City's economy focuses on high-tech product development and commercialization strategies, attracting start-ups and entrepreneurs to its fast-paced economy.

Other notable industries contributing to the City's economic growth include the expanding life sciences sector, often working in collaboration with the educational institutions and research centres; the creative industries sector, which represents 11% of Hamilton's labour force, and the Agribusiness and Food Processing sector, experiencing a 35% growth in employment in the last decade.

Tourism is a major driver in Hamilton's economy, attracting approximately 6 million visitors annually who spend an estimated \$530 million. Tourism of the City and surrounding area attract those interested in arts, history and outdoor adventure.



EDUCATION

The City offers a diverse, knowledge-based economy in the city's educational sector, and is home to some of the top educational and research institutions in Canada. The education sector is the fourth-highest employment sector in the City.

McMaster University

Based out of Hamilton, McMaster University is renowned for its excellence in medical and research programs. The University is ranked 2nd globally in the Times Higher Education – University Impact Ranking, and 4th in Canada in the “medical doctoral” category. With a total student population of more than 32,000 annually, the University is home to more than 70 research centres and institutes. McMaster's main campus, located in the Westdale neighbourhood of Hamilton, is comprised of 300 acres of scenic property including a mix of libraries, athletic facilities, student housing, conference buildings and research facilities.

Mohawk College

Mohawk College provides comprehensive learning and skills development through an extension range of college apprenticeship, diploma and degree programs. The College is recognized as a leader in health and technology education, delivering collaborative degree programs with McMaster University. Mohawk College offers education to over 30,000 full-time and part-time students annually. Its main campus is located in the heart of Hamilton, easily accessible through public transportation.

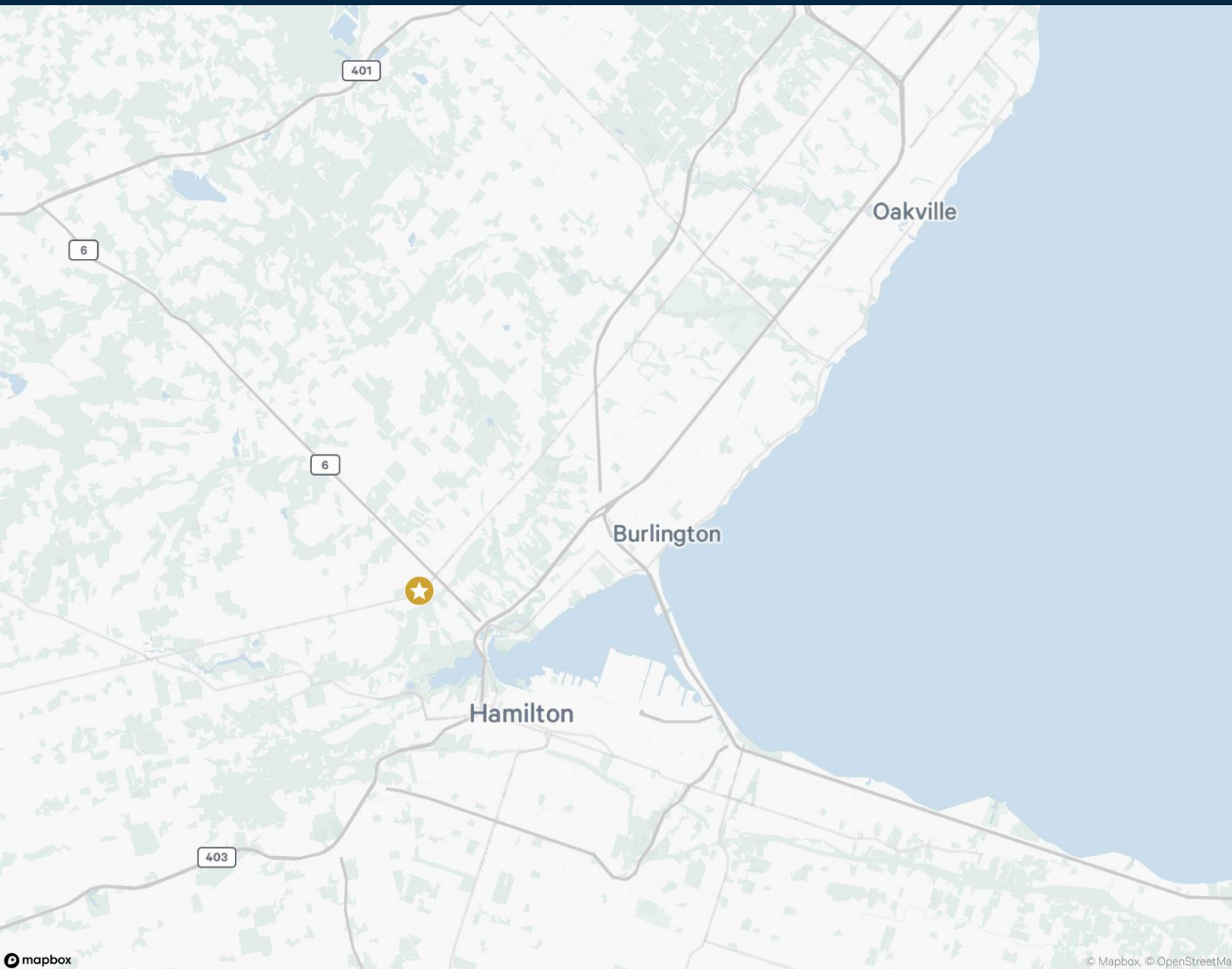
MCMASTER UNIVERSITY



MOHAWK COLLEGE

For Sale

49 Coreslab Ave, Hamilton, Ontario



**For More Information
Contact:**

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905 315 3676
David.Merker@cbre.com

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*Sales Representative

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