

For Sale

Dickenson Road E, Hamilton ON



** Per City Staff

\$20,435,000

- 32.69 acres of prime development land in Hamilton's Red Hill Business Park
- Zoned M3 Employment (allows outside storage – subject to some restrictions)
- One of the park's last undeveloped privately owned parcels
- Excellent 400 series highway access via Red Hill Parkway and Lincoln Alexander Expressway (5-7 minutes from site to interchange)
- Vendor financing may be considered for qualified buyer

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CBRE

Recent And Planned New Construction – Red Hill Business Park



Over 3,000,000 Sq. Ft. of Development in Recent Years!

Red Hill Business Park South

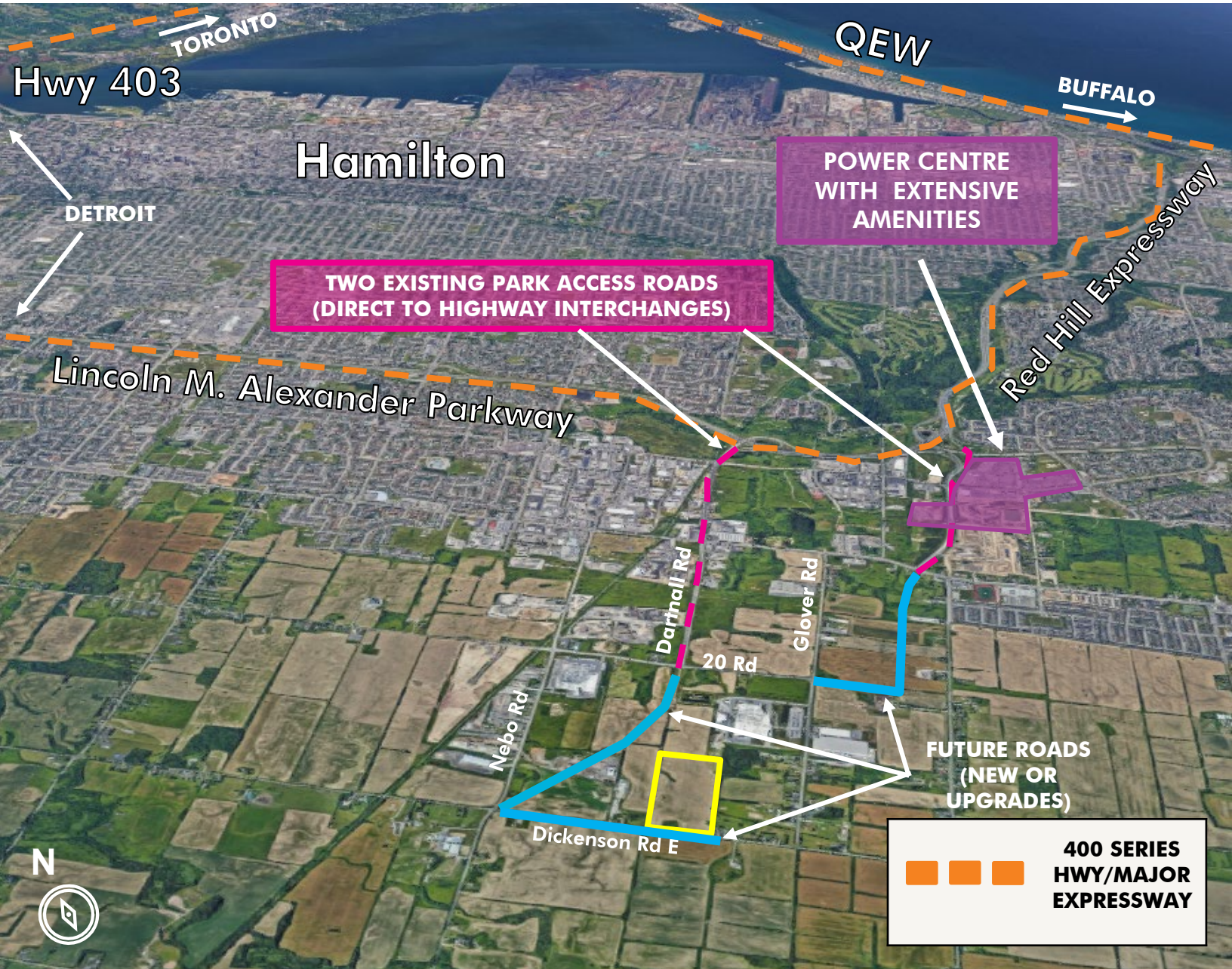


Extensive Recent/Current Activity

1	Canada Bread (±400,000 Sq. Ft.)	9	Atlantic Packaging (±400,000 Sq. Ft.)
2	Maple Leaf Foods (±500,000 Sq. Ft.)	10	IKEA (±900,000 Sq. Ft.)
3	Navistar (±250,000 Sq. Ft.)	11	UPS (±300,000 Sq. Ft.)
4	Fibrecast (±100,000 Sq. Ft.)	12	Developer Controlled (Planned)
5	Corbec Industries (±100,000 Sq. Ft.)	13	Developer Controlled (Planned)
6	Continental Tire (±300,000 Sq. Ft.)	14	Developer Controlled (Planned)
7	Sierra Supply Chain (±250,000 Sq. Ft.)	15	Developer Controlled (Planned)
8	Completed Spec Project (±100,000 Sq. Ft.)	16	Developer Controlled (Planned)

****Shaded areas are in active user or developer hands - Limited acquisition options remain**

Red Hill Business Park Access



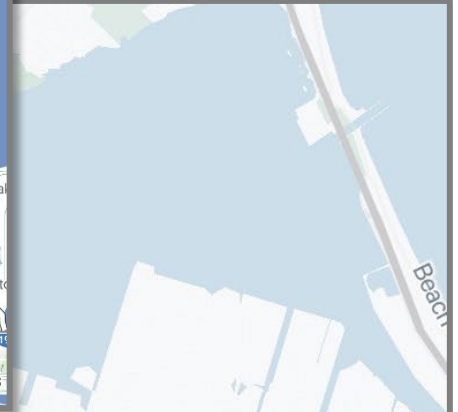
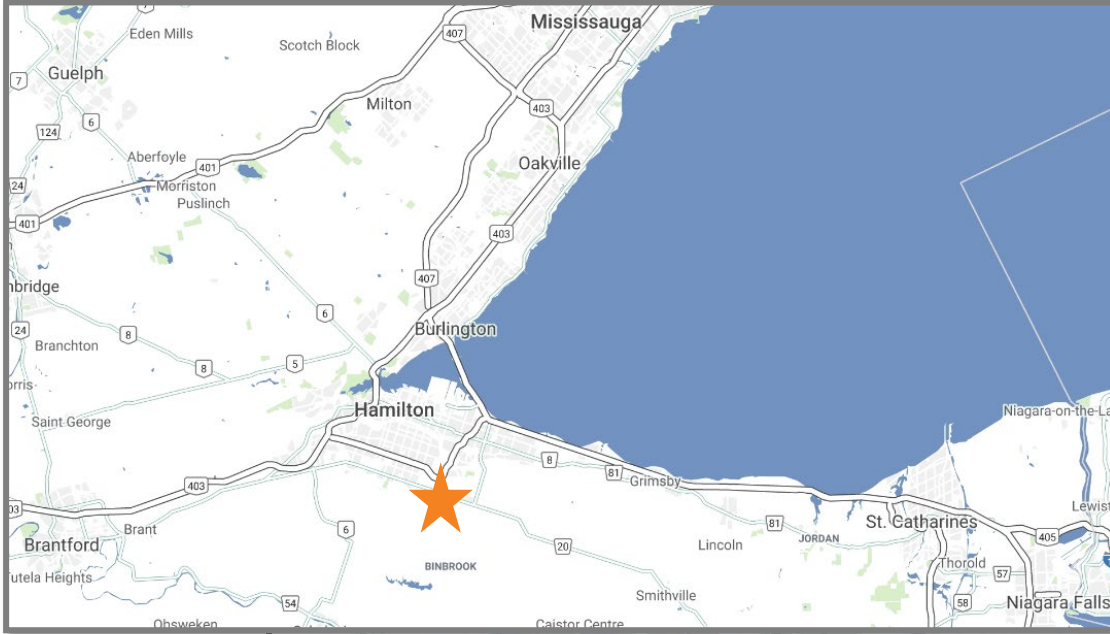
- Currently ~7 minutes from site to highway interchange
- New road installation will likely reduce this to <=5 minutes

Planned Road Infrastructure Red Hill Business Park South

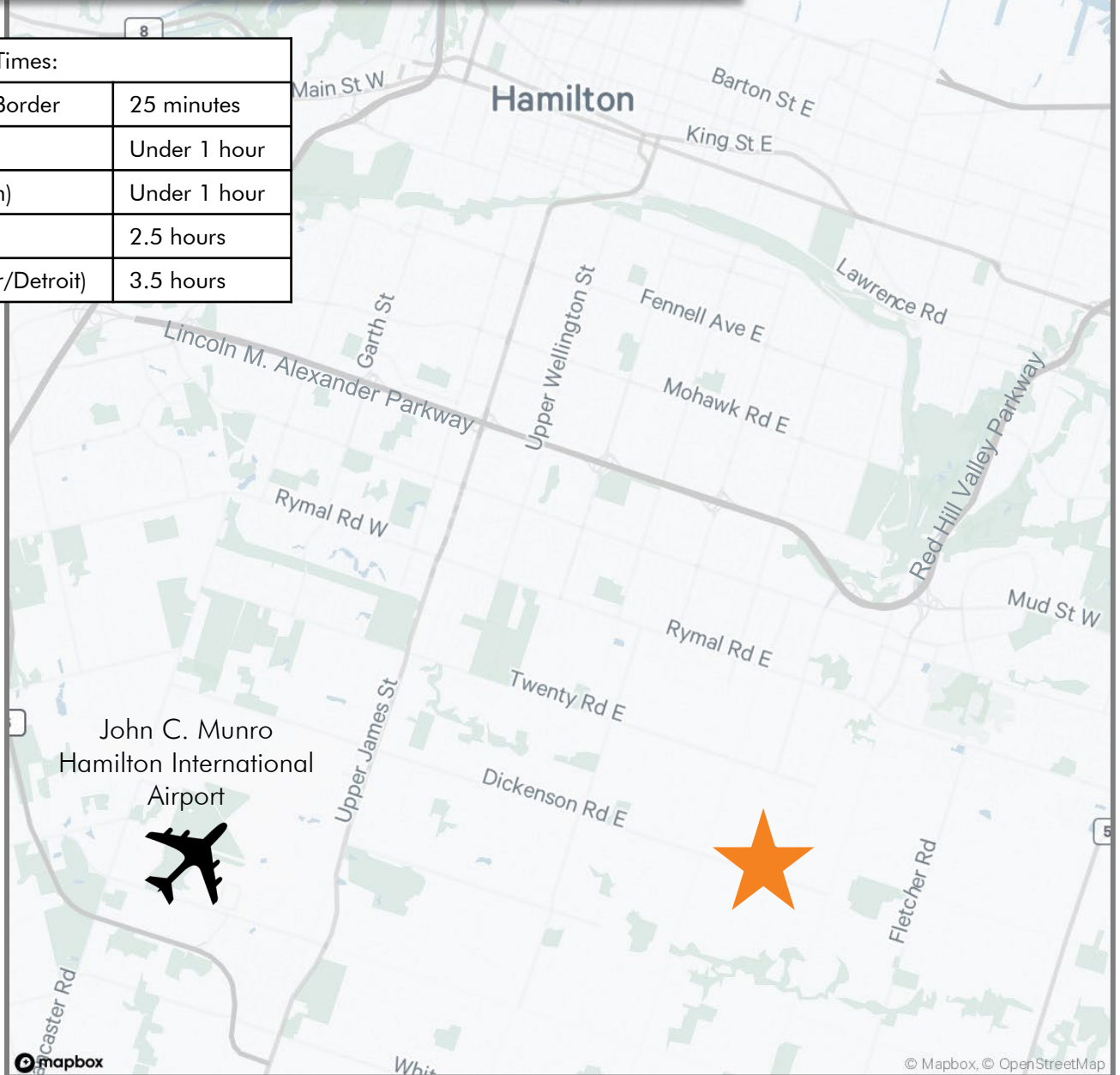


* Timing for roads varies – some have been completed, some are pending (call for details)
** Map courtesy of City of Hamilton – final paths may not be exactly as shown

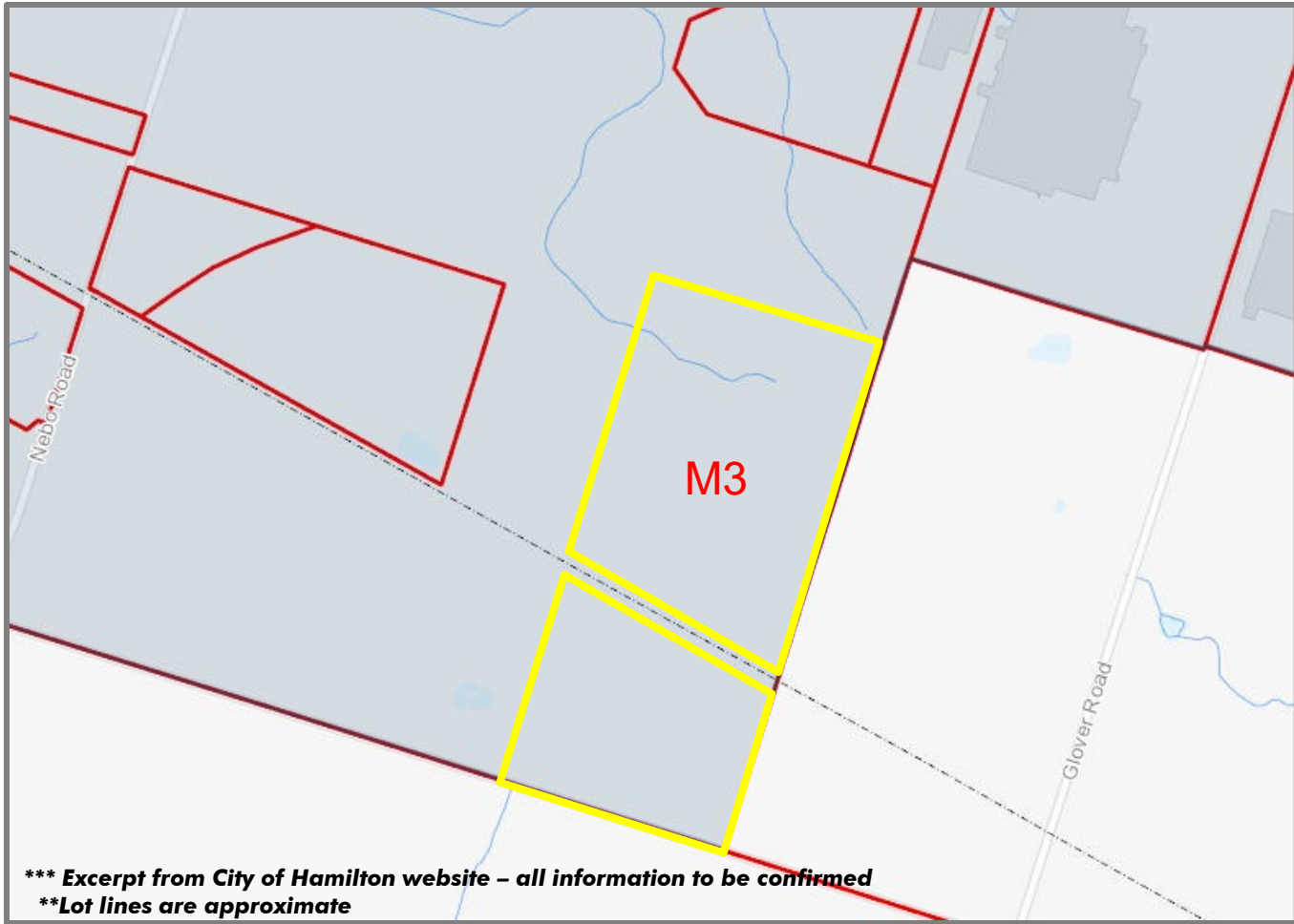
Map



Approximate Travel Times:	
Oakville/Burlington Border	25 minutes
Pearson Airport	Under 1 hour
U.S. Border (Lewiston)	Under 1 hour
U.S. Border (Sarnia)	2.5 hours
U.S. Border (Windsor/Detroit)	3.5 hours



Zoning - M3



Selection of Allowed Uses

(full details available via link at right)



[M3 Zoning By-law](#)

9.3.1 PERMITTED USES

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)

Aquaponics (By-law No. 14-163, June 25, 2014)

Artist Studio (By-law No. 17-220, October 25, 2017)

Building and Lumber Supply Establishment

Building or Contracting Supply Establishment

Cannabis Growing and Harvesting Facility

(By-law No. 14-163, June 25, 2014)

(By-law No. 18-266, September 12, 2018)

Commercial Motor Vehicle Sales, Rental and Service Establishment

Communications Establishment

Conference or Convention Centre

Contractor's Establishment

Courier Establishment

Craftsperson Shop (By-law No. 17-220, October 25, 2017)

Equipment and Machinery Sales, Rental and Service Establishment

Greenhouse (By-law No. 14-163, June 25, 2014)

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 (By-law No. 17-220, October 25, 2017)

Repair Service

Research and Development Establishment

Restaurant

Surveying, Engineering, Planning or Design Business

Trade School

Tradesperson's Shop

Transport Terminal

Transportation Depot

Warehouse

(By-law No. 17-220, October 25, 2017)

(By-law No. 18-219, August 17, 2018)

Δ Also allows outside storage to 85% of lot area - full details in link above

Hamilton Ontario

HAMILTON MARKET

Hamilton has long been cited as a key gateway for goods movement through southern Ontario. It is uniquely positioned as a transportation hub for the goods movement industry. The city is home to:

- » The port of Hamilton links Canada's industrial heartland to the St. Lawrence Seaway while providing businesses with direct connections to major highways and rail networks both in Ontario and the United States. It is one of the busiest of all the Canadian Great Lakes ports
- » John C. Munro International Airport, Canada's top multi-modal cargo and courier airport and Ontario's only 24-hour inter-modal cargo hub
- » CP & CN Rail, Canada's two national railways provide complete rail freight services across North America for Hamilton's industries
- » Easy access to major 400 series highways and multiple international border crossings. This complete highway and ring road system moves goods throughout the city quickly and easily



ONE OF CANADA'S
TOP RANKED
INVESTMENT CITIES



ONE OF ONTARIO'S
FASTEST GROWING
ECONOMIES



SEVEN YEARS OF
OVER \$1 BILLION
IN BUILDING PERMITS



MOST DIVERSIFIED
ECONOMY IN CANADA



LESS THAN 1 HOUR
DRIVING DISTANCE FROM
TORONTO
AND U.S.A. BORDER



CP & CN RAIL FREIGHT
ACROSS NORTH AMERICA



HOME TO THE
FASTEST GROWING NORTH
AMERICAN AIRPORT



BOASTS MOST ACTIVE
PORT IN GREAT LAKES

For Sale

Dickenson Road E, Hamilton ON



Preliminary conversations with Hydro indicate that truck access across this corridor can be accommodated (Buyer to confirm all details)

Hydro Corridor

Dickenson Rd E
(Road Urbanization in Capital Budget – 2028**)

** Per City Staff

For More Information Contact Us

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