

AVAILABLE 2025

OPPORTUNITIES FOR LEASE, SALE & DESIGN BUILD OPTIONS

**6140 TWENTY ROAD EAST
HAMILTON**

495,000 Sq. Ft. Available

For more information, please contact:

ADAM LAMBROS

Director, Development

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DOUG ROWLAND

Associate Development Manager

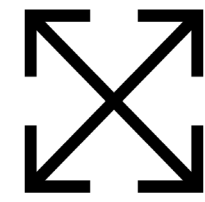
(416) 915-0809

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CLOSE ACCESS TO LINCOLN ALEXANDER PARKWAY | CLASS 'A' DEVELOPMENT

PANATTONI  **INC.**  **Inc.**

SITE PLAN



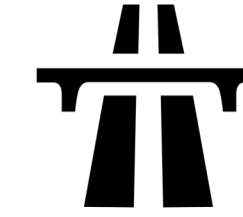
Size

+/- 25 Acres
Up to 495,000 Sq. Ft.
For sale, lease, or BTS options



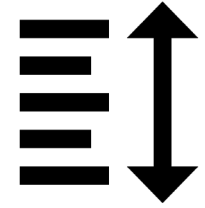
Shipping

93 Truck Level Doors
2 Drive-In Doors



Highways

Close access to the Lincoln Alexander Parkway & Highway 403



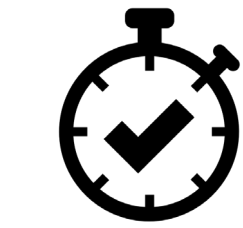
Clear Height

40 FT



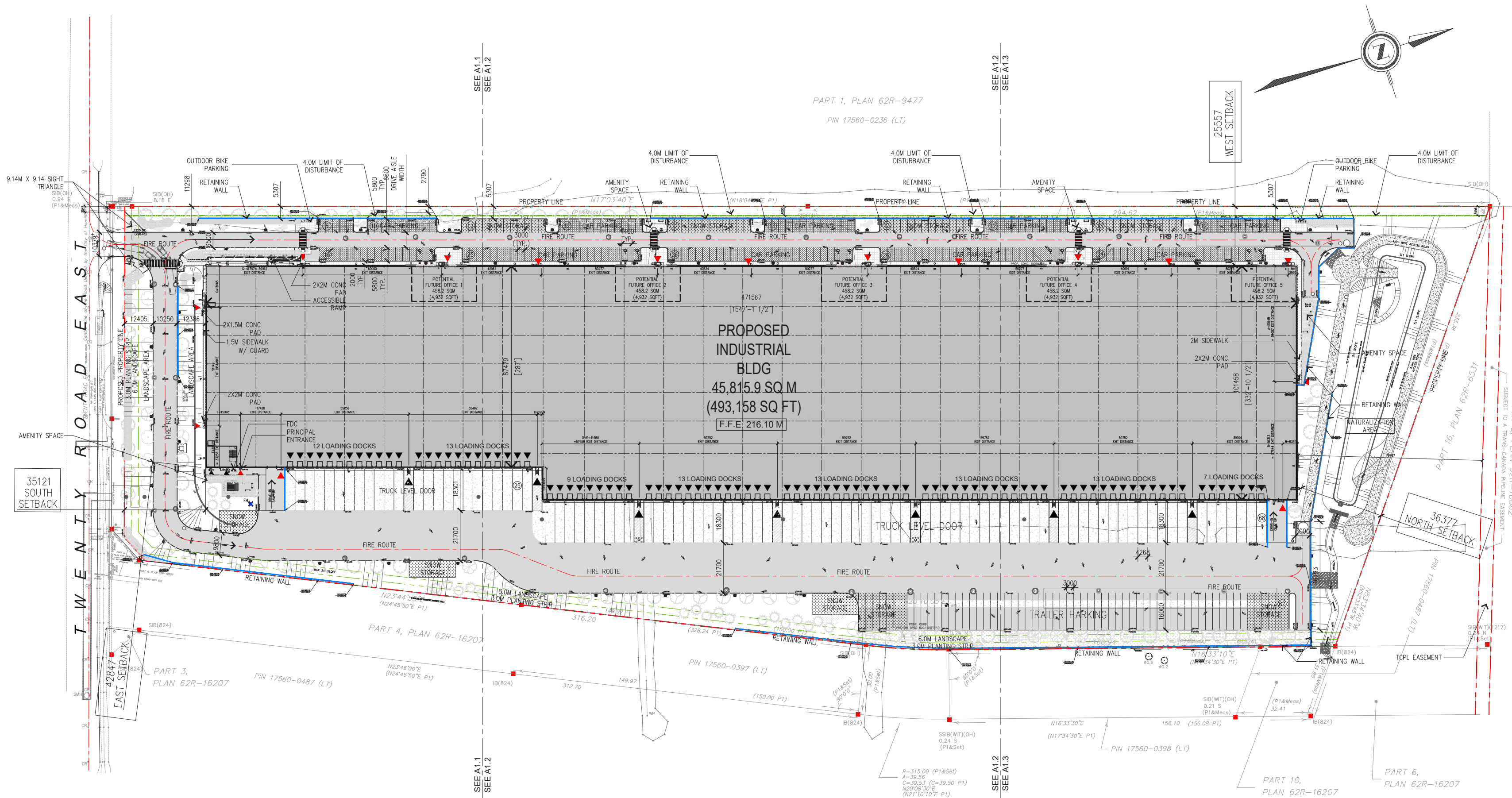
Trailer Parking

111 Trailer Parking Stalls

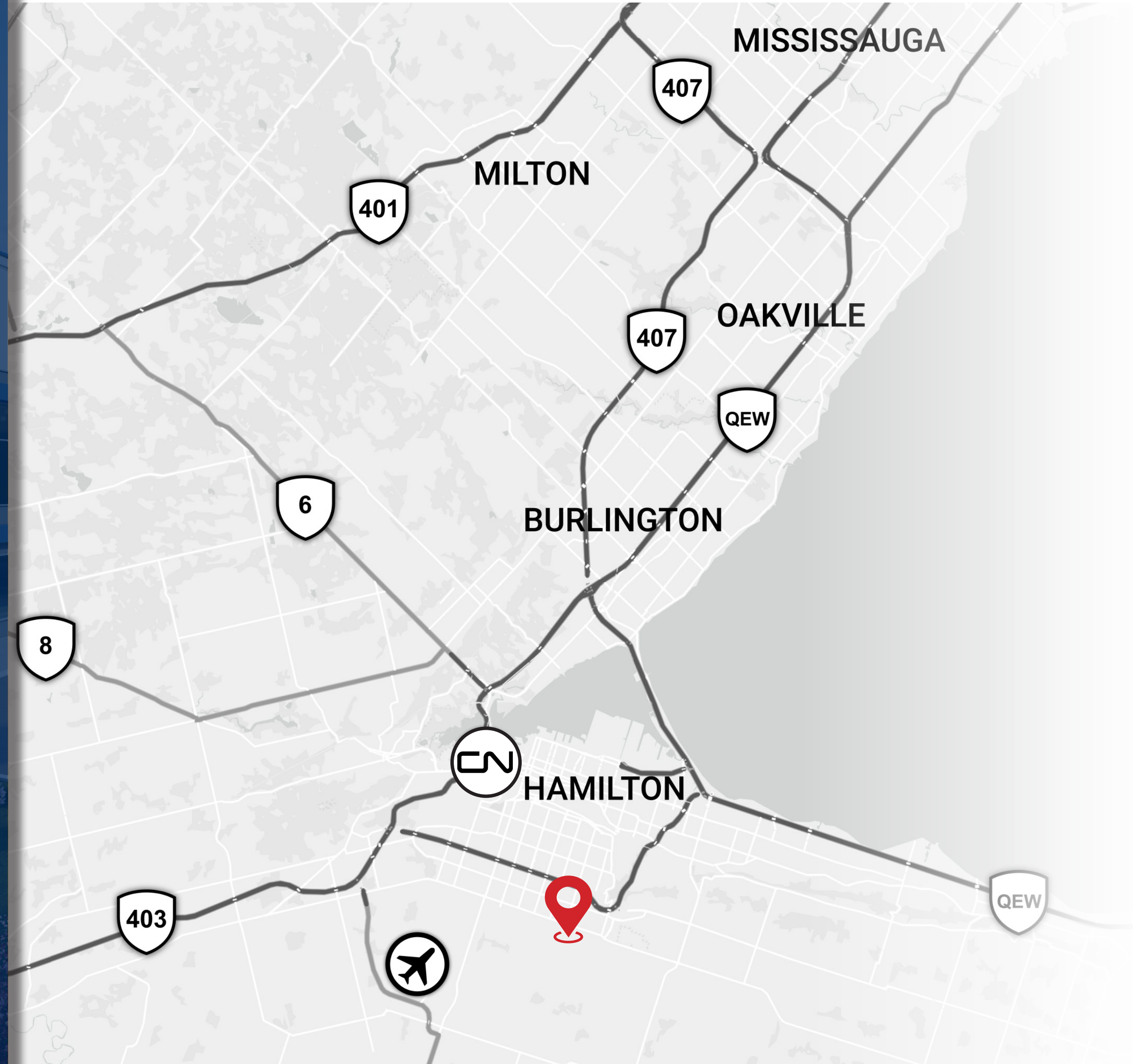


Available

18 months upon deal execution



SITE PLAN



INTERCONNECTED HIGHWAYS

The site is situated near the John C. Munro Hamilton International Airport, Canada's largest cargo and courier airport, and is in close proximity to the Lincoln Alexander Parkway and Highway 403, providing 400 series connections to major markets across the GTA and the Detroit and Buffalo border crossings. This easily accessible site will allow users to draw from the robust labour force Hamilton has to offer with 8.4 Million people within 100 km.

Lincoln Alexander Parkway

7 km/10 min

Highway 403

13 km/15 min

CN Intermodal

77 km/51 min

Downtown Toronto

78 km/ 1h 19 min

Rainbow Peace Bridge

75 km/ 55 min

John C. Munro International Airport

9 km/ 11 min

Highway 401

49 km/46 min

Highway 407

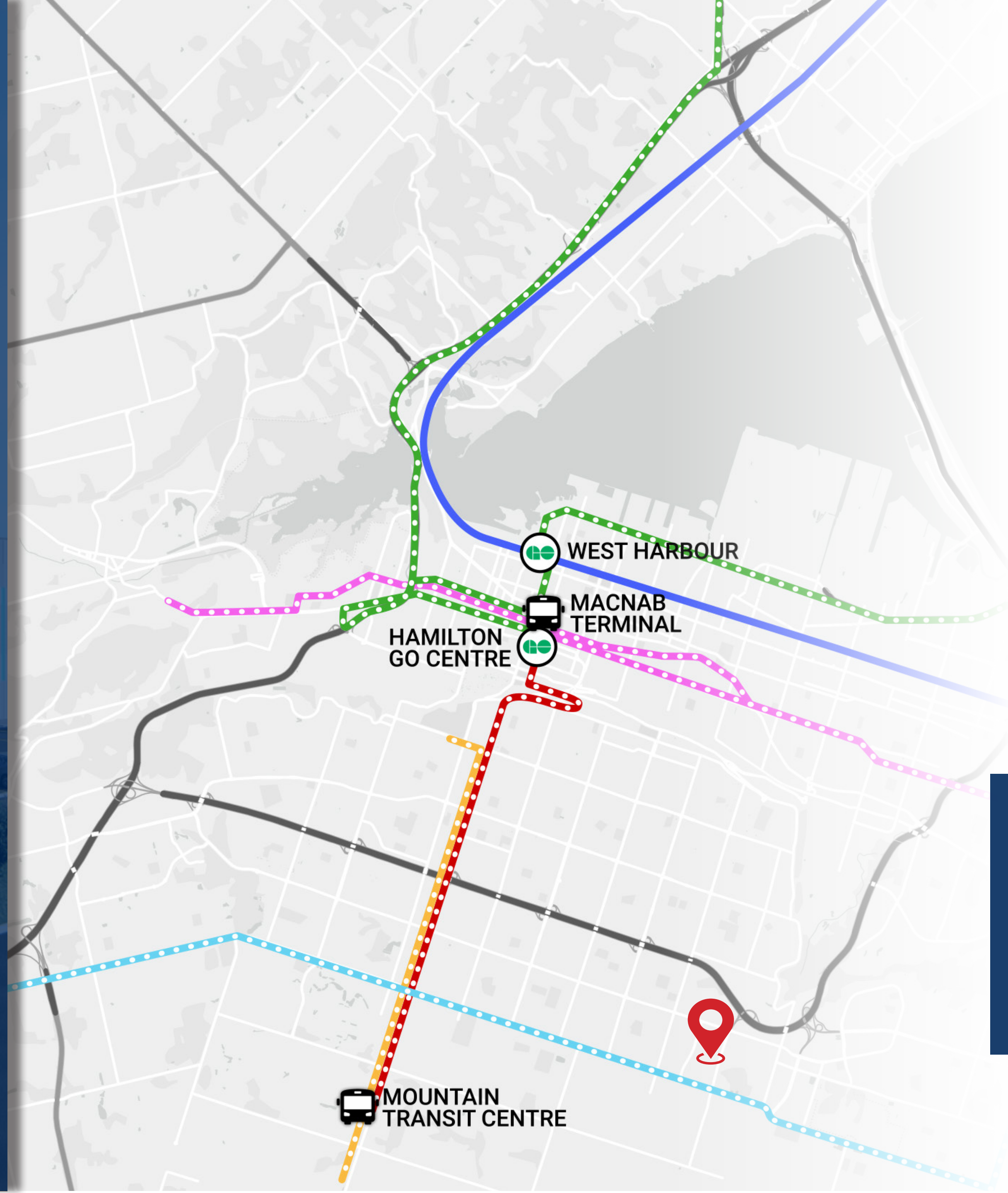
30 km/28 min

CP Intermodal

89 km/1h 12 min

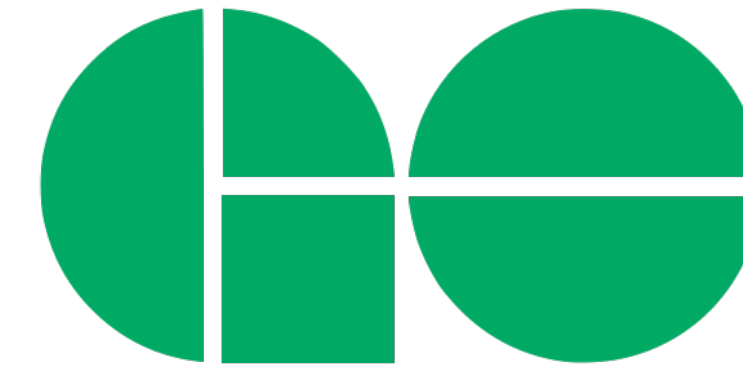
Pearson International Airport

73 km/55 min



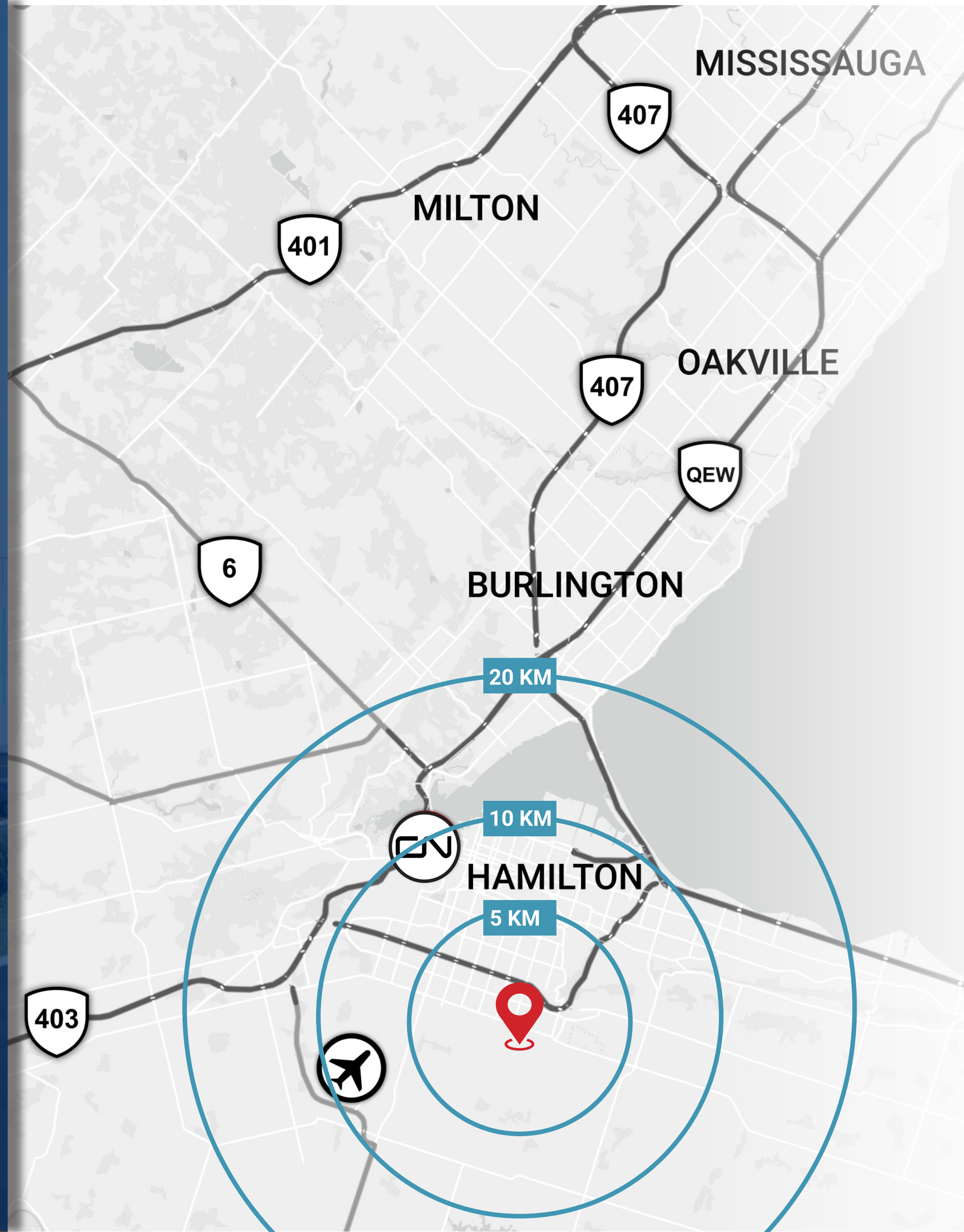
TRANSIT ROUTES

The site has excellent public transit access with the A Line Express, a north-south express route that travels from downtown Hamilton to the Hamilton International Airport, with plenty of stops along the way. This route also provides access to the Hamilton GO Transit Centre (a terminal stop for Lakeshore West Line trains and a major hub for Go Transit bus and rail) thereby providing connections across the entire GTA.



- 16, 18, 40 & 47 GO Bus
- 1 King
- 20 A Line Express
- Lakeshore West GO Line
- 27 Upper James
- 44 Rymall

DEMOGRAPHICS



CITY OF HAMILTON

**Total
Population**
583,433

**Median
Household Income**
\$81,129

**Median
Age**
41.8

- Hamilton is home to world-class advanced manufacturers, who contribute 4% of Ontario's total economy (\$12B annually).
- Hamilton offers quick access to 3 major airports including the John C. Munro Hamilton International Airport (Canada's top multi-modal cargo & courier airport), Lester B. Pearson International Airport in Toronto, and Buffalo Niagara International Airport.
- CP and 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 allow for quick and easy movement across the GTA.

**5 KM
Population**
64,718

**10 KM
Population**
347,005

**20 KM
Population**
626,021

FOR LEASE, SALE OR BTS OPTIONS

Hamilton, Ontario

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