

# 16

## STUDEBAKER PLACE

HAMILTON, ON

**FOR LEASE**



### SIZE

141,012 Sq. Ft.  
(divisible to ±60,000 Sq. Ft.  
is possible)



### OCCUPANCY

Q4 2024



### STORAGE YARD POSSIBLE

Up To 8.8 Acres

**CBRE**

### JONATHAN LEARY\*

Executive Vice President  
905 315 3695  
Jonathan.Leary@cbre.com

### DAVID MERKER\*

Associate Vice President  
905 315 3676  
David.Merker@cbre.com

### MAX LEWIS

Sales Representative  
905 315 3692  
Max.Lewis@cbre.com

\*Sales Representative



OCTOBER 2024

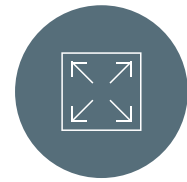


HARLO  
CAPITAL

GreenStorage

\*conceptual rendering, colours are subject to change

# First Class Building Specifications



**SIZE**  
141,012 sq. ft.  
(Divisible to ±60,000 sq. ft. is possible)



**OFFICE**  
To Suit



**CLEAR HEIGHT**  
36'



**SHIPPING**  
16 Truck Level  
2 Drive



**PARKING STALLS**  
59



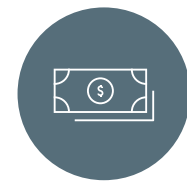
**ZONING**  
M6 exc 677  
(Allows a wide Range of Uses)



**DELIVERY**  
Q4 2024



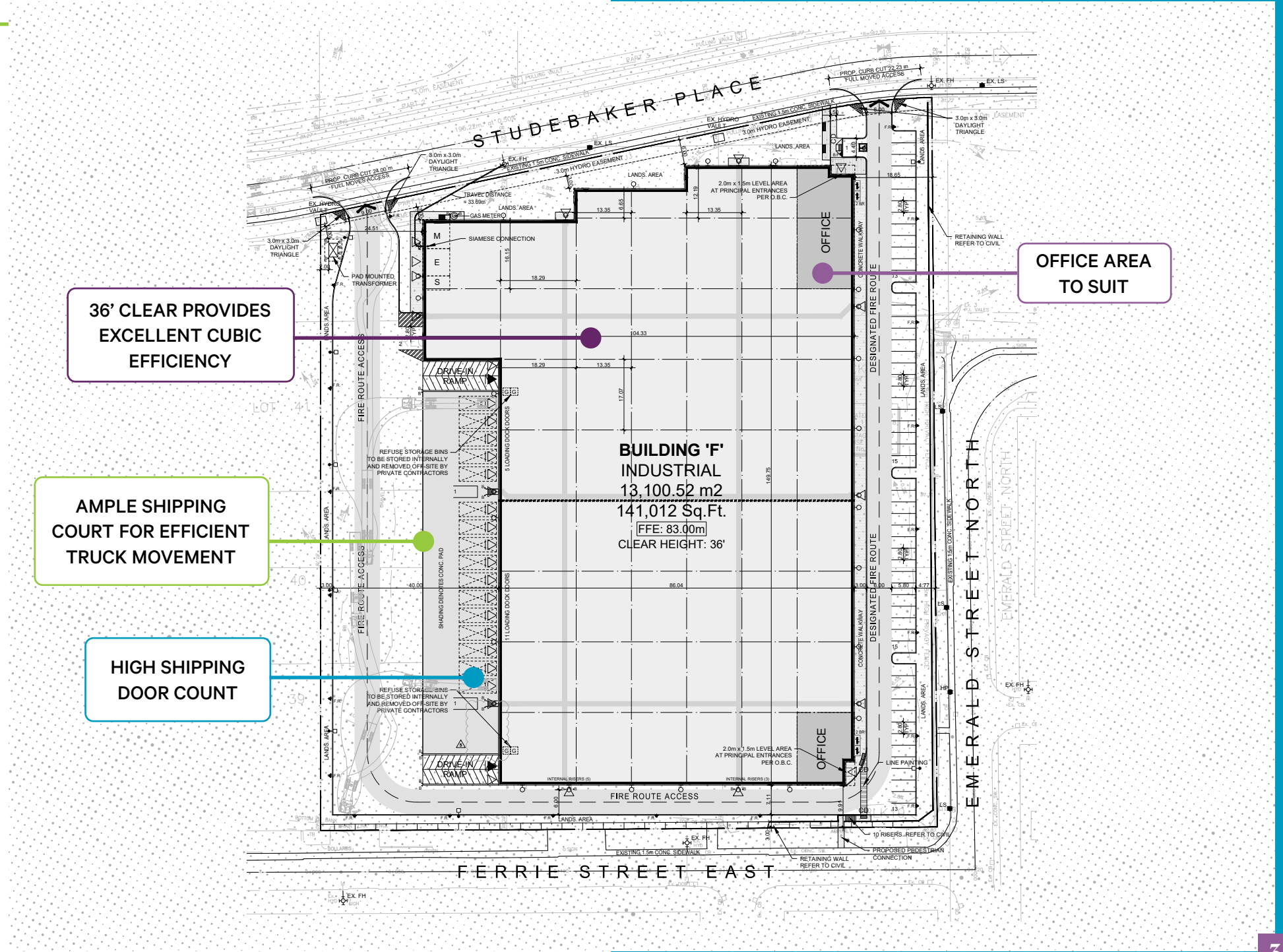
**ASKING NET RENT**  
Contact Listing Agent



**ADD'L. YARD POSSIBLE**  
Up To 8.8 Acres

## COMMENTS

- » New construction for Q4 2024 Occupancy
- » Close proximity to Port of Hamilton and rail infrastructure
- » Excellent highway access
- » State of the art building design





# Additional Yard Area



**POTENTIAL  
OUTSIDE STORAGE  
(UP TO 8.8 ACRES)**

**UNDER  
DEVELOPMENT**

**16 STUDEBAKER  
PLACE**

**AREA OUTLINED ON LEFT IS ADDITIONAL  
AREA THAT CAN BE MADE AVAILABLE FOR  
LEASE AT ADDITIONAL COST - UP TO 8.8  
ACRES  
(Call for details)**



# Prime Location

16 Studebaker is strategically positioned in close proximity to the Port of Hamilton and downtown Hamilton. The site provides an excellent location for distribution and manufacturing users, as well as offering unique benefits for a group in need of port access, “last mile” distribution, or general proximity to the core Hamilton residential and commercial populations.

## WITHIN 30 MINUTES

The Port of Hamilton	1.6 km • 4 mins
Q.E.W	6.9 km • 9 mins
Highway 403	5 km • 10 mins
Hamilton GO	3.2 km • 10 mins
Hamilton International Airport	15.6 km • 25 mins

## UNDER 1 HOUR

Milton	38.5 km • 35 mins
Pearson International Airport	68 km • 45 mins
Canada & US Border	71.4 km • 48 mins
Guelph	47.9 km • 50 mins
Kitchener-Waterloo	66 km • 57 mins
Toronto	73 km • 58 mins

## UNDER 1 HOUR 30 MINUTES

Buffalo	101 km • 1 hr 9 mins
Downtown Toronto	68.7 km • 1 hr 13 mins
Buffalo International Airport	117 km • 1 hr 20 mins
London International Airport	127 km • 1 hr 24 mins
London	131 km • 1 hr 30 mins

**10 KM**

**515,918 Sq. Ft.**  
Est. Population (2022)

**\$98,732**  
Household Income

**62.8%**  
Labour Force

**20 KM**

**827,818 Sq. Ft.**  
Est. Population (2022)

**\$119,204**  
Household Income

**65.1%**  
Labour Force

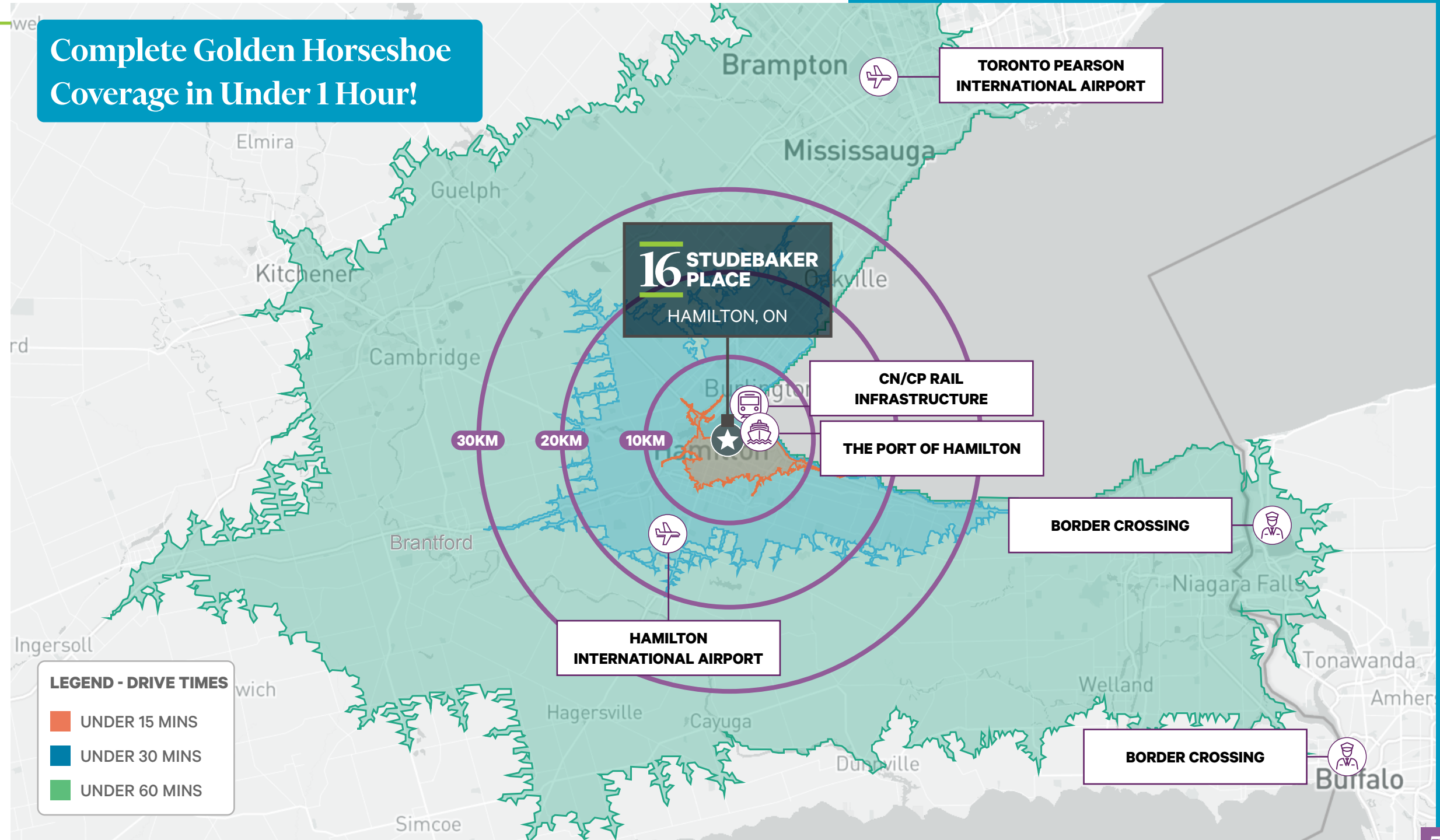
**30 KM**

**1,205,919 Sq. Ft.**  
Est. Population (2022)

**\$133,567**  
Household Income

**66.6%**  
Labour Force

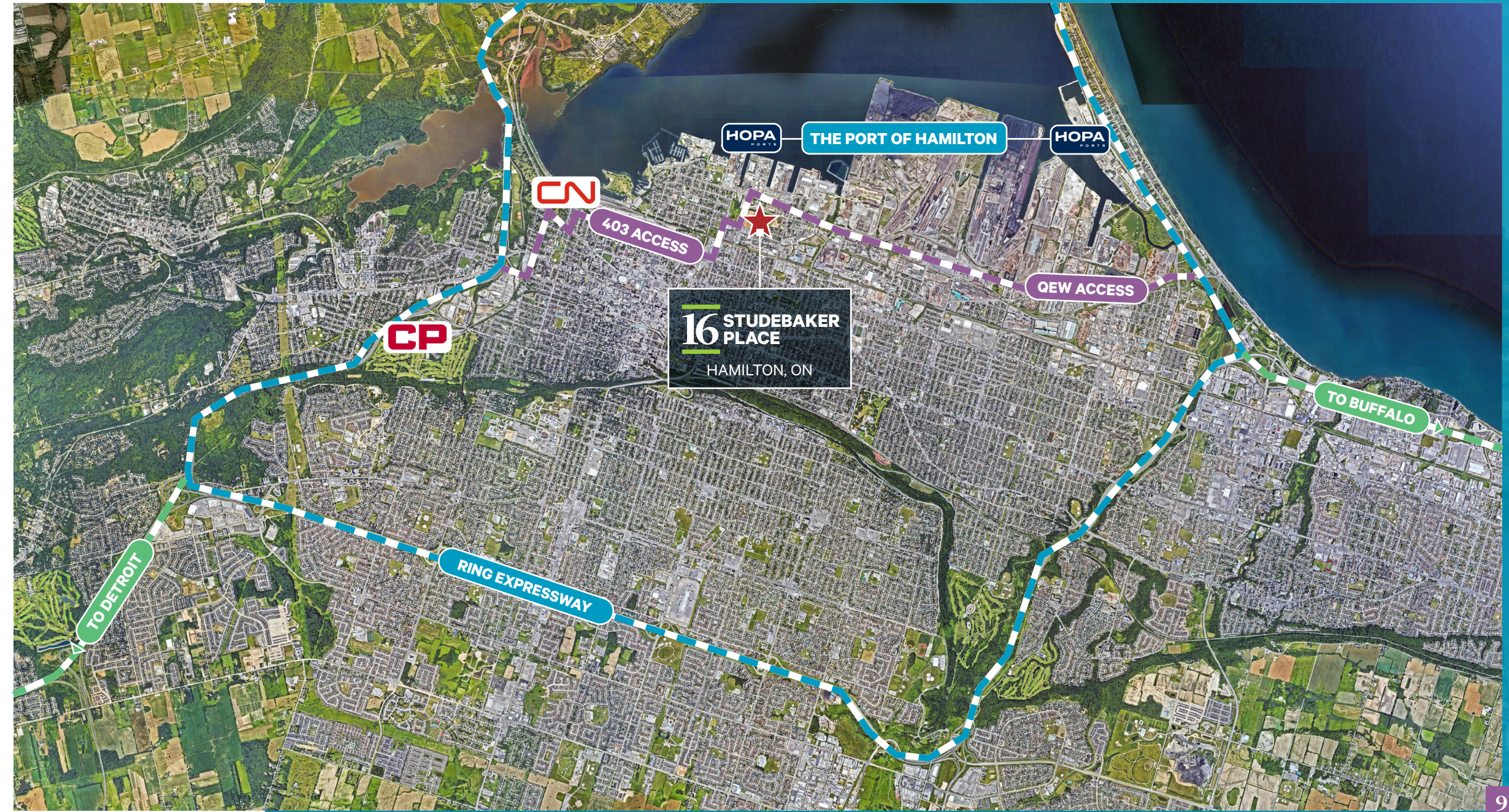
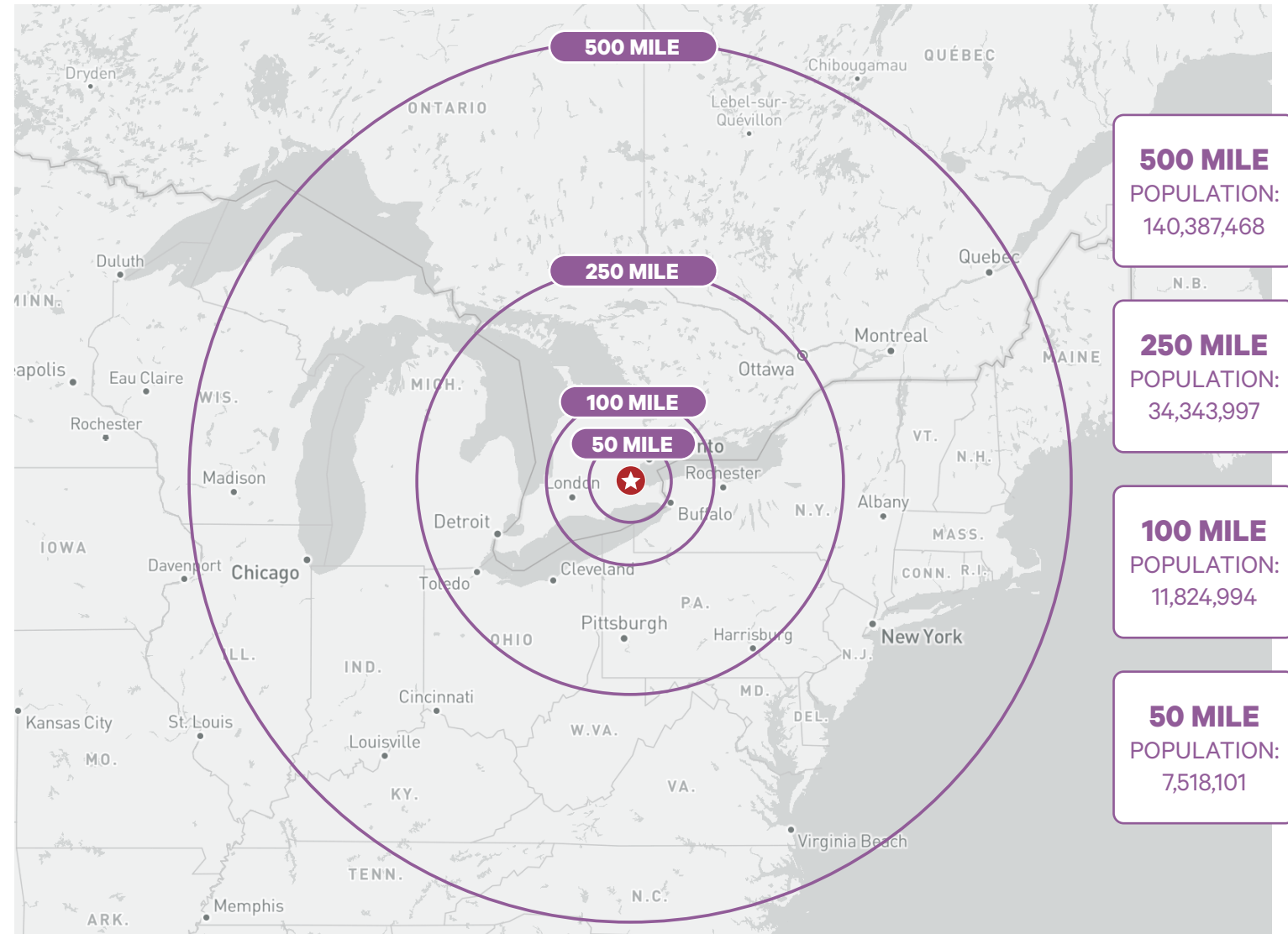
**Complete Golden Horseshoe Coverage in Under 1 Hour!**





# Core Location - Excellent Accessibility

POPULATION WITHIN ~1 DAY TRUCKING DISTANCE



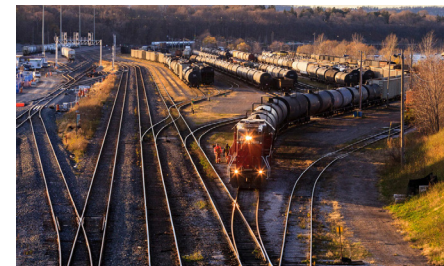


# Hamilton Overview

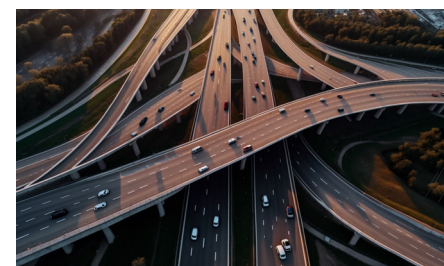
Hamilton has long been a key gateway for goods movement into and through the Greater Toronto Area, and Southern Ontario more broadly. It is uniquely true multimodal transportation hub (Port, Rail, Air Cargo and Highway) for the goods movement industry. The city is home to:



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. 26% of all Canadian Great Lakes-St. Lawrence seaway cargo moves through Hamilton.



CP & CN Rail, Canada's two national railways provide complete rail freight services across North America for Hamilton's industries

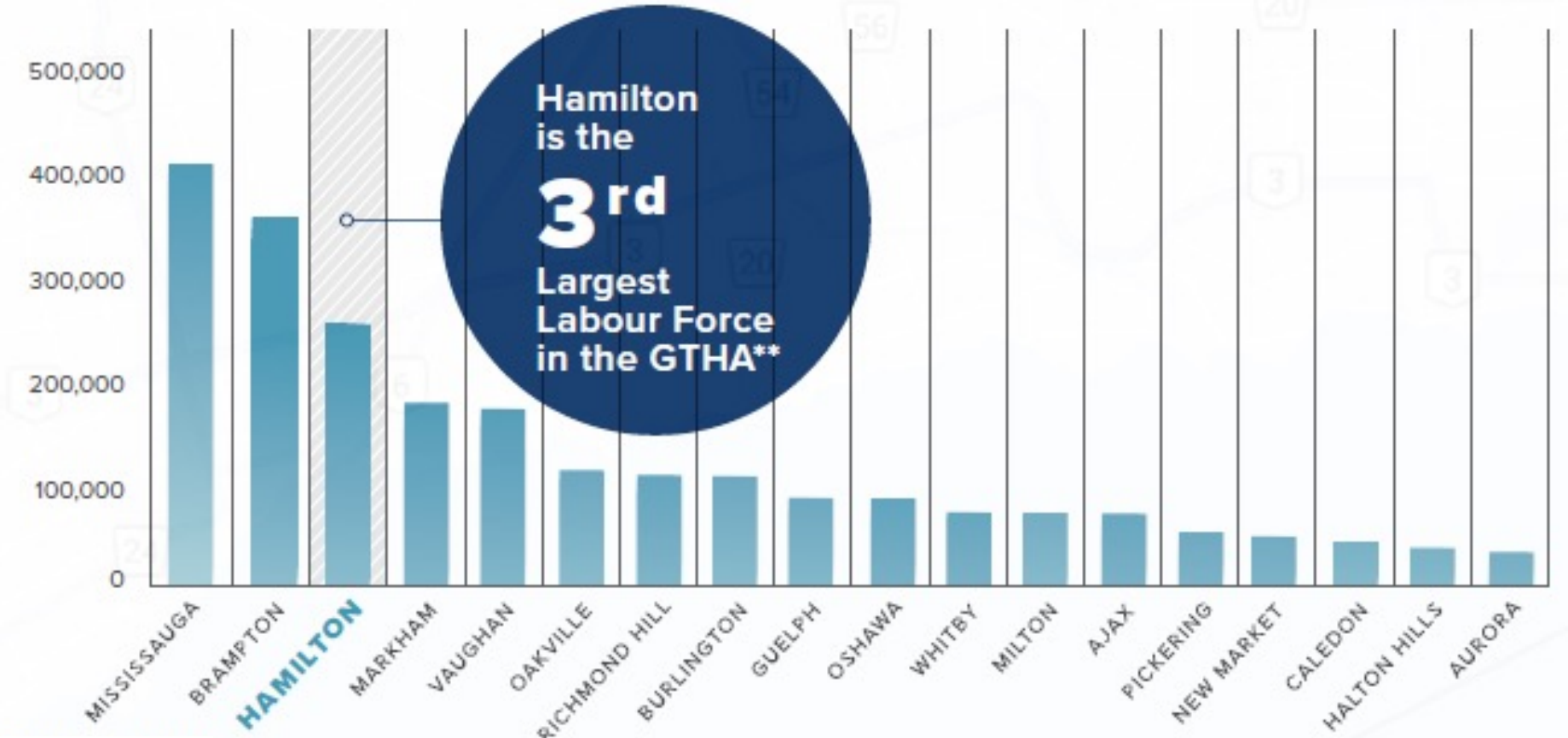


Easy access to major 400 series highways and multiple international border crossings. This complete highway and ring road system moves goods throughout the city quickly and easily



John C. Munro International Airport, Canada's top multi-modal cargo and courier airport and Ontario's only 24-hour inter-modal cargo hub

## GREATER TORONTO & HAMILTON AREA - LABOUR FORCE\*\* (SUBURBAN)



\*\*Excluding City of Toronto



ONE OF CANADA'S TOP RANKED INVESTMENT CITIES



ONE OF ONTARIO'S FASTEST GROWING ECONOMIES



SEVEN YEARS OF OVER \$1 BILLION PER ANNUM IN BUILDING PERMITS



MOST DIVERSIFIED ECONOMY IN CANADA



# 16

## STUDEBAKER PLACE

HAMILTON, ON

FOR LEASE



THE PORT OF HAMILTON

16 STUDEBAKER PLACE  
HAMILTON, ON



### TRANSIT

- Bus Route 3 - Cannon
- Bus Route 2 - Barton
- Bus Route 4 - Bayfront
- Bus Route 12 - Wentworth

**JONATHAN LEARY\***  
Executive Vice President  
905 315 3695  
Jonathan.Leary@cbre.com

**DAVID MERKER\***  
Associate Vice President  
905 315 3676  
David.Merker@cbre.com

**MAX LEWIS**  
Sales Representative  
905 315 3692  
Max.Lewis@cbre.com



\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

