

# 190 GLOVER ROAD

HAMILTON, ON



**ALSO AVAILABLE FOR SALE, CALL FOR DETAILS**

**FOR LEASE • 115,733 SQ. FT.**  
**DIVISIBLE TO 53,422 SQ. FT.**

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# PROPERTY DETAILS



## TOTAL BUILDING SIZE

115,733 Sq. Ft.  
*Divisible to 53,422 Sq. Ft.*



## ASKING RATE

\$15.95 Per Sq. Ft. Net



## T.M.I. (2026)

\$4.05 Per Sq. Ft.  
*Includes Management Fee*



## OFFICE

2%



## CLEAR HEIGHT

40'



## SHIPPING

15 Truck Level Doors | 9' (w) x 10' (h)  
1 Drive-in Door | 16' (w) x 12' (h)



## BAY SIZE

40' x 56'  
56' x 60' Staging Bay



## POWER

1,200 Amps



## PARKING

69 Stalls



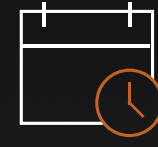
## SPRINKLERS

Monitored ESFR System



## FLOORS

8" Concrete Sealed Floor  
*Can Accommodate 7-Shelf Racking*



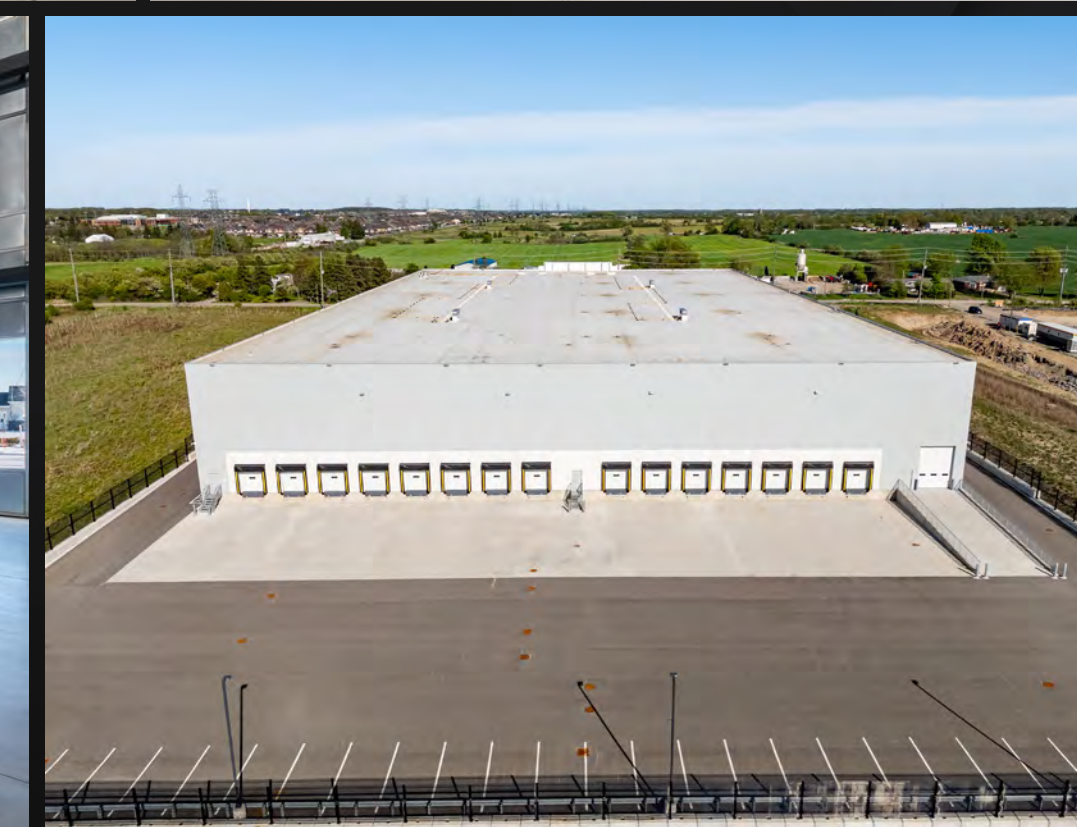
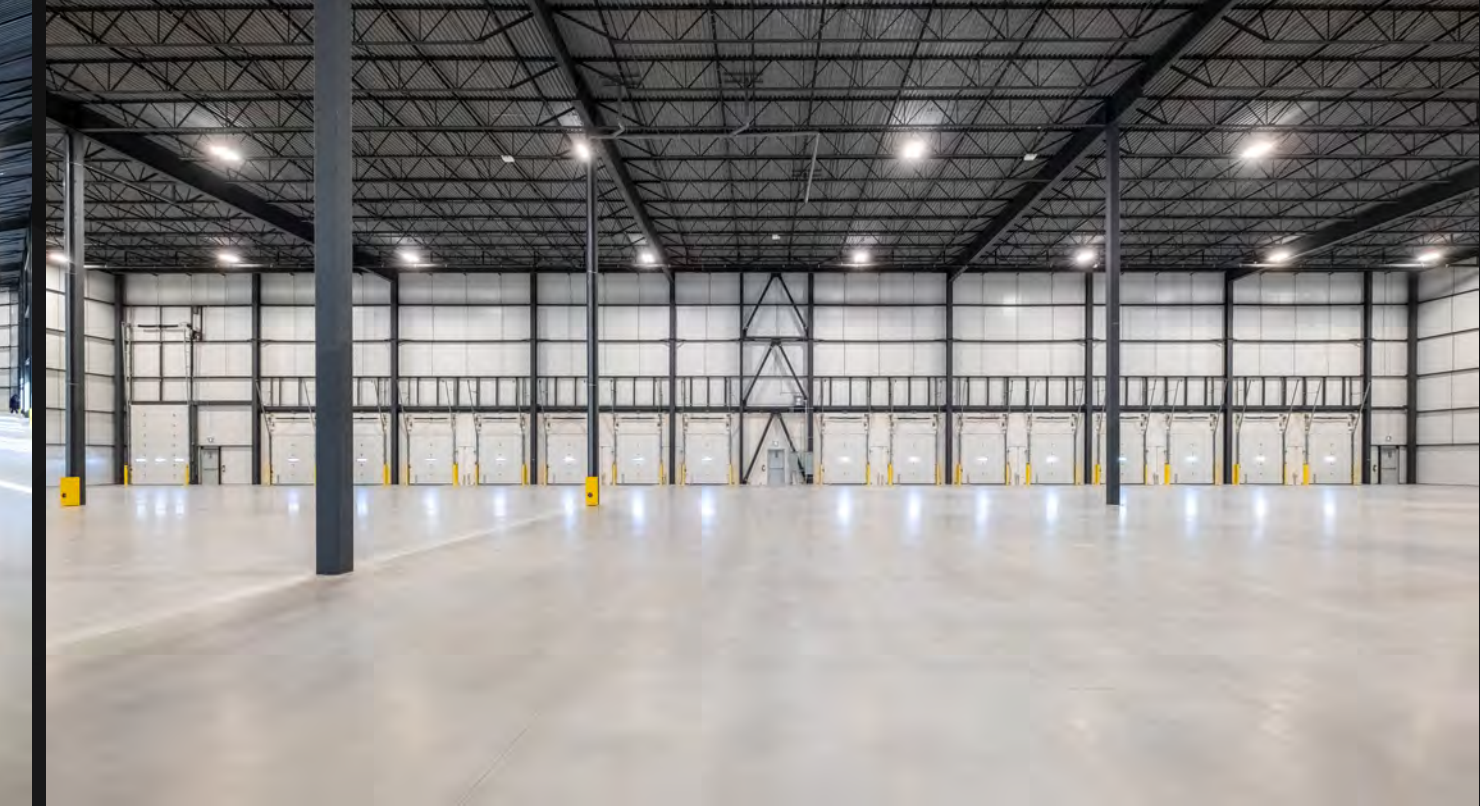
READY FOR  
**IMMEDIATE  
OCCUPANCY**



ZONING  
**M3**



BUILDING IS  
**LEED  
CERTIFIED**

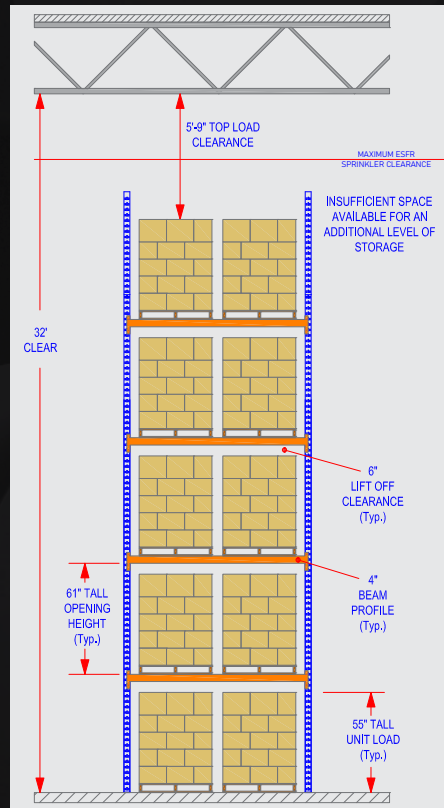




# CAPACITY COMPARISON STUDY

# SAMPLE RACKING PLAN

## 32' CLEAR RACK PROFILE



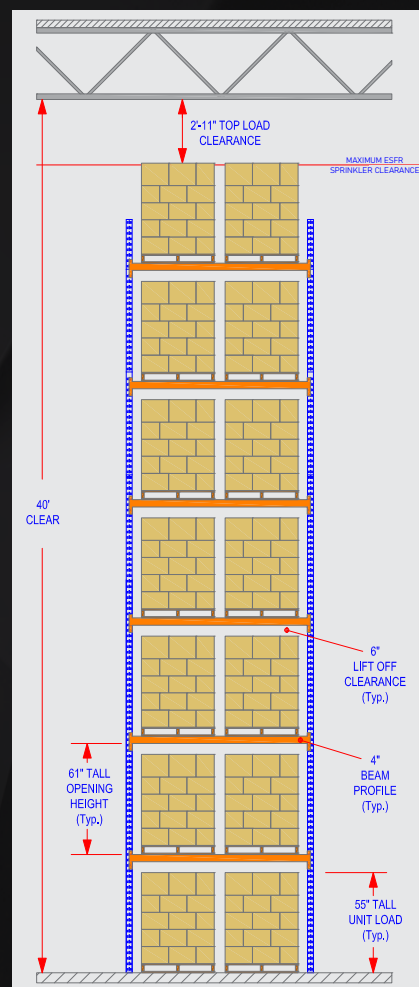
**5 HIGH**  
Provides 10,276  
pallet positions

## 36' CLEAR RACK PROFILE

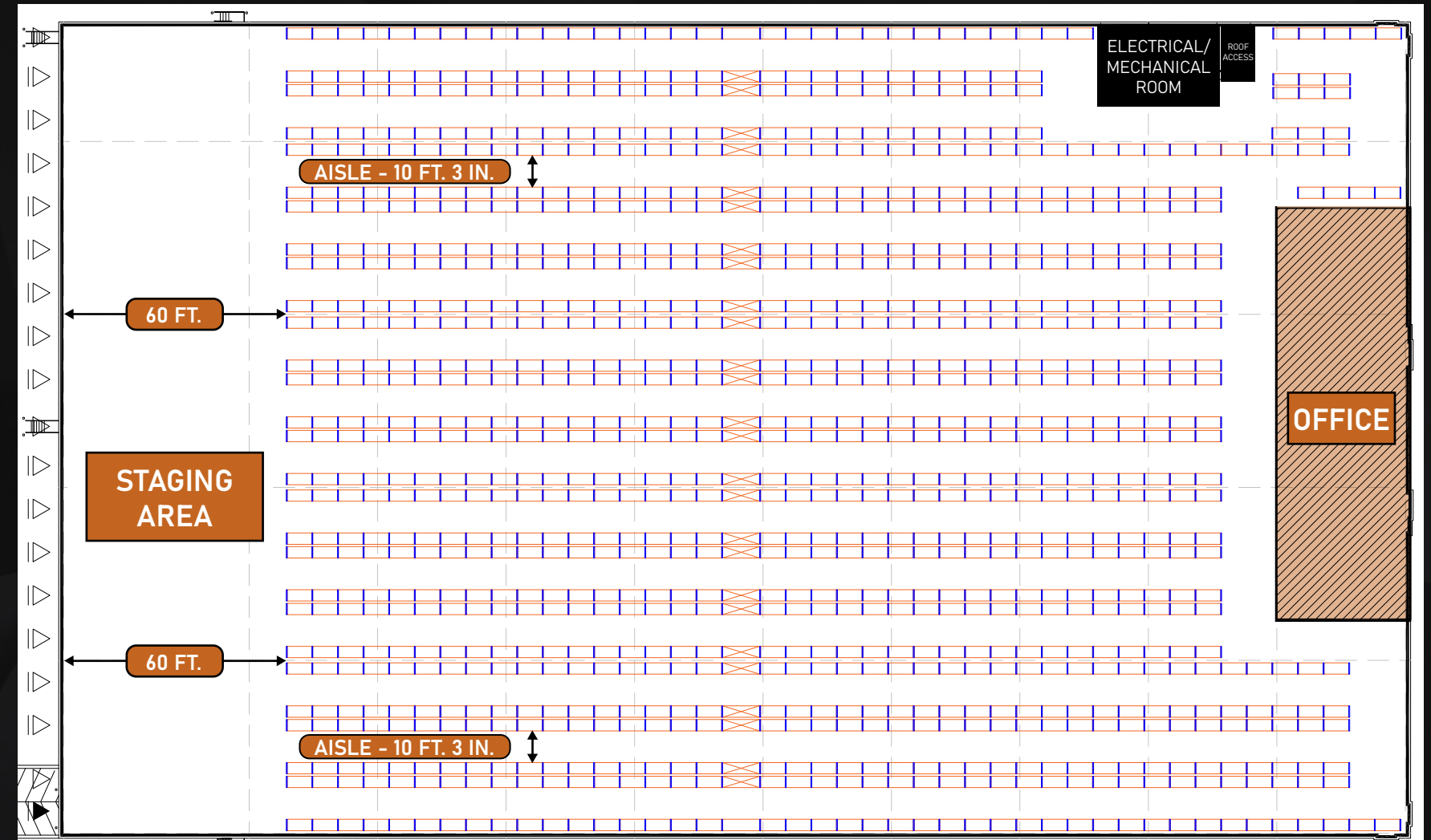


**6 HIGH**  
Provides 12,378  
pallet positions

## 40' CLEAR RACK PROFILE



**7 HIGH**  
Provides 14,480  
pallet positions



### SAMPLE PALLET CAPACITY CALCULATION

PALLET LOAD HEIGHT	RACK LOCATION OPENING HEIGHT	LEVELS OF RACKED STORAGE	MAXIMUM CAPACITY
55'	61'	7 Levels	14,480 Pallets
66'	72'	6 Levels	12,378 Pallets

Capacities were estimated based on uniform 40' clear space and racking dimensions including adequate lift-off, beam width, and top clearances to allow for multiple levels on racked storage. Includes tunnel and service area loss as indicated.

NOTE: This sketch is for visual representation purposes only, it is not meant to be used for permit or regulatory approval or for construction. Installation or equipment placement reference. Clearances, H&S requirements, GMP design elements, and any relevant code or by-law adherence will all require on-site verification by accredited professionals.

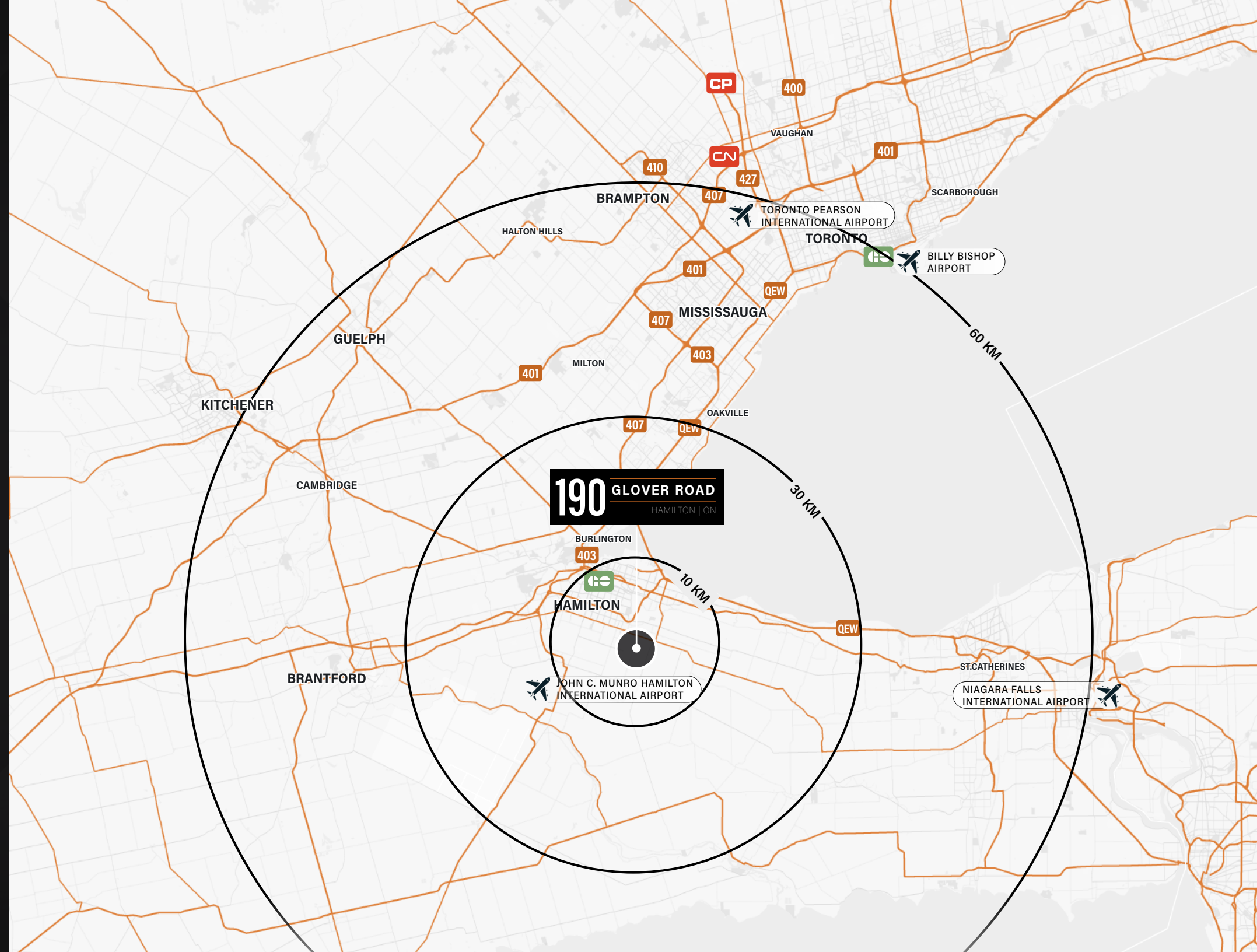
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# LOCATION ADVANTAGE

Ideally situated in Red Hill Business Park providing strategic proximity to the GTA and US border.

## DRIVE TIMES

Q.E.W.	10.8 KM   10 Mins
Highway 403	14.5 KM   12 Mins
Red Hill Valley Parkway	2.9 KM   4 Mins
The Port of Hamilton	15.5 KM   25 Mins
Hamilton GO	13.3 KM   19 Mins
Hamilton Int'l Airport	11.5 KM   14 Mins
Pearson Int'l Airport	72.7 KM   50 Mins
Toronto	77.0 KM   1 Hour 4 Mins
Buffalo	1 Hour 24 Mins
London	1 Hour 24 Mins
London Int'l Airport	130 KM   1 Hour 20 Mins
Buffalo Int'l Airport	117 KM   1 Hour 26 Mins
Canada & U.S. Border (Buffalo)	98.8 KM   58 Mins



# TAP INTO A ROBUST LABOUR FORCE

Hamilton's strategic location and access to a strong labour force distinguish it as an industrial hub for Southern Ontario. Over three million educated and skilled workers reside within a one-hour drive of Hamilton.

## 10 KM

Population (est. 2024)	435,072
Labour Force	362,498
Median Age	39.2 Years

## 30 KM

Population (est. 2024)	997,367
Labour Force	831,686
Median Age	40.8 Years

## 60 KM

Population (est. 2024)	3,947,630
Labour Force	3,297,248
Median Age	39.0 Years



## LOCAL TRANSIT

- Route 11 - Parkdale
- Route 43 - Stone
- Route 44 - Rymal
- Route 22 - Upper Ottawa
- Route 21 - Upper Kenilworth

### JOHN C. MUNRO HAMILTON INTERNATIONAL AIRPORT

- » North America's only 24/7/365 cargo airport
- » 24/7 unrestricted operations
- » 24-hour onsite Canada Customs
- » 10,000 Ft. & 6,000 Ft. runway



## CANADA'S LARGEST OVERNIGHT EXPRESS CARGO AIRPORT

## LOCAL AMENITIES

Incredible proximity to a wide variety of numerous amenities including restaurants, financial institutions, and grocery shopping along Rymal Road East. 190 Glover Road offers unparalleled convenience for employees and visitors.



## WELL SITUATED FOR QUICK ACCESS TO NEARBY AMENITIES

# HAMILTON AT A GLANCE

Located in Southern Ontario the City of Hamilton is well situated in Canada's most populated and economically active region and has all the amenities to make it the ideal location for business and their workforces to locate and grow. The city's strategic location, with access to a vast labor pool from the Greater Toronto Area (GTA) and proximity to the U.S. border, further enhances its industrial capabilities

## HAMILTON PORT AUTHORITY

- » Busiest of all Canadian Great Lake Ports
- » Available multimodal options with direct rail access
- » 26% of all Canadian Great Lakes – St. Lawrence Seaway cargo moves through Hamilton
- » Key Supply Chains: Steel, Agri-Food, Manufacturing, Construction Material



## HAMILTON IS HOME TO MCMASTER UNIVERSITY

*RANKED TOP 75 IN THE WORLD  
BY TIMES HIGHER EDUCATION.*

AND

## MOHAWK COLLEGE

*RANKED TOP 5 RESEARCH  
COLLEGE IN CANADA*



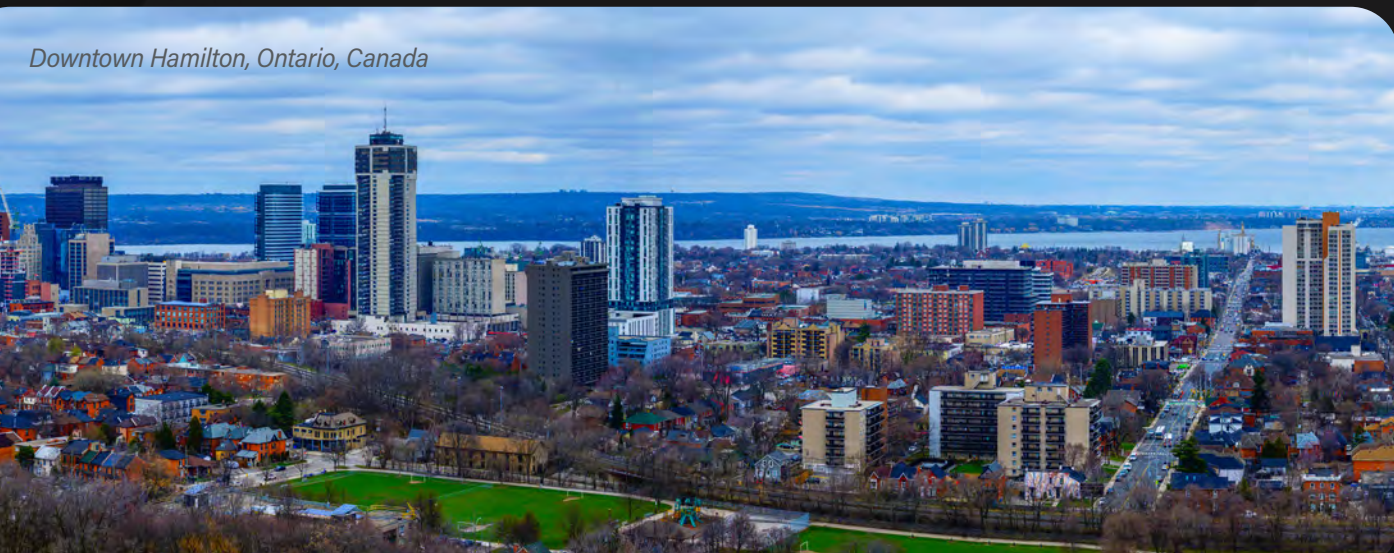
## NEARBY CORPORATE TENANTS

Discover Red Hill Business Park. This rapidly expanding hub is home to numerous corporate Tenants all seizing the opportunity to sit within this dynamic park.



NEARBY CARGO PARTNERS INCLUDE  
**DHL EXPRESS, UPS, CANADA  
POST, PUROLATOR, & AMAZON**

Downtown Hamilton, Ontario, Canada



# MEET THE TEAM



Nexus Industrial REIT is a growth-oriented real estate investment trust dedicated to acquiring, managing, and developing high-quality properties. With a focus on delivering value to investors, Nexus combines expertise in property management with a strategic approach to investment. Our industrial portfolio includes assets in prime locations that deliver stable cash flow.

Nexus' key objectives include creating unitholder value, expanding the portfolio, fostering sustainable growth, making strategic acquisitions, actively managing assets, implementing sustainable practices, and engaging stakeholders.



Alba Developments is a Canadian development and construction management organization founded in 2016. With an extensive background in commercial real estate, Alba has quickly established a reputation as an expert in the development and construction management industry.

Our past projects span interior alterations and building improvements, to multimillion-dollar new development and redevelopment projects.

We specialize in development, redevelopment, construction, financing, deal structuring, buying and selling, feasibility studies, planning and zoning, asset management, owner representative services, program management, and cost management. Our team is experienced in LEED® certified construction and is committed to providing sustainable building practices for your portfolio.

## CBRE

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Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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FOR MORE INFORMATION,  
CONTACT US:

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