

Industrial Unit For Lease

CBRE

8 Burford Road, Hamilton

349,700 Sq. Ft. | Bulk Warehousing/Distribution Space



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Property Details




TOTAL AREA	349,700 Sq. Ft.
OFFICE	5,639 Sq. Ft. Total Size 3,064 Sq. Ft. Ground Floor 2,575 Sq. Ft. Second Floor
ASKING RATE	\$11.75 Per Sq. Ft. Net
T.M.I. (EST. 2025)	\$3.50 Per Sq. Ft.
CLEAR HEIGHT	22'
SHIPPING	18 Truck Level Doors (5 interior) 1 Drive-in Door
ZONING	M2/M3 (Industrial Employment)
POSSESSION	July 1, 2025

- Rare large-bay industrial unit with excellent shipping & connectivity to the GTA
- Unit has direct Q.E.W. exposure
- New roof installed in 2025
- Large truck court
- Trailer Parking available
- Truck level doors equipped with hydraulic levelers
- 13 Truck level doors have swing lights and traffic controlled doors
- 70' Staging bay
- T8 Lighting with motion sensors
- Upgraded sprinkler system
- Back up generator room
- Internal rail spur at back of building has been decommissioned
- Located in Hamilton just over the Skyway Bridge with easy access to the Q.E.W. & Highway 403



Floor Plan

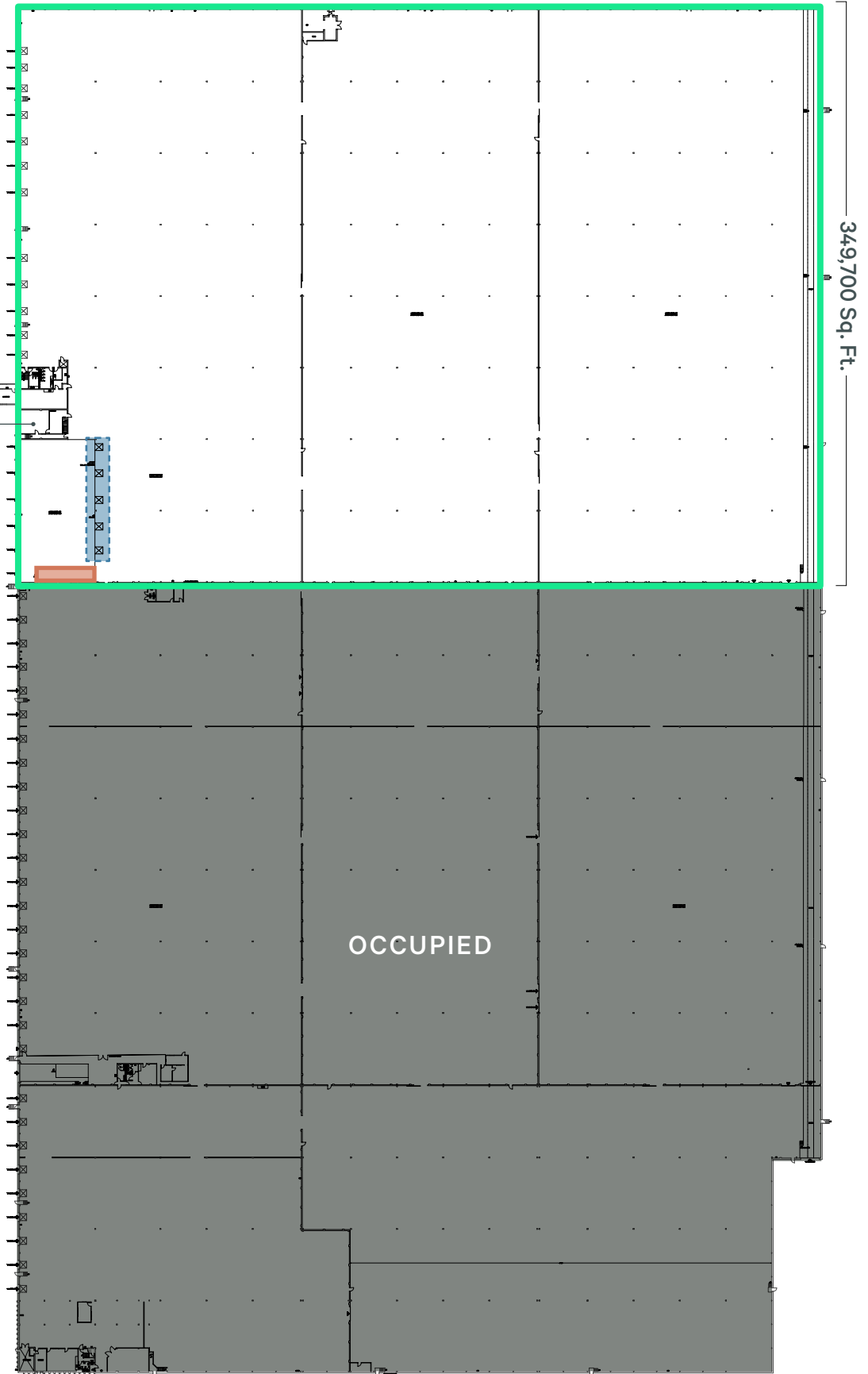
South Service Road and Q.E.W.

-  Available
-  1 Drive-in Door
-  Interior dock loading can accommodate 53' trailers

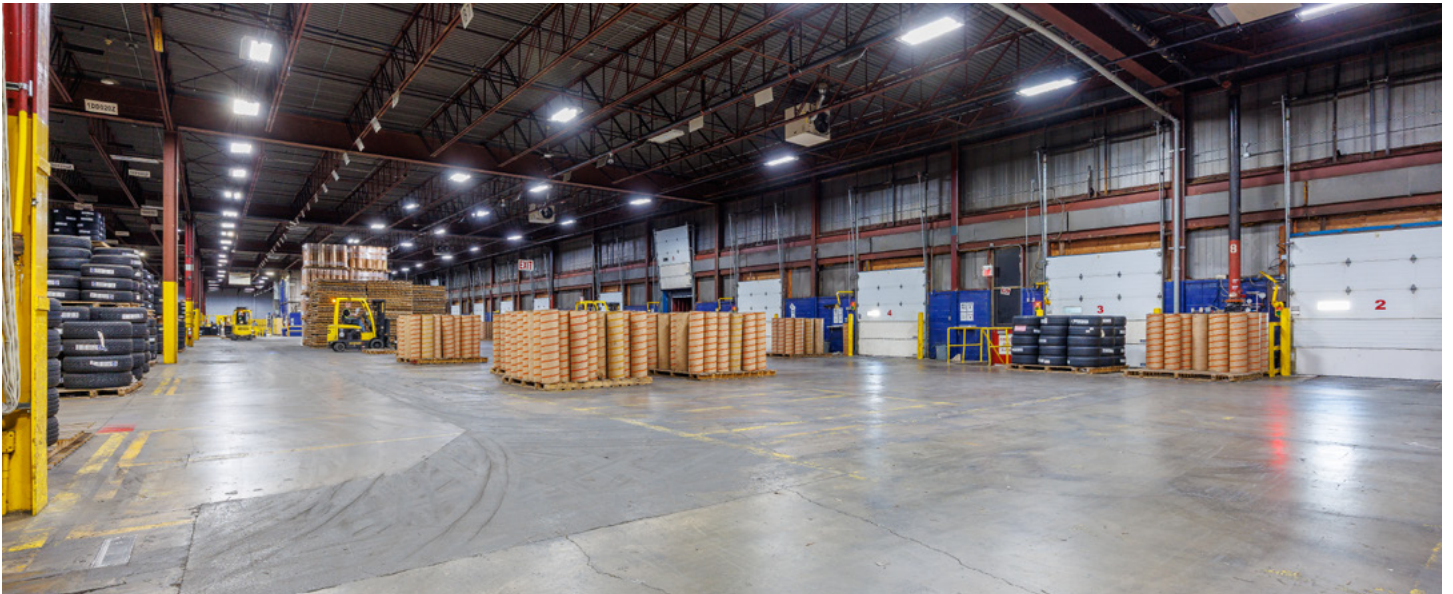


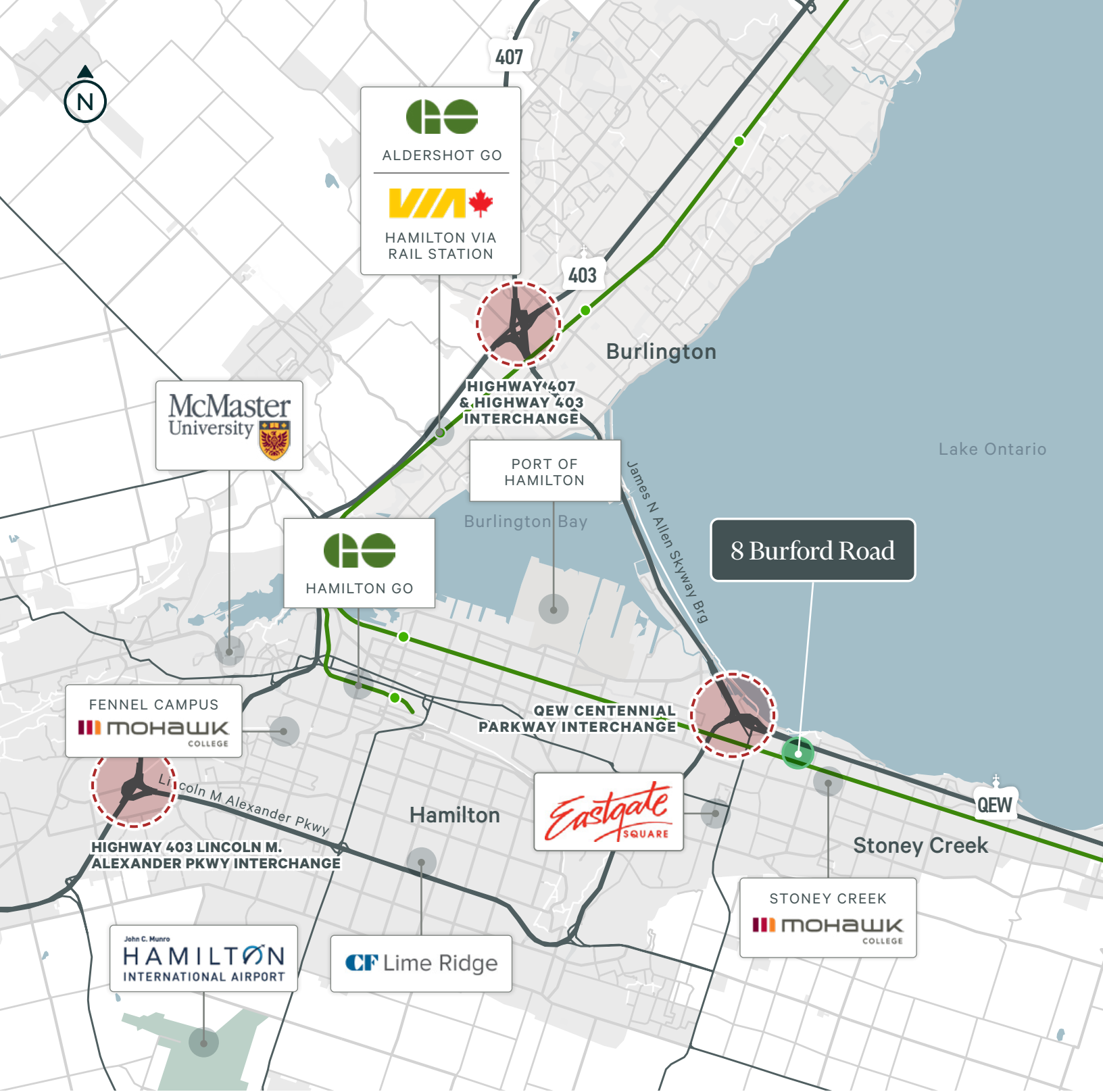
Ground Floor Office
3,064 Sq. Ft.

Second Floor Office
2,575 Sq. Ft.









Prime Location

Close proximity to several amenities such as Hamilton Airport, Hamilton GO, Gateway Ice Centre, Cherry Beach, Mohawk College (Stoney Creek Campus), McMaster University, several fitness centres and numerous retail service shops along Barton Street and Highway 8.

Major Interchanges

- To QEW**
via South Service Road 2 min | 1.5 km

- To Highway 407**
via James N Allen Skyway Bridge 10 min | 14 km

- To Highway 403**
via Lincoln M. Alexander Parkway 20 min | 22 km

Hamilton / Stoney Creek

Hamilton benefits from its strategic location and strong labour force which distinguishes it as an industrial hub for the Greater Golden Horseshoe (GGH).

Situated on Lake Ontario, the City of Hamilton and Stoney Creek area is the first major municipality to the west of the GTA and is well served by rail, John C. Munro International Airport, Queen Elizabeth Way, and Highway 403. The Greater Hamilton Area population is expected to be over 810,000 people which represents a 10-year growth rate of 9.3% and is driven by a local workforce of over 410,000, which is expected to grow by 40,000 jobs by 2026. The FIRE industry represents the majority of the region's GDP accounting for 24.3% of total GDP.

Hamilton and Stoney Creek's highly skilled and diverse workforce benefit from two highly recognizable institutions, McMaster University and Mohawk College which have over 45,000 students who contribute to the area's creative, technical and health-care related industries. The close proximity to Ontario's largest population cities allows businesses operating in the area to easily hire from a wide variety of applicable sectors. Within the area, 25.5% of residents have a bachelor's degree or higher and majority of residents are employed in the healthcare, manufacturing and retail services industries.

Close Proximity to North America's Only 24/7/365 Cargo Airport

2024 Statistics & Demographics

583,433

Hamilton Population

9.3%

10-Year Growth Rate

Top 2

Mid sized cities of the Americas in connectivity

363,479

Labour Force

62.3%

Labour Participation Rate

5,600

Growing jobs in Office Support Occupation

15.5%

Labour force in Retail/Wholesale Trade

15.7%

Labour Force in Warehousing/Transportation/Manufacturing

Amenities & Transit



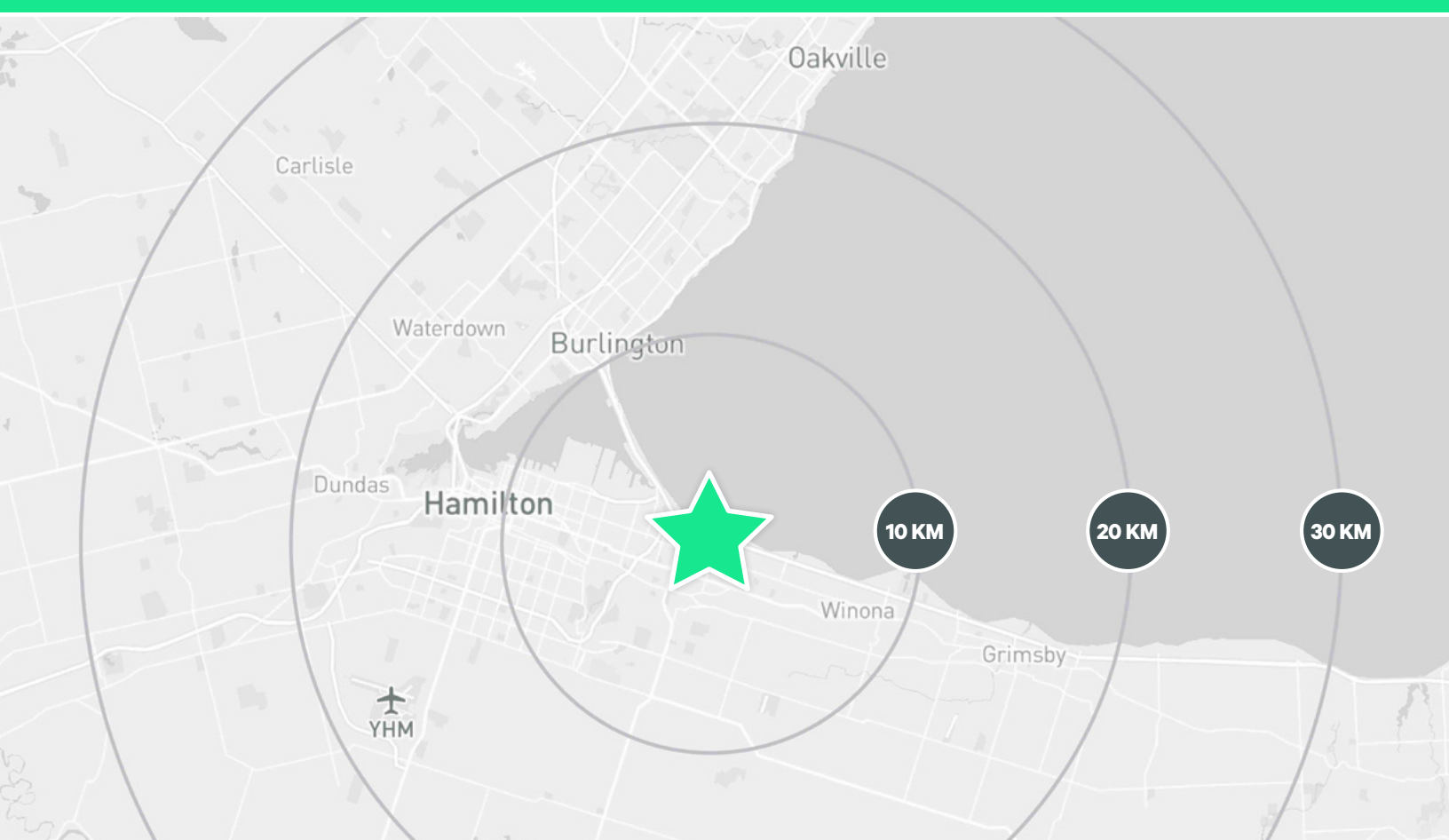
Property Location

--- HSR Route 55/55A
Stoney Creek Central

--- HSR Route 02
Bell Manor Loop

— GO Bus/Train
Lake shore West Line





For Lease

8 Burford Road, Hamilton

Travel Times

Q.E.W. 2 Min / 1.5 KM	Highway 403 5 Min / 3.8 KM	Mohawk College 5 Min / 3.8 KM	McMaster University 21 Min / 29 KM
Hamilton GO 20 Min / 14 KM	J.C. Munro I'ntl Airport 28 Min / 25 KM	Pearson I'ntl Airport 40 Min / 62 KM	Downtown Toronto 55 Min / 69 KM

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