

370 GARNER ROAD E. HAMILTON, ON

DESIGN BUILD FOR SALE OR LEASE



1.5 MILLION SF
INDUSTRIAL SPACE

FIRST GULF

PROPERTY OVERVIEW

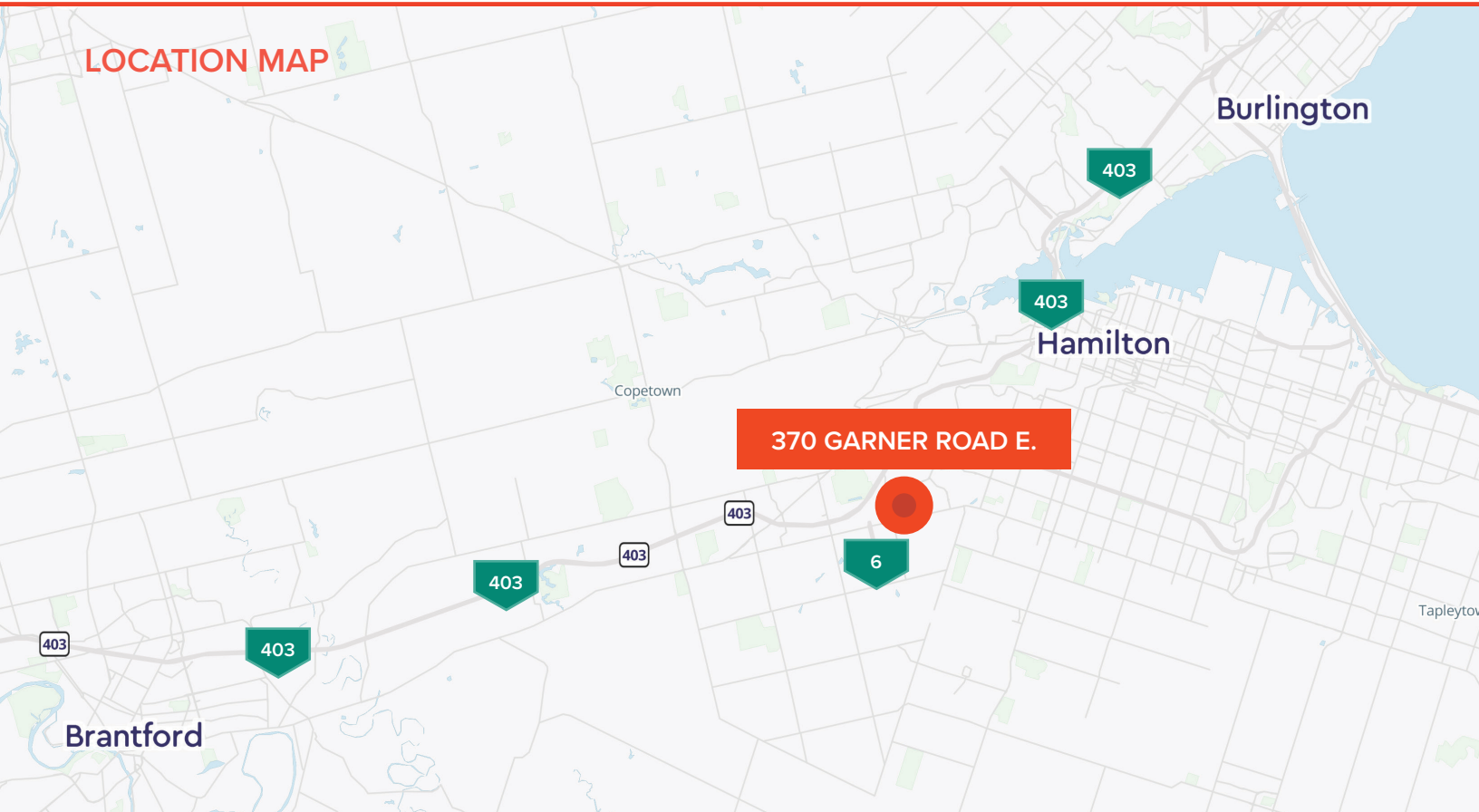
403/6 ANCASTER INDUSTRIAL PARK, HAMILTON, ON

403/6 ANCASTER INDUSTRIAL PARK IS A 114-ACRE, MASTER-PLANNED INDUSTRIAL CAMPUS IN HAMILTON, ONTARIO.

Situated adjacent to Highway 403 and Highway 6, the site will offer 1.5 million square feet of first-class industrial space, with the potential for an additional 500,000 square feet of expansion.

The project is developed by First Gulf and Sun Life Financial, and has been designed to offer shovel-ready real estate solutions to both tenants and owners in a myriad of size ranges and configurations from 70,000 SF to 600,000 SF with occupancy in 2026.

LOCATION MAP



- Adjacent to Hwy 403 & Hwy 6
- 1,500,000 SF Industrial Space
- Shovel Ready
- Spaces from 70,000 SF to 600,000+ SF



LOCATION

403/6 ANCASTER INDUSTRIAL PARK, HAMILTON, ON



AT THE EPICENTRE OF HAMILTON'S HOTTEST INDUSTRIAL NODE

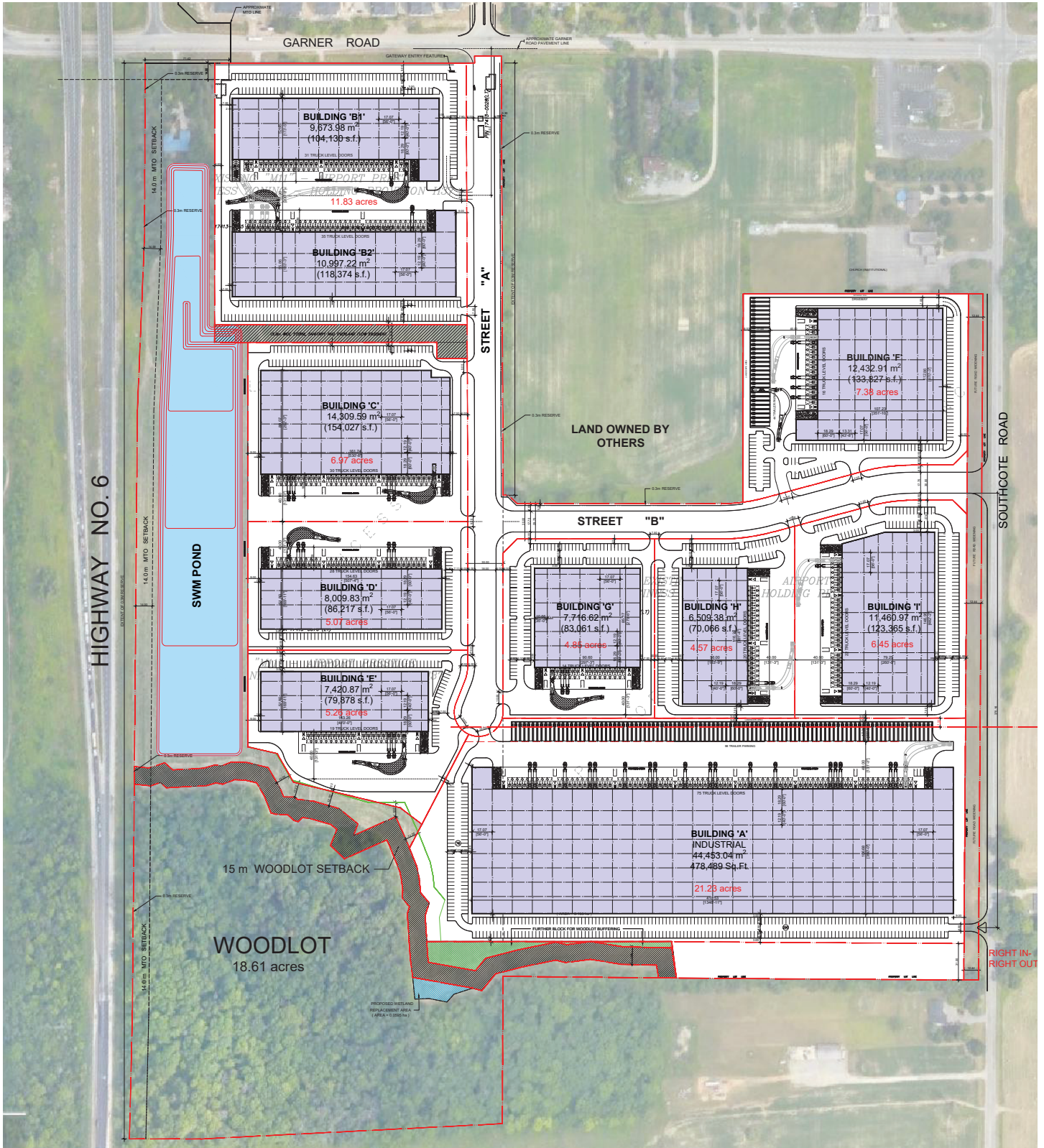
Located in the central industrial core of Hamilton, 403/6 Ancaster Industrial Park provides a great opportunity to join a quite remarkable business community including Amazon, Bridgestone, Maple Leaf Foods (expanding) and Navistar among others.



INTRODUCING

370 GARNER ROAD E, HAMILTON, ON

This first class industrial site is now leasing with 2028 occupancy. Building sizes range from 70,066 to 478,489 square feet, with the ability to combine buildings to support larger scale operations.



SITE ACCESS

370 GARNER ROAD E, HAMILTON, ON

Steps from Ontario's 400-series Highway system



Access to/from points West



Access to/from points East

LOCAL AMENITIES

403/6 ANCASTER INDUSTRIAL PARK, HAMILTON, ON



WHY HAMILTON



Ontario's largest labour pool outside Toronto



Lower cost of real estate and living compared to Greater Toronto Area



Close highway connectivity to Southern Ontario and U.S. markets



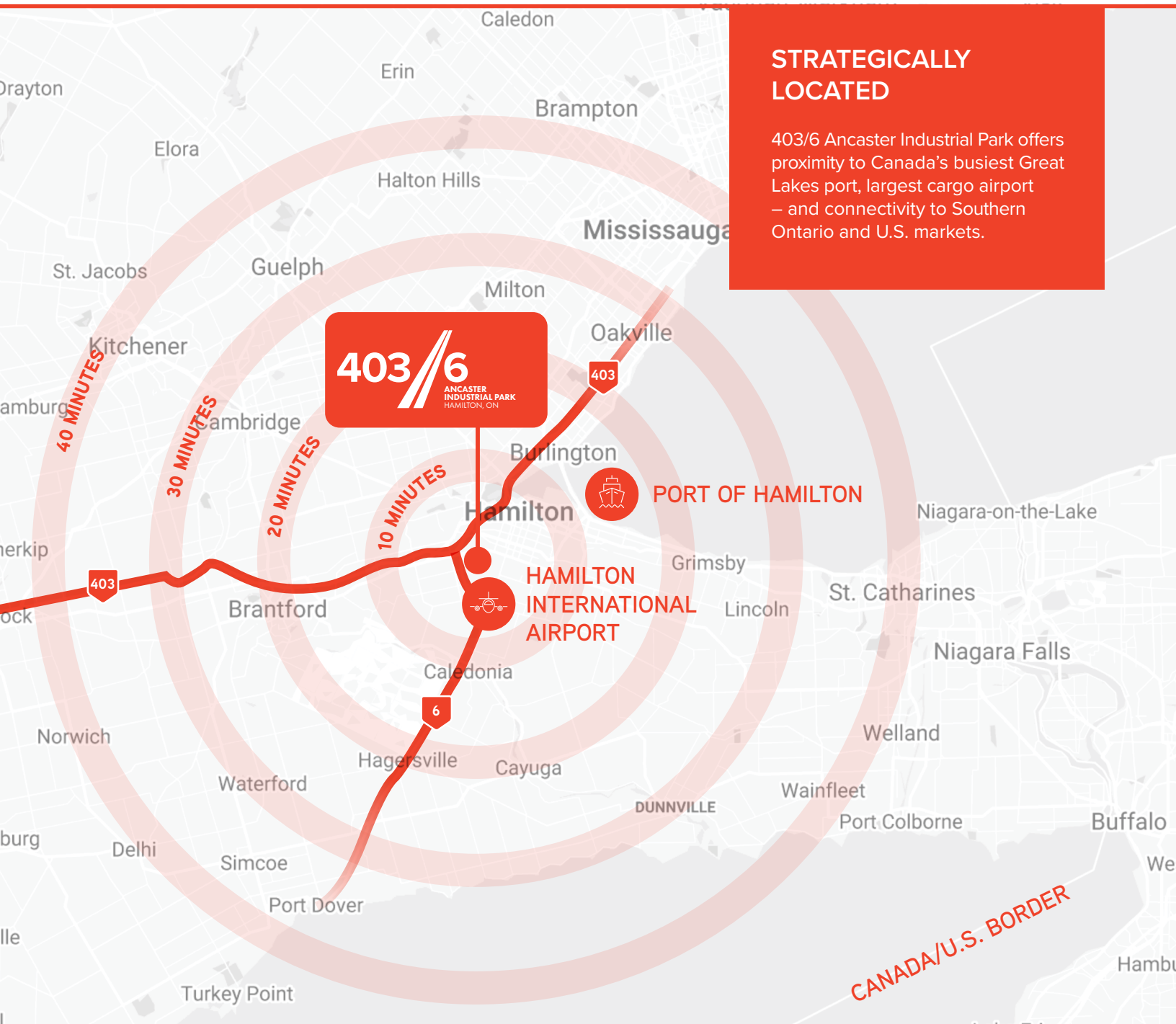
YHM is Canada's largest cargo/freight airport (24/7 operation)



Port of Hamilton is Canada's busiest Great Lakes port



City of Hamilton has a pro-business attitude



STRATEGICALLY LOCATED

403/6 Ancaster Industrial Park offers proximity to Canada's busiest Great Lakes port, largest cargo airport – and connectivity to Southern Ontario and U.S. markets.



PORT OF HAMILTON



HAMILTON INTERNATIONAL AIRPORT

PROJECT TEAM

FIRST GULF

First Gulf is an award-winning leader in the development of office, mixed-use, retail and industrial properties, they developed assets of over \$5 billion completed since the company's inception in 1987. First Gulf is a fully-integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build construction, leasing, finance and property management. To date, First Gulf has developed and constructed over 40-million square feet of industrial, retail, and office real estate. First Gulf's portfolio of recent landmark office developments include the Canadian head offices for The Globe and Mail, Coca Cola Canada and Siemens Canada.

firstgulf.com



Sun Life is a leading financial services company that helps our Clients achieve lifetime financial security and live healthier lives. We have been honoring our commitments since 1865, and our future continues to look brighter every day. Sun Life serves millions in Canada, the U.S., Asia, the U.K. and other parts of the world through a diverse range of protection and wealth products and services. Sun Life Assurance Company of Canada consistently receives outstanding financial strength ratings from the global rating agencies, such as A.M. Best Company, Standard & Poor's, and Moody's.

sunlife.com

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