

Hamilton's Urban Infill Development with Accessible Labour & Infrastructure

1047 BARTON
STREET

HAMILTON, ONTARIO



ALSO AVAILABLE FOR SALE, CALL FOR DETAILS

FOR LEASE • 160,000 SQ. FT. REMAINING

Turnkey Move-In Ready! | 2,200 Sq. Ft. Of Office Already Built!

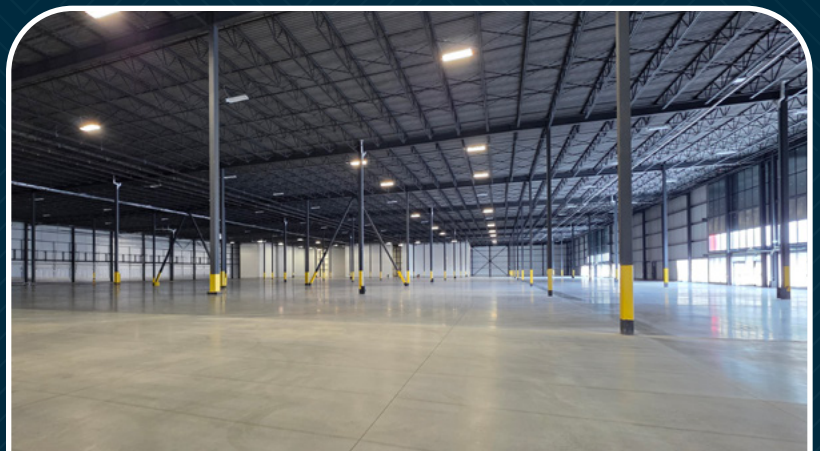
Various sizes from 74,000 Sq. Ft. Available

PROUDLY DEVELOPED BY

FENGATE

LEASING BY

CBRE



HAMILTON'S NEWEST URBAN INFILL OPPORTUNITY

Conveniently situated at the southwestern end of Ontario's Golden Horseshoe Region and just west from the City of Hamilton, this first-class development offers 160,000 Sq. Ft. of industrial space ready for immediate occupancy.

1047 Barton Street is situated in a built up and established area of Stoney Creek that is home to a mix of regional and national tenants. The strategic location provides access to a labour force of more than two million educated and skilled workers within a one-hour drive, and an intricate network of major air, road and rail offering superior connectivity throughout Canada and into the United States. The immediate area surrounding the Property comprises of commercial and industrial users within the Prestige Business Park zoning.

LEASED

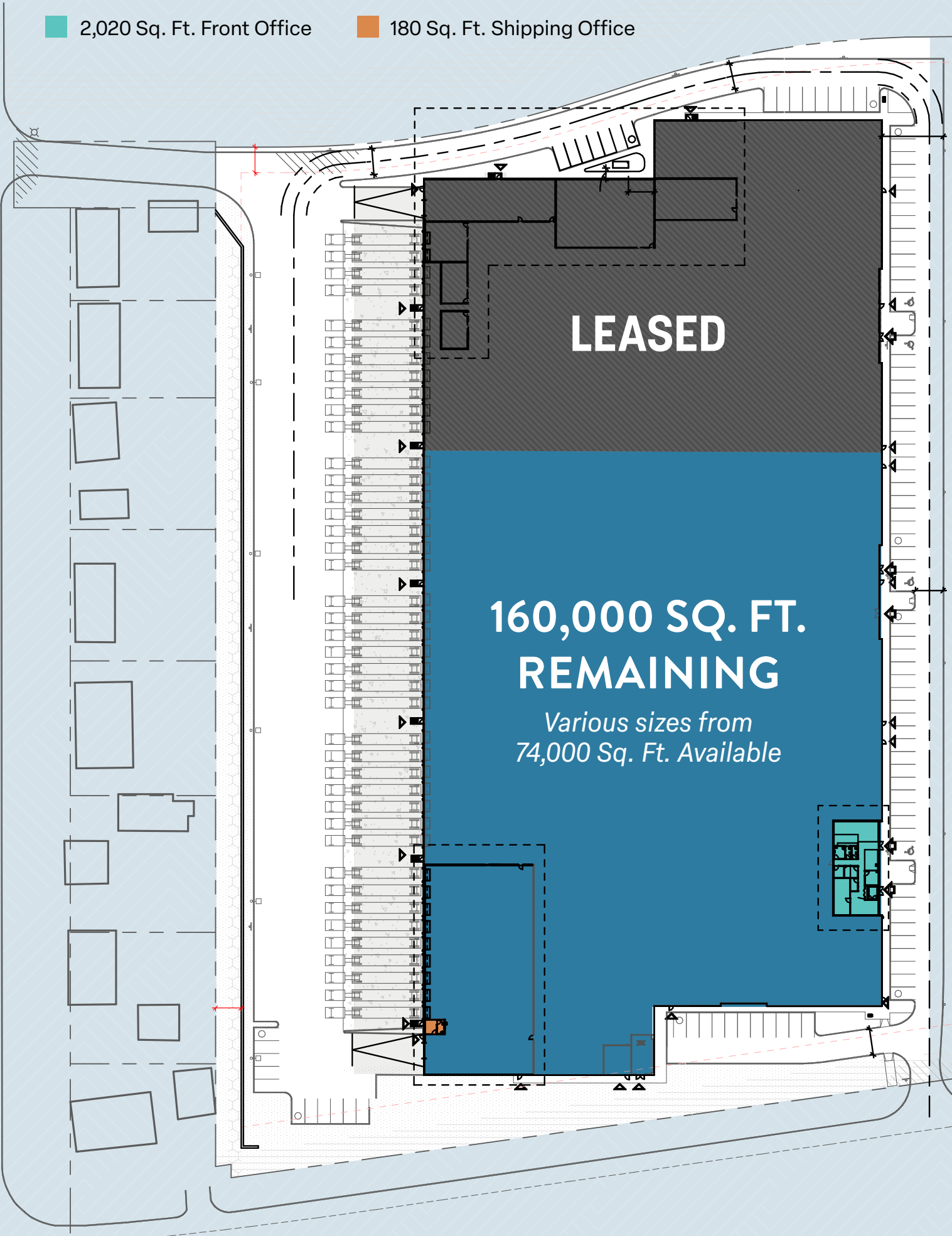
1047 BARTON STREET
HAMILTON, ONTARIO

BUILDING DETAILS

FOR LEASE

PROPERTY SPECIFICATIONS

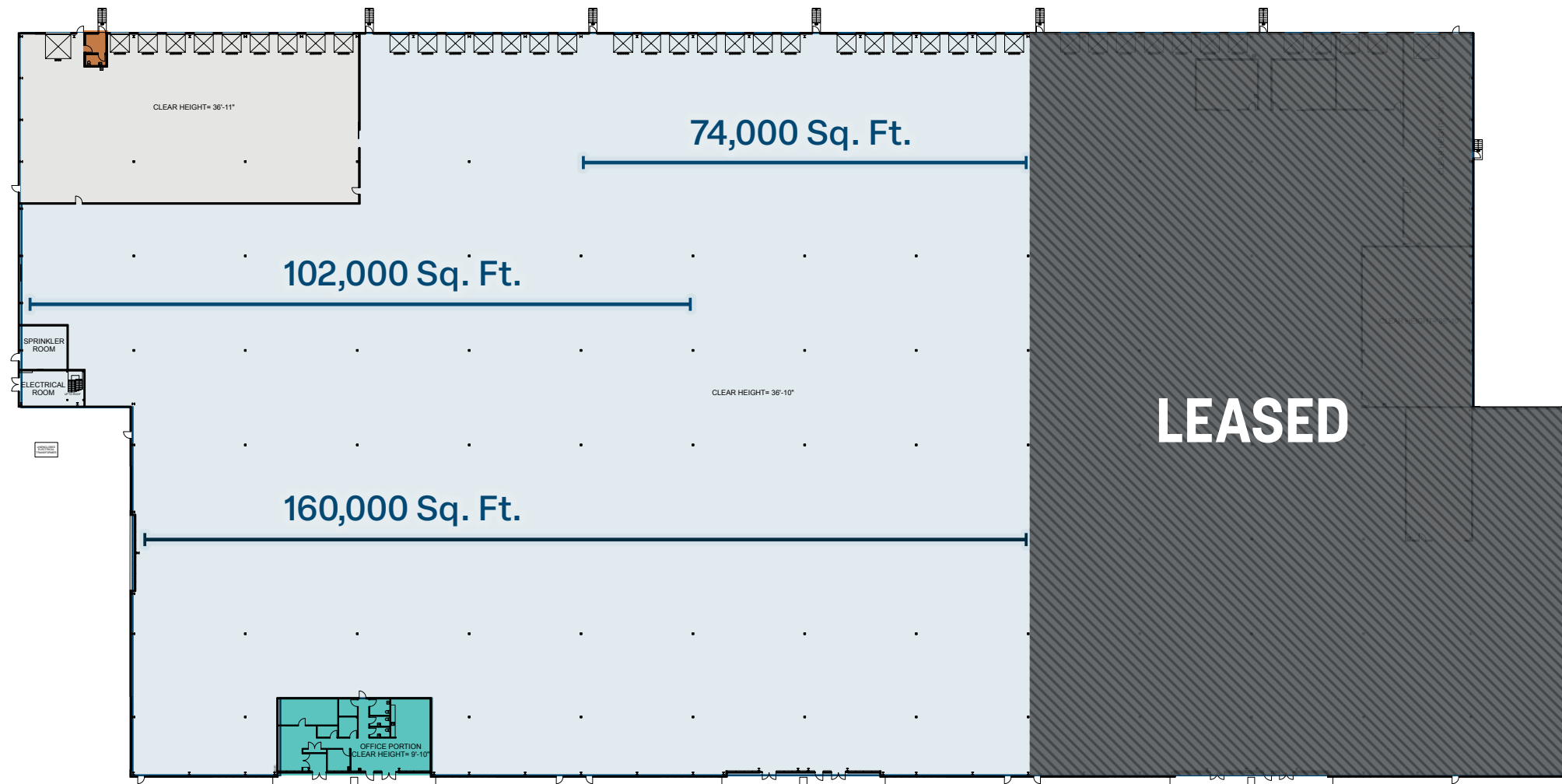
	AVAILABLE SIZE	33% Leased, 160,000 Sq. Ft. Remaining <i>Various sizes from 74,000 Sq. Ft. Available</i>
	ASKING RATE	Full building: \$14.75 Net Per Sq. Ft. Demised: Speak to Listing Agents
	T.M.I. (EST. 2026)	\$3.95 per Sq. Ft.
	OFFICE	2,020 Sq. Ft. Front Office 180 Sq. Ft. Shipping Office (In place and ready for occupancy)
	SHIPPING	41 Truck Level Doors 2 Drive-in Doors
	CLEAR HEIGHT	36 Feet
	BAY SIZE	53' (w) × 45' (d) 60' Staging Bay
	PARKING	104 Car Parking Spaces
	POWER	3,000 Amps
	OCCUPANCY	Immediate
	ZONING	M3 - Prestige Business Park



LEASING OPTIONS

Various sizes from 74,000 Sq. Ft. Available. Call for further details.

2,020 Sq. Ft. Front Office 180 Sq. Ft. Shipping Office Existing enclosed areas in warehouse will be removed unless required by new tenant



OPTION 1

SIZE 74,000 Sq. Ft.

SHIPPING 14 Truck Level Doors

OPTION 2

SIZE 102,000 Sq. Ft.

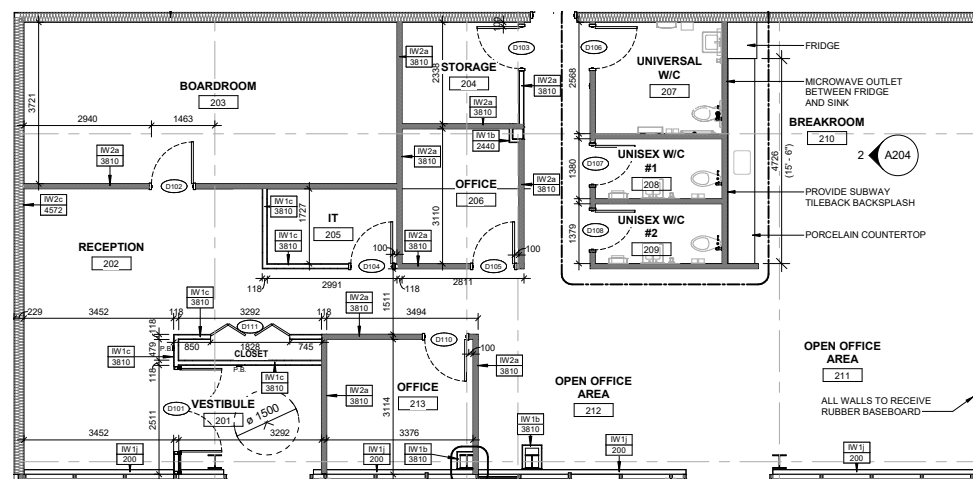
SHIPPING 19 Truck Level Doors
1 Drive-in Door

OPTION 3

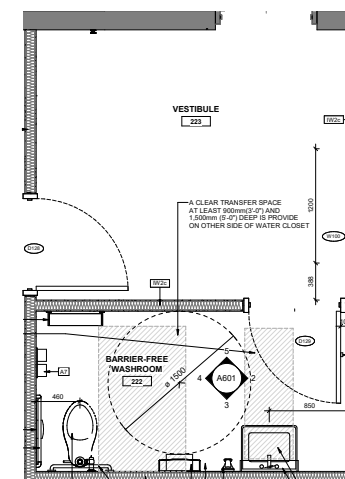
SIZE 160,000 Sq. Ft.

SHIPPING 30 Truck Level Doors
1 Drive-in Door

2,020 SQ. FT.
FRONT OFFICE
FLOOR PLAN



180 SQ. FT.
SHIPPING
OFFICE



1047 BARTON STREET
HAMILTON, ONTARIO

BUILDING DETAILS

FOR LEASE



LOCATION ADVANTAGE

Strategically located in the Stoney Creek corridor with great highway access to the QEW, Highway 407 and 403, providing excellent proximity to the GTA and US border.

DRIVE TIME

WITHIN 30 MINUTES

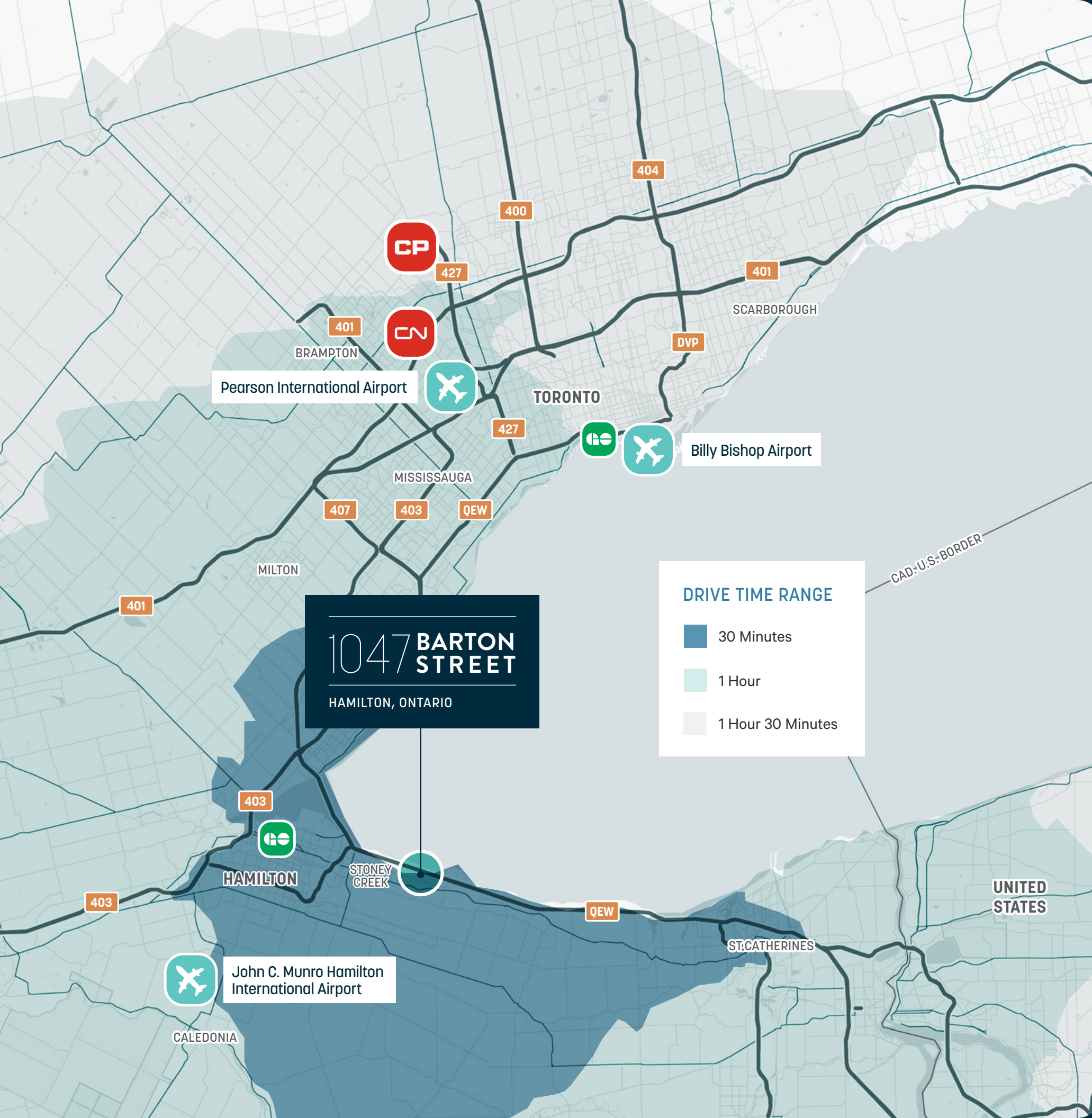
Q.E.W.	6 km • 8 min
Highway 403	8 km • 14 min
Highway 6	10 km • 14 min
The Port of Hamilton	19 km • 21 min
Hamilton GO	21 km • 22 min
Hamilton Int'l Airport	17 km • 24 min

WITHIN 1 HOUR

Milton	41 km • 35 min
Guelph	54 km • 48 min
Pearson Int'l Airport	65 km • 42 min
Toronto	71 km • 48 min
Canada & U.S. Border	81.4 km • 50 min
Kitchener-Waterloo	65 km • 52 min

WITHIN 1 HOUR 30 MINUTES

Buffalo	99 km • 1 hr
London	133 km • 1 hr 30 min
London Int'l Airport	129 km • 1 hr 25 min
Buffalo Int'l Airport	114 km • 1 hr 15 min



INDUSTRIAL HUB WITH A STRONG LABOUR FORCE

Hamilton benefits from its strategic location and strong labour force which distinguishes it as an industrial hub for the GGH. More than two million educated and skilled workers live within a one-hour drive from Hamilton.

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.

15 KM	
Population	293,435
Labour Force	244,372 (64.5%)
Median Age	40 years
30 KM	
Population	1,111,147
Labour Force	926,470 (66.4%)
Median Age	41 years
45 KM	
Population	2,357,119
Labour Force	1,969,698 (66.6%)
Median Age	40 years



CITY OF HAMILTON

The City of Hamilton is located in southern Ontario, 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. Industrial manufacturing within Hamilton represents an estimated \$12 Billion annual effect or the equivalent of 4% of Ontario's GDP. Hamilton Health Sciences is the 2nd largest hospital network in Ontario and the City of Hamilton's largest employer.



**150 MILLION CONSUMERS IN EXCESS
OF 1-DAY TRUCKING CATCHMENT**



**3RD LARGEST CLUSTER OF FILM
BUSINESSES IN CANADA**



Hamilton Industrial Sector, Container Terminal

Aerial panorama scene of Hamilton, Ontario, Canada downtown



HAMILTON IS HOME TO...

- Cargo partners: DHL Express, UPS, Canada Post, Purolator, Amazon and Cargo-jet 24/7 unrestricted operations.
- Two ports of entry. Hamilton is a major trade hub for air, sea, rail, and surface cargo.
- McMaster University: Ranked TOP 75 in the world by Times Higher Education.
- Mohawk College: Ranked TOP 5 Research College in Canada.

ACCESSIBLE LOCAL TRANSIT

The City of Hamilton has a comprehensive transit system consisting of buses, and GO transit lines that serve the city and surrounding areas. The main transit provider Hamilton Street Railway (HSR) operates over 40 bus routes. Hamilton is also connected with GO Transit and Niagara Region Transit, offering connectivity to other cities and towns in the surrounding region.

- GO Bus/Train - Lake shore West Line
- HSR Route 55/55A - Stoney Creek Central
- HSR Route 2 - Barton
- HSR Route 44 - Rymal
- HSR Route 11 - Parkdale
- HSR B Line Express - Eastgate
- HSR A Line Express - Airport



TRANSIT ENHANCEMENTS[†]

A new, direct GO bus service connecting Hamilton and Waterloo will start operating on April 10, 2023. This is the first time a bus route will connect Waterloo region, Guelph and Hamilton.

Route 17 is set to serve four universities:

- University of Waterloo; Wilfrid Laurier University; University of Guelph; McMaster University.
- Route 17 will also connect to rail services at Guelph Central GO, Hamilton GO Centre and Aldershot GO stations.

Other expansions and changes to GO Bus services include:

- Route 40 between Hamilton and Richmond Hill is adding more trips during the rush hour periods to bring service levels to 20-minute frequency.
- Route 47 between Hamilton GO and the Highway 407 Bus Terminal is adding trips to have buses running every 30 minutes.

JOIN A DIVERSE BUSINESS COMMUNITY

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 St and Hwy 8.

AMENITIES

- | | | | |
|---|-------------------|---|--------------------------|
|  | Restaurant & Cafe |  | Shopping |
|  | Gas |  | Bank |
|  | Fitness |  | Park & Conservation Area |

NEARBY CORPORATE TENANTS

- Nova Steel
- Star Van Systems
- Metal Supermarkets Hamilton
- Diane Harrison Real Solutions 4 Life
- Samuel Nelson Technology
- Janco Steel Ltd
- Amazon DXT8
- T & J Automotive
- Kubes Steel
- Ontario College-Health & Tech
- Kaycan



UNBEATABLE ACCESSIBILITY

AFFORDABLE

Hamilton provides a lower cost alternative to the GTA while providing superior access to labour and efficient connectivity to the GTA and US border.

MAJOR TRADE HUB

Hamilton has two ports of entry and is a major trade hub for air, sea, rail, and surface cargo. In addition, Hamilton is in close proximity to major trade hubs and urban centres.

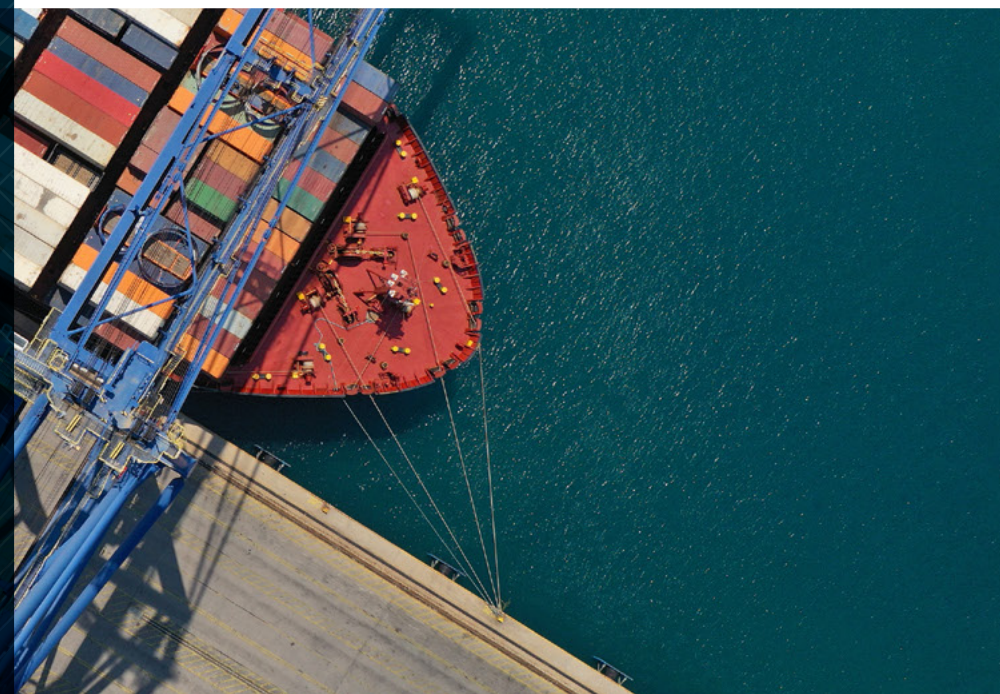
MULTI-MODAL

Hamilton is truly multi-modal. Home to the Hamilton International Airport, Port of Hamilton with rapid connectivity to major highway networks.



HAMILTON INTERNATIONAL AIRPORT

- North America's only 24/7/365 cargo airport
- Canada's largest and busiest overnight express cargo airport & hub for e commerce
- 24/7 unrestricted operations
- 24-hour onsite Canada Customs
- 10,000 ft & 6,000 ft runway



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



RAIL AND SURFACE TRANSPORTATION

- Two Class 1 railways: Canadian Pacific & Canadian National
- Direct connections to 400-series highways
- Intermodal/transload facilities available
- Direct rail-to-port capabilities

YOUR TEAM OF EXPERTS

FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

CBRE

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

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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