



FOR SALE

51 Covington St

HAMILTON, ONTARIO

**28,299 SF Craned
Industrial Freestand
Building**

Doug Murray, SIOR*

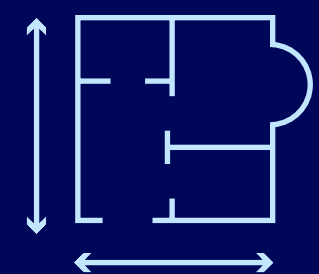
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Emily Hawker

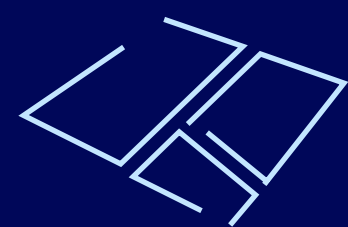
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At a Glance



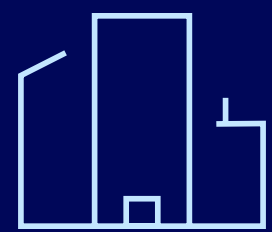
Total Size
28,299 SF



Lot Size
1.16 Acres



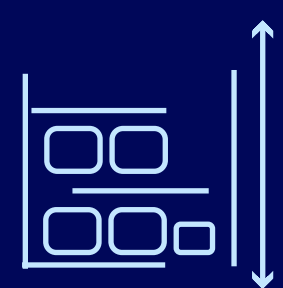
Warehouse
23,899 SF



Office
4,400 SF



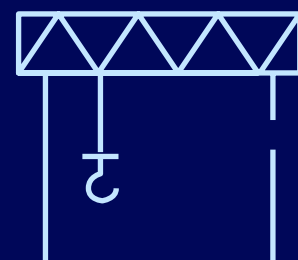
Zoning
M2



Clear Height
up to 18'



Shipping
3 Drive-in



Cranes
Two 5-ton



Great Connectivity
Excellent access to major
transportation routes



Property Description

51 Covington Street, Hamilton, ON

28,299 SF freestanding industrial building in Hamilton with excellent access to major transportation routes and nearby amenities. The property features 3 drive-in doors, 400 Amps of power, and the warehouse is ducted with potential to be fully air conditioned. Equipped with two 5-ton cranes, offering functionality for a variety of industrial users. The floorplan includes approximately 4,400 SF of office space. M2 zoning permits a wide range of industrial uses.



Property	51 Covington Street, Hamilton, ON
Property Type	Industrial
Total Building Area	28,299 SF
Office Area	4,400 SF
Industrial Area	23,899 SF
Land Coverage	1.16 Acres
Zoning	M2
Cranes	Two 5-ton
Taxes	\$60,419.16 (2026)
Asking Price	\$6,950,000

Aerial View

51 COVINGTON STREET, HAMILTON, ON



Photo Gallery

51 COVINGTON STREET, HAMILTON, ON

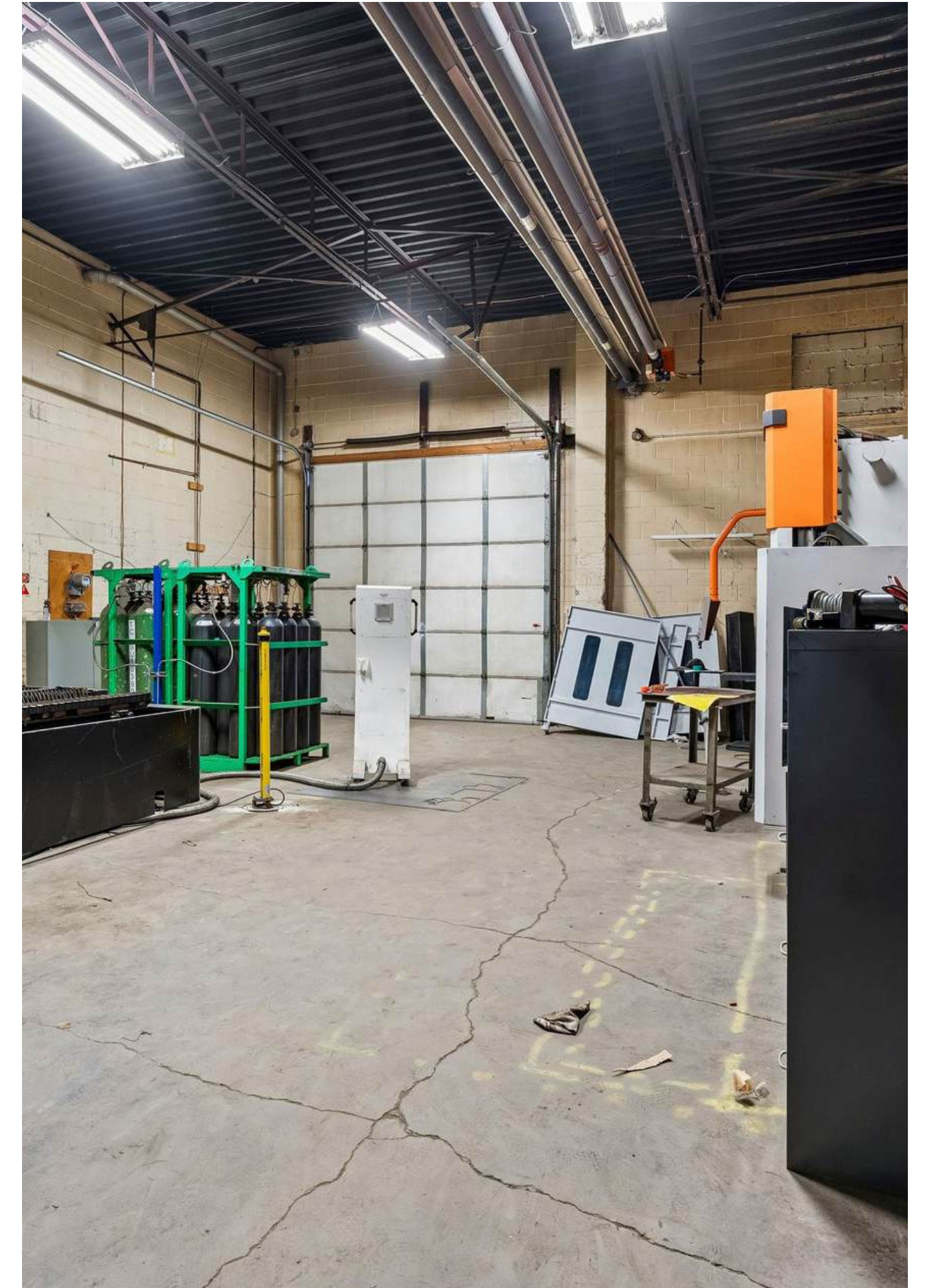
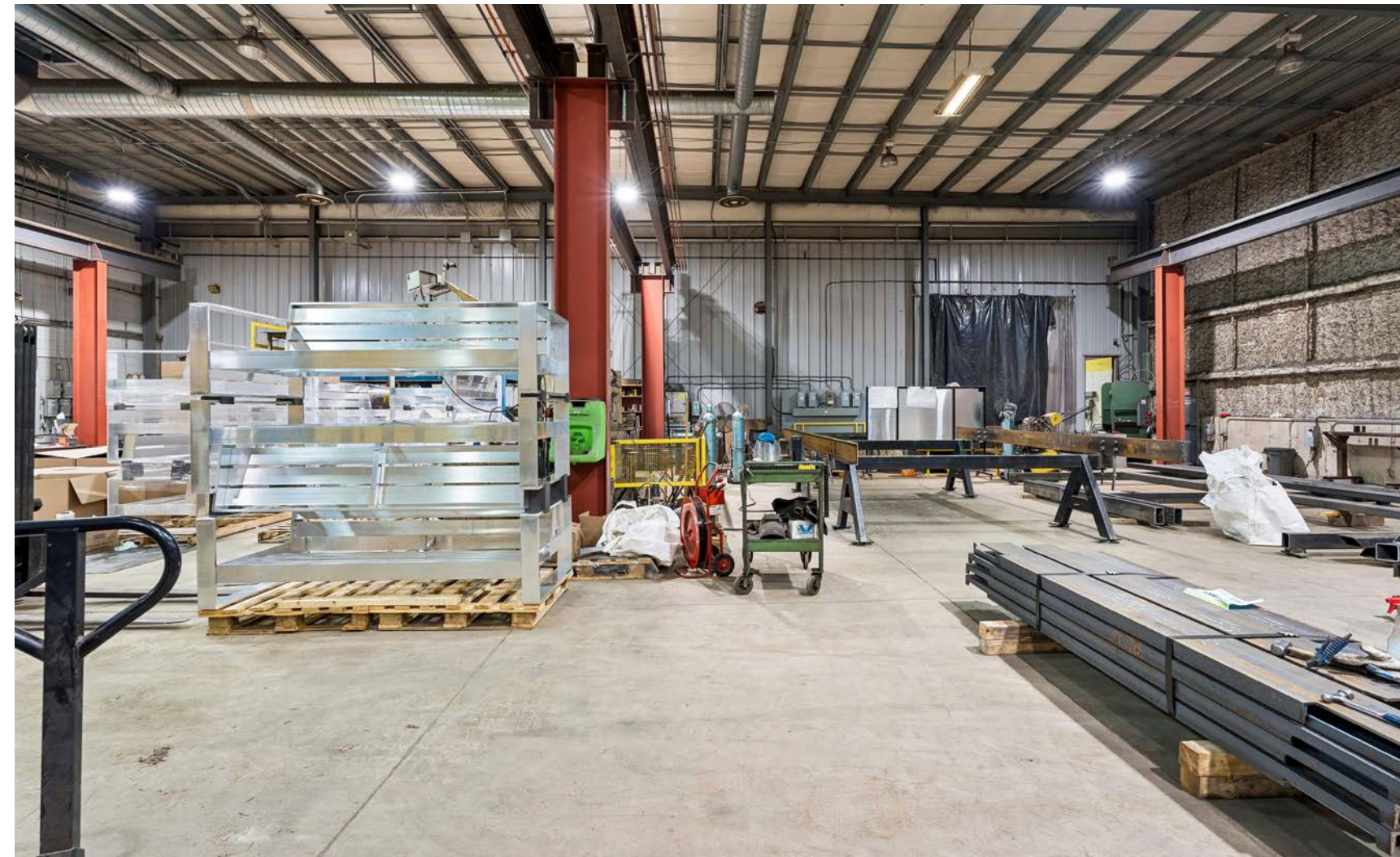
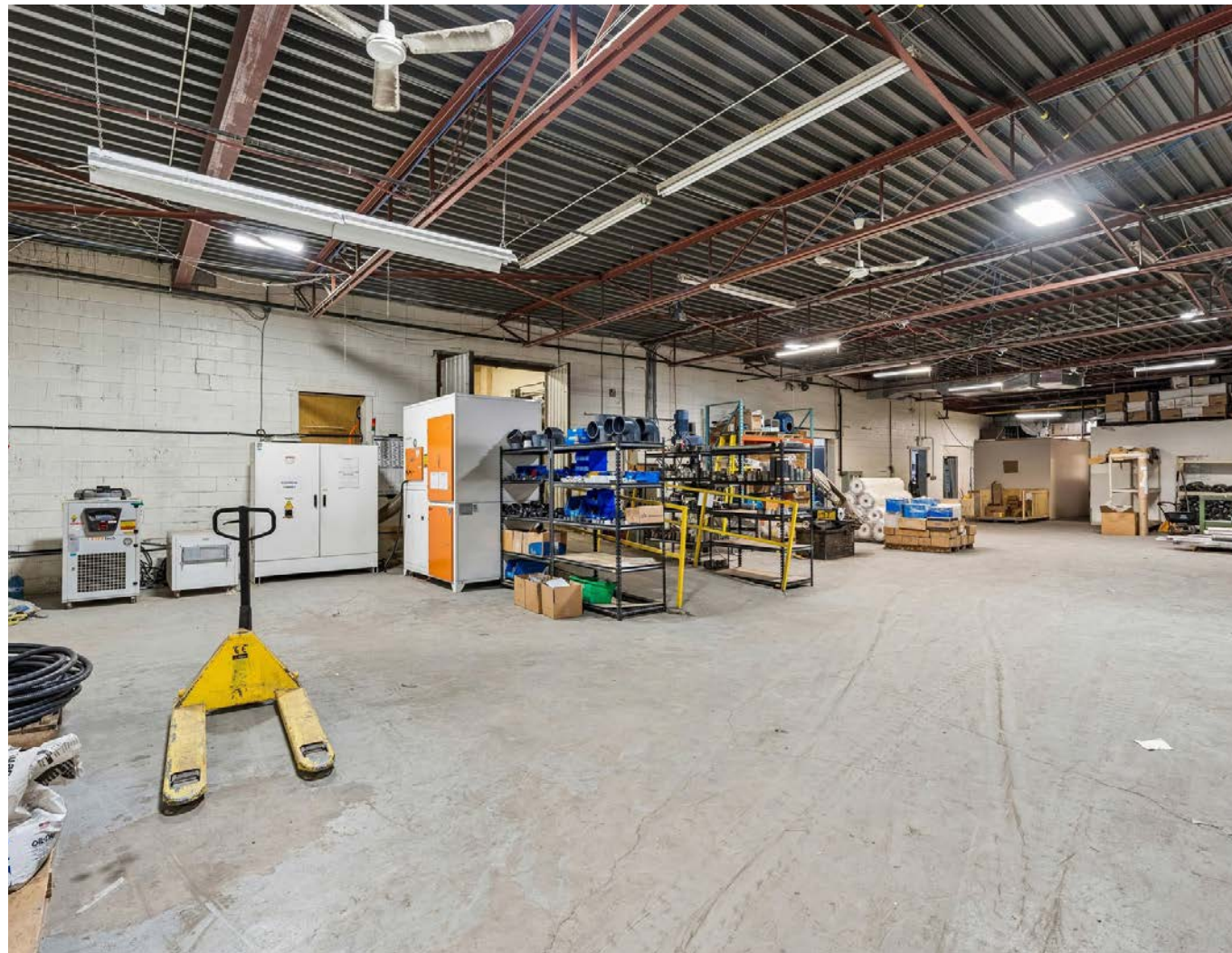


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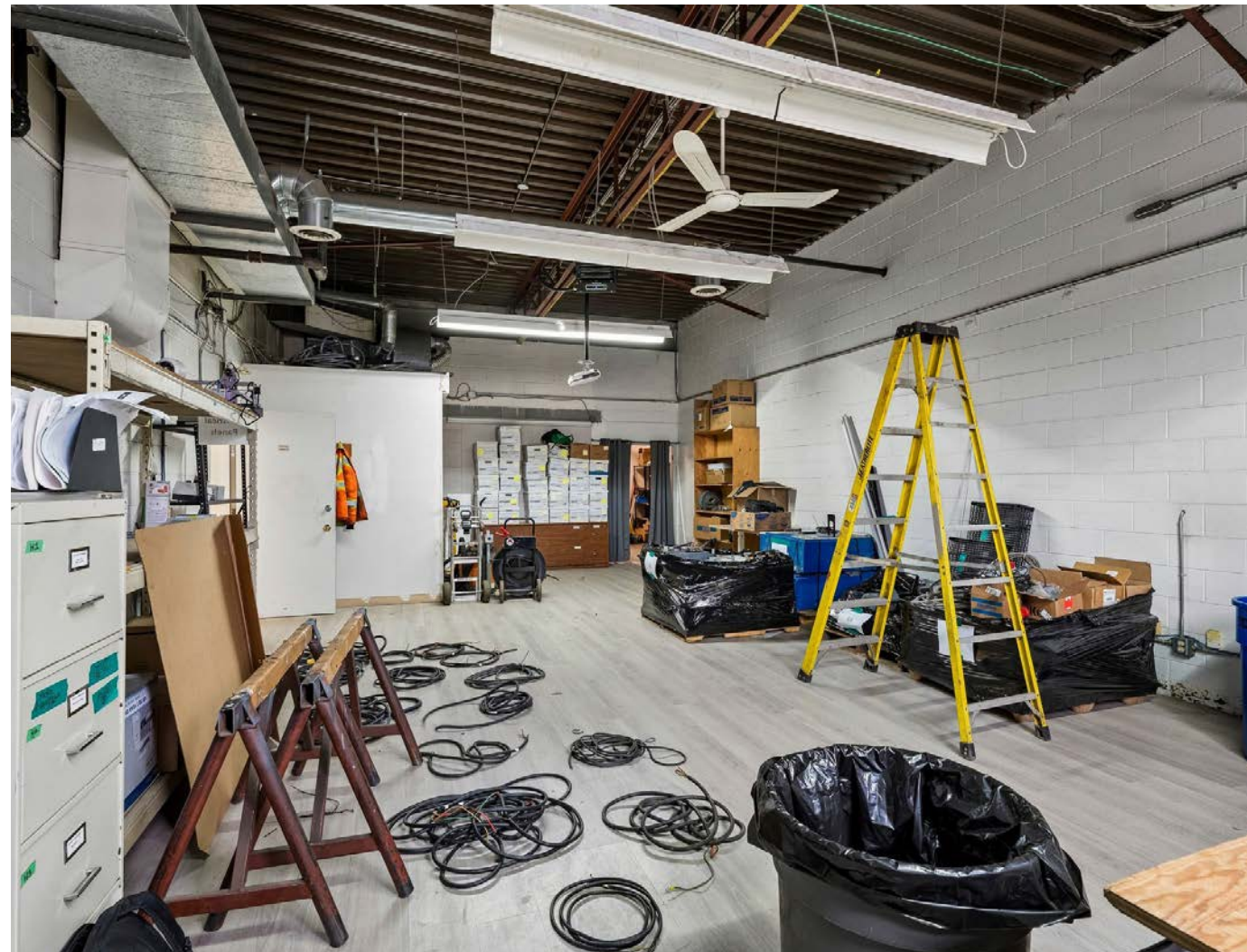


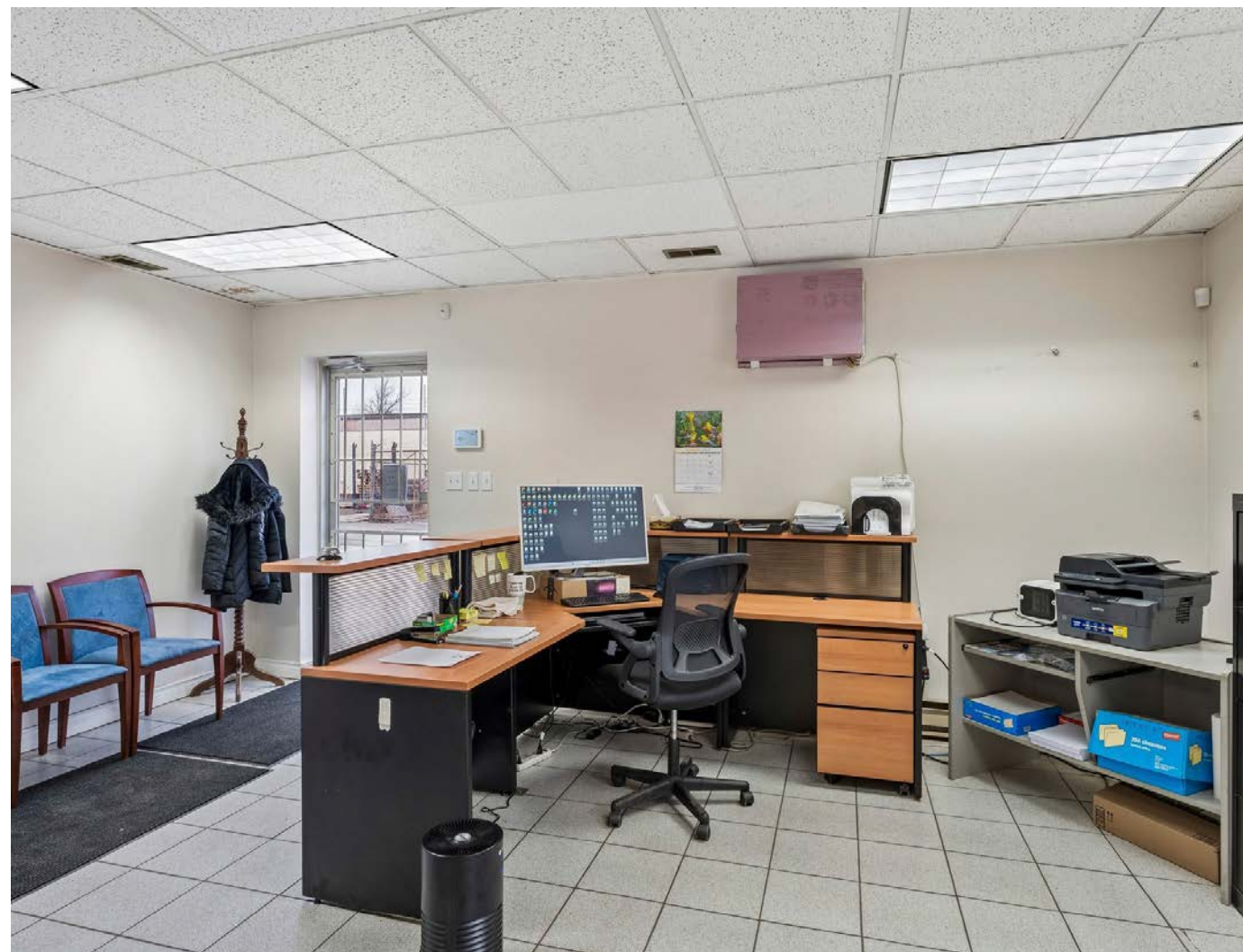
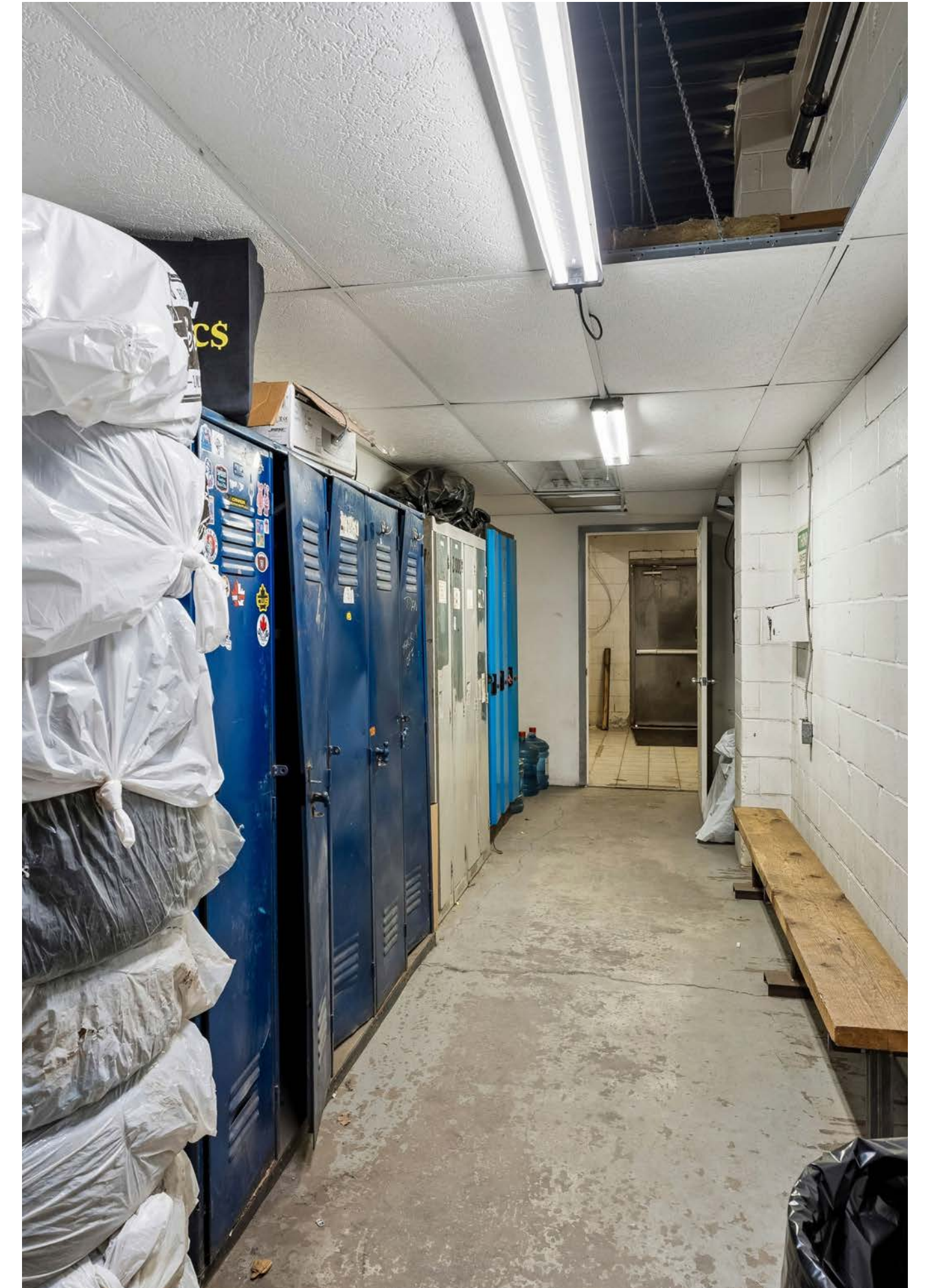
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Photo Gallery

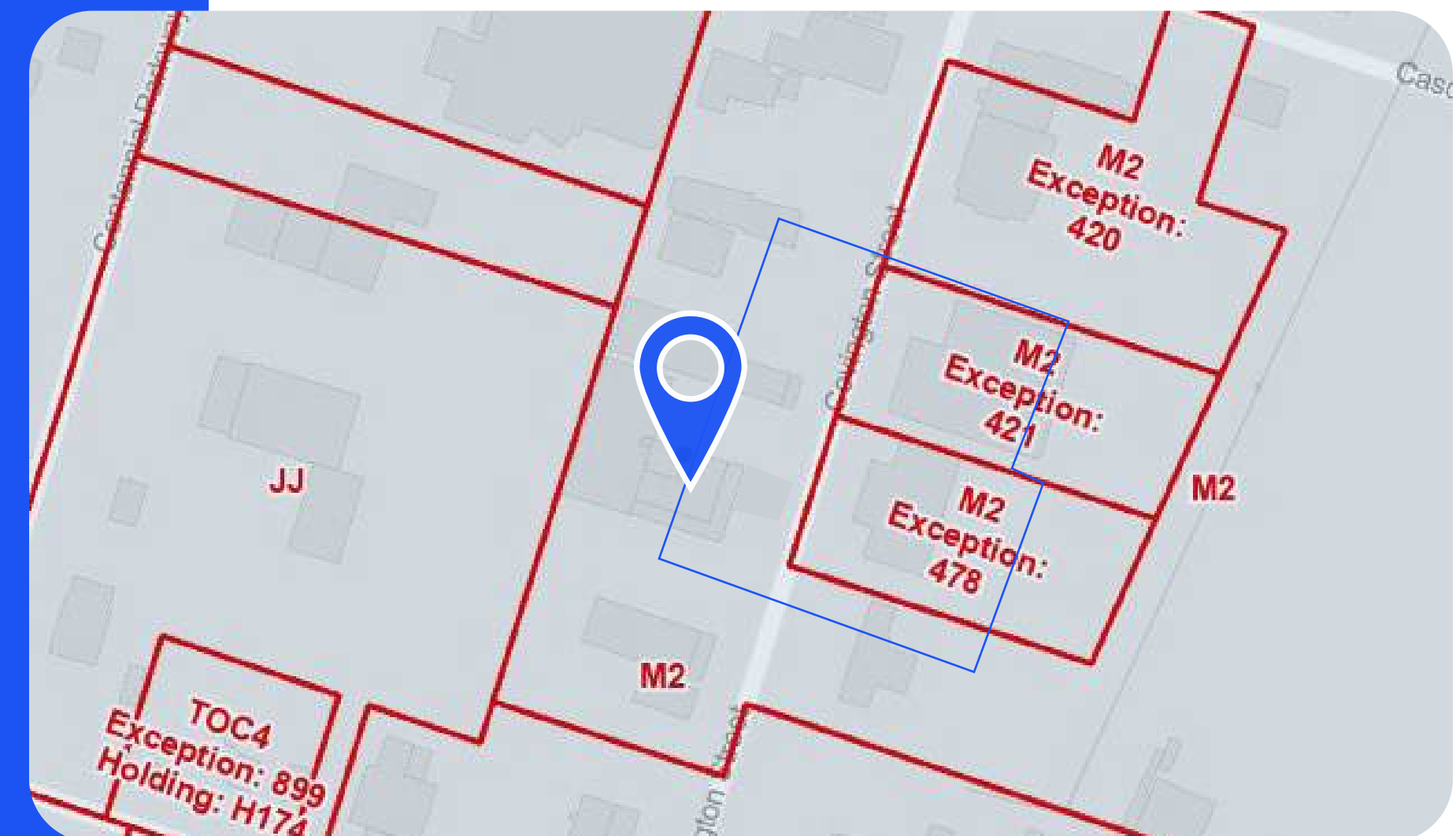
51 COVINGTON STREET, HAMILTON, ON



M2 Zoning

Permitted Uses

- » Alcohol Production Facility
- » Artist Studio
- » Animal Shelter
- » Aquaponics
- » Building and Lumber Supply Establishment
- » Building or Contracting Supply Establishment
- » Cannabis Growing and Harvesting Facility
- » Commercial Motor Vehicle Sales, Rental and Service Establishment
- » Communications Establishment
- » Contractor's Establishment
- » Courier Establishment
- » Craftsperson Shop
- » Dry Cleaning Plant
- » Equipment and Machinery Sales, Rental and Service Establishment
- » Greenhouse
- » Industrial Administrative Office
- » Laboratory
- » Labour Association Hall
- » Landscape Contracting Establishment
- » Manufacturing
- » Motor Vehicle Collision Repair
- » Establishment
- » Private Power Generation Facility
- » Production Studio
- » Repair Service
- » Research and Development
- » Establishment
- » Surveying, Engineering, Planning or Design Business
- » Trade School
- » Tradesperson's Shop
- » Transport Terminal
- » Warehouse
- » Waste Processing Facility
- » Waste Transfer Facility



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Location Overview

Hamilton is home to world-class universities, colleges, and research-intensive companies that have created an ideal environment for new product development and innovation. Industry and academia work together in Hamilton to lower commercialization costs and bring products to market.





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