

Red Hill Valley Parkway

FOR LEASE

# 1-4 Acres Outside Storage Land inside Industrial Business Park

475 Kenora Avenue, Hamilton, Ontario



**TEAM MURRAY  
& FALDOWSKI**



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# Property Overview



475 Kenora Avenue, Hamilton, ON | **For Lease**

**Lot 1 - \$6,750 Net Per Acre/Month**

**Lot 2 - \$7,250 Net Per Acre/Month**

Lease Rate

**TBD**

TMI (2025)



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Site Area: 1-4 Acres

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Zoning: M5

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- Key Features:
- ◇ Flexible lot sizes available 1 – 4 acres
  - ◇ M5 Zoning allows for wide range of outside storage requirements
  - ◇ Quick access to major highways
  - ◇ Strong location with connectivity to industrial parks and commercial amenities
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# Location



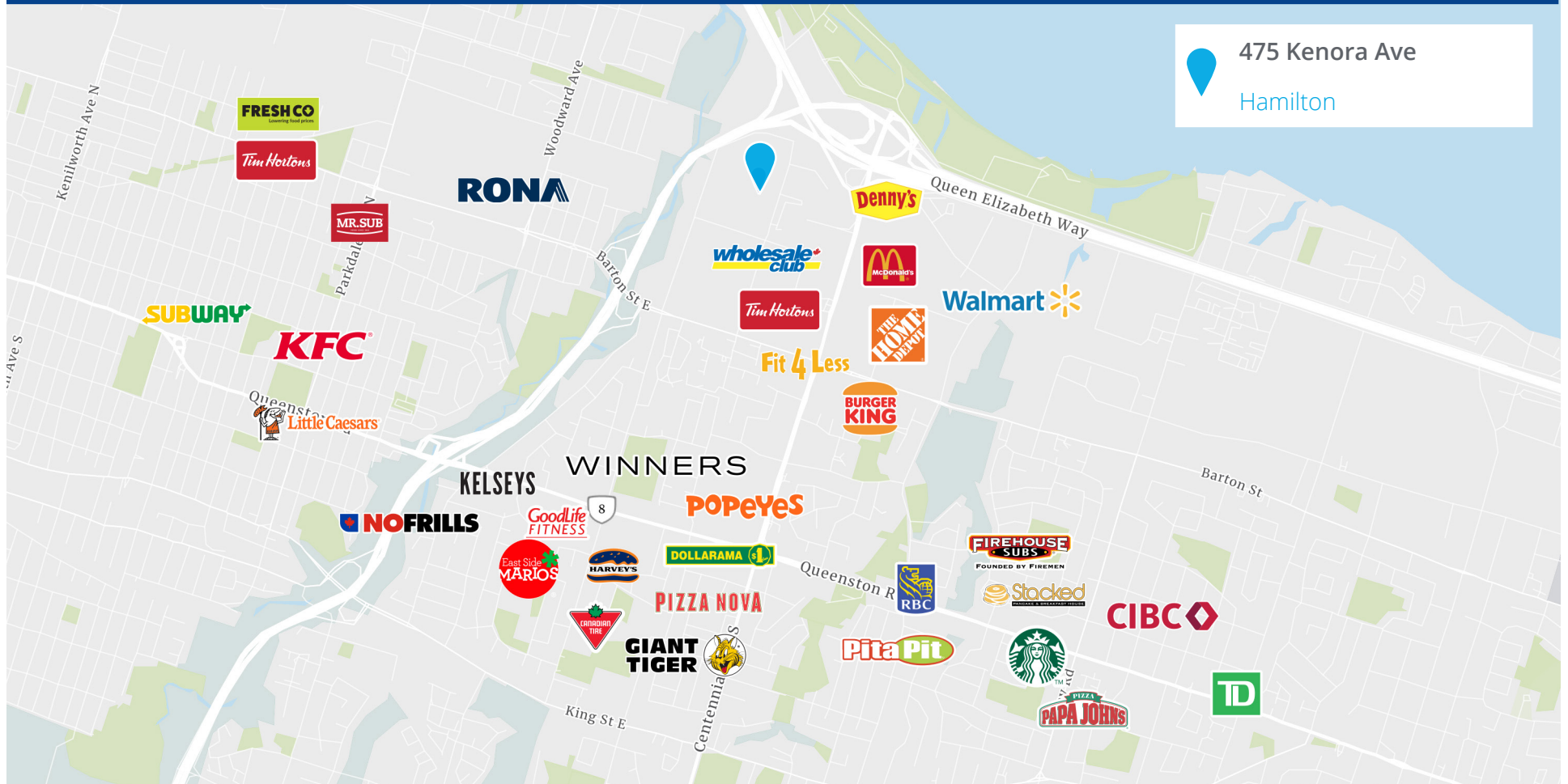
Burlington  
**13 mins**

Mississauga  
**33 mins**

Toronto  
**60 mins**

US Border  
**38 mins**

YHM Airport  
**24 mins**

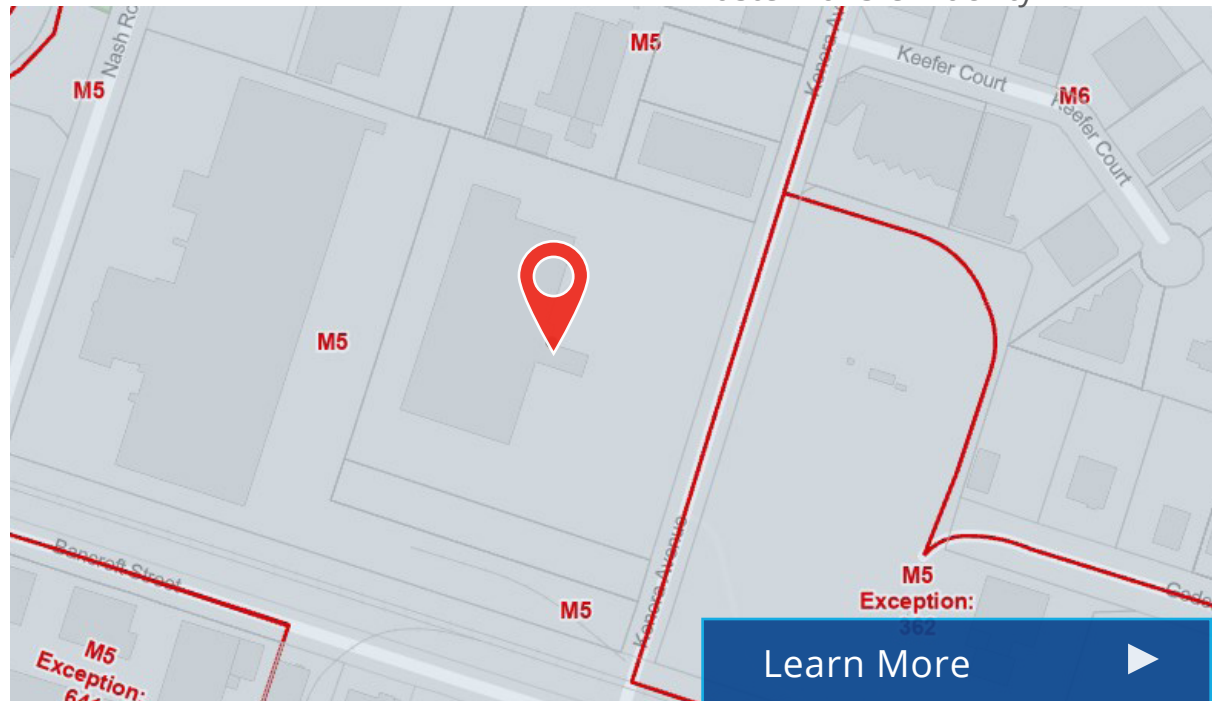




# M5 Zoning

## Permitted Uses

- › Alcohol Production Facility
- › Aquaponics
- › Artist Studio
- › Building and Lumber Supply Establishment
- › Building or Contracting Supply Establishment
- › Bulk Fuel and Oil Storage Establishment
- › Cannabis Growing and Harvesting Facility
- › Commercial Motor Vehicle Sales,
- › Rental and Service Establishment
- › Commercial Motor Vehicle Washing Establishment
- › Commercial Parking Facility
- › Communications Establishment
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Dry Cleaning Plant
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Financial Establishment
- › Greenhouse)
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Landscape Contracting Establishment
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Motor Vehicle Washing Establishment
- › Office
- › Private Power Generation Facility
- › Production Studio
- › Repair Service
- › Restaurant
- › Research & Development Establishment
- › Restaurant
- › Salvage Yard
- › Surveying, Engineering, Planning or Design Business
- › Towing Establishment
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Warehouse
- › Waste Processing Facility
- › Waste Transfer Facility





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