

INDUSTRIAL FOR SALE

371 JONES ROAD

HAMILTON, ONTARIO



THE OPPORTUNITY

- Extremely rare logistics/repair facility with excess land
- Property and yard is fully fenced and lit with automatic gate and electrical hookups
- CN Rail abuts the North property line
- Less than 2km to Highway QEW at Fruitland Road
- Efficient office layout over two floors
- Airlines throughout with 1 Ton jib crane
- Hydraulic truck jacks installed in warehouse floor (18,000 lbs capacity)
- Facility is equipped with showers and laundry services



PROPERTY DETAILS

LOCATION	Fruitland Road & Highway QEW
BUILDING AREA	4,260 SF - Office 7,863 SF - Warehouse 12,123 SF - Total
LOT SIZE	5.98 Acres
CLEAR HEIGHT	21'
ZONING	M2
POWER	200 A 600 V
SHIPPING	6 Drive-In (3 Pull Through Bays)
ASKING PRICE	\$12,249,000 \$12,950,000 \$14,000,000



For more information, please contact:

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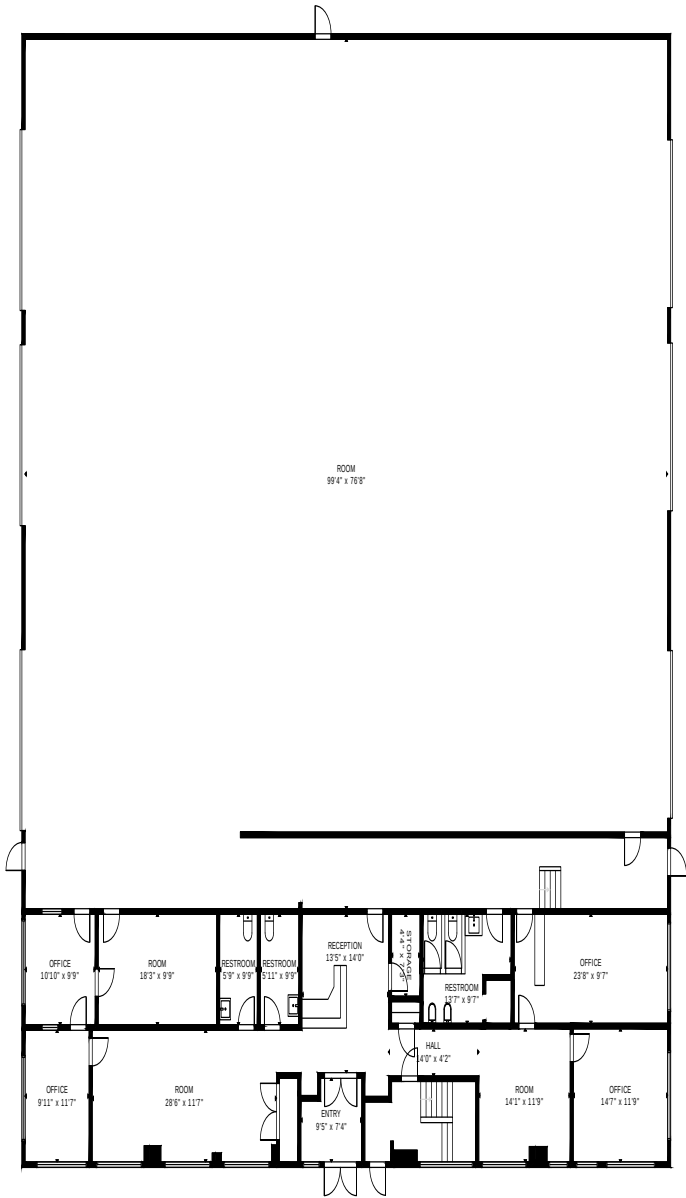
*Sales Representative **Broker

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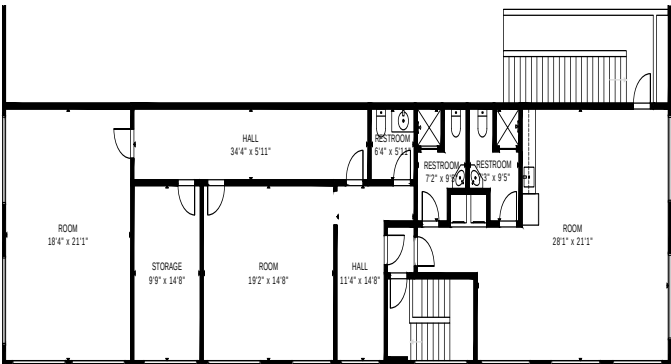


FLOOR PLAN

[CLICK HERE FOR VIRTUAL TOUR](#)



GROUND FLOOR



SECOND FLOOR OFFICE



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PROPERTY PICTURES - OUTDOOR



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PROPERTY PICTURES - OFFICE



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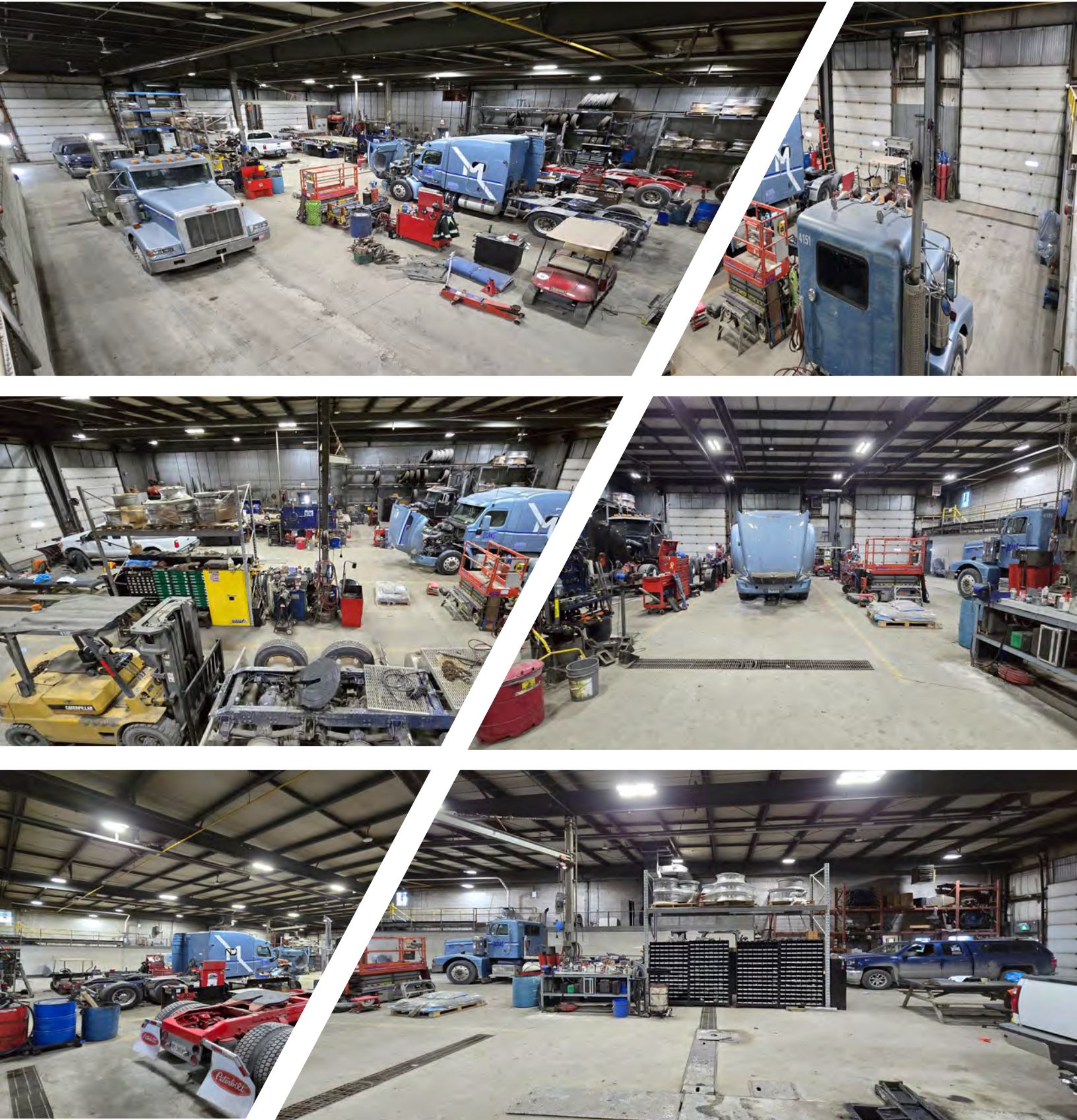
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PROPERTY PICTURES - SHOP



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ZONING

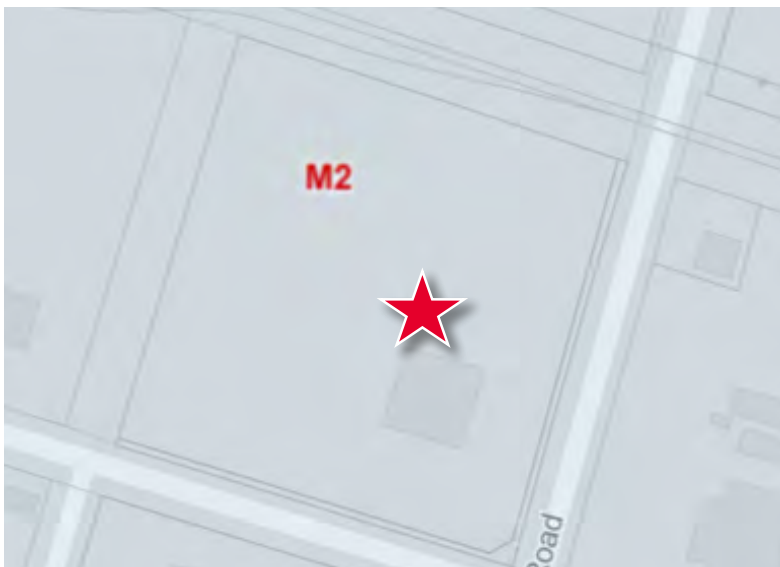
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Zoning Information](#)

PERMITTED USES

According to municipal records the subject property is zoned M2 General Employment. Sample permitted uses in a M2 zone include, but not limited to:

- 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
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Warehouse
- Waste Processing Facility
- Waste Transfer Facility

ZONING MAP



Subject Property: 371 Jones Road, Hamilton ON



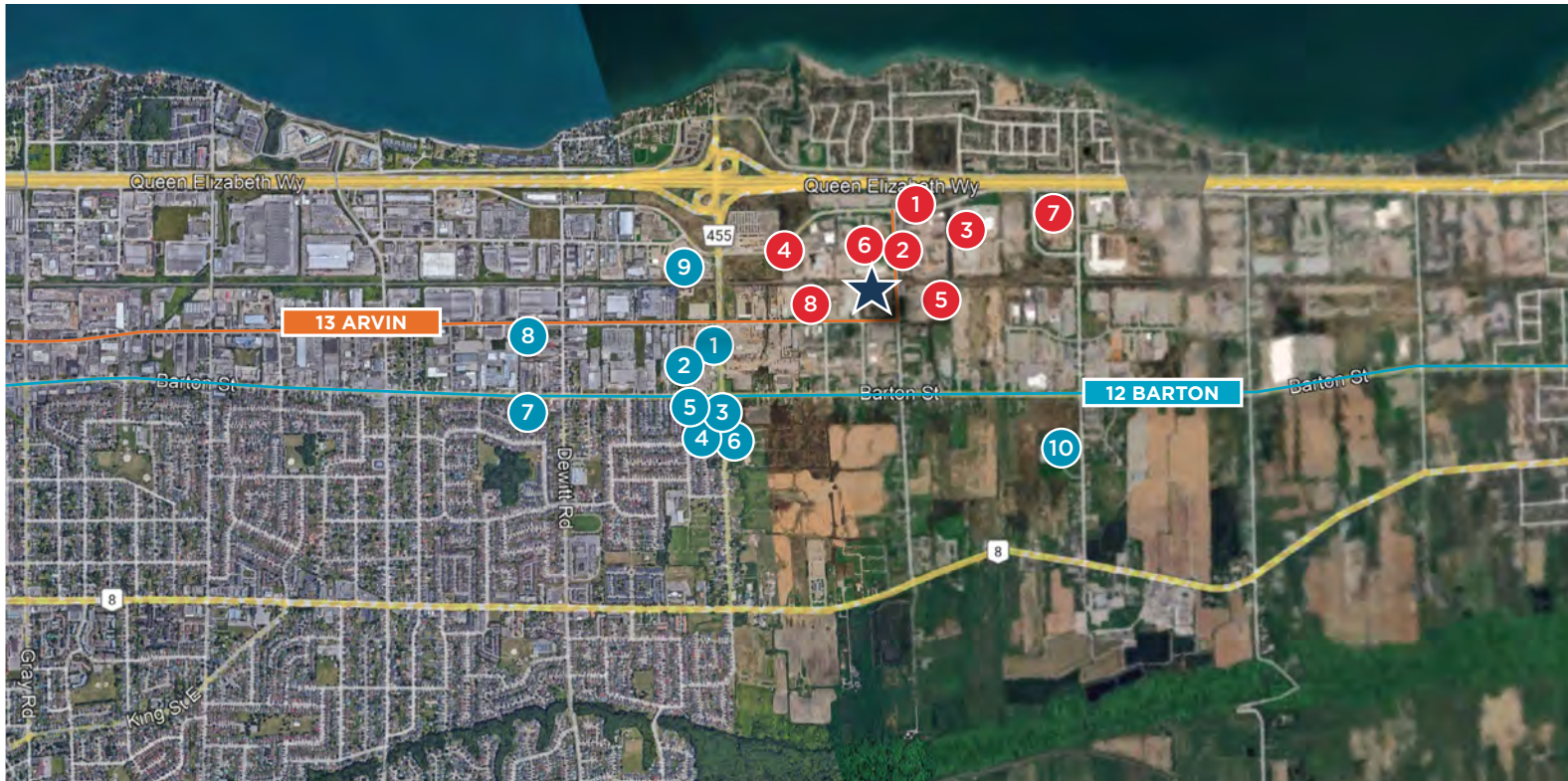
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AMENITIES MAP



LEGEND | AMENITIES

- | | |
|---------------|-------------------------------|
| 1 Esso | 6 Quesada Burritos |
| 2 Tim Hortons | 7 Miceli Family Bakery |
| 3 Subway | 8 Uncle Sam's BBQ Smoke House |
| 4 P&K Sushi | 9 Shell |
| 5 Pita Pit | 10 Winona Vine Estates |

LEGEND | CORPORATE NEIGHBORS

- | | |
|--------------------------------|---------------------------------|
| 1 Stonex Granite & Quartz Inc. | 5 Lafarge Canada Inc. |
| 2 Gulacha Brothers Trucking | 6 Brandt |
| 3 Nova Steel | 7 Battlefield Equipment Rentals |
| 4 Bartek Ingredients | 8 Kal Tire |

LEGEND | TRANSIT

12 BARTON

13 ARVIN

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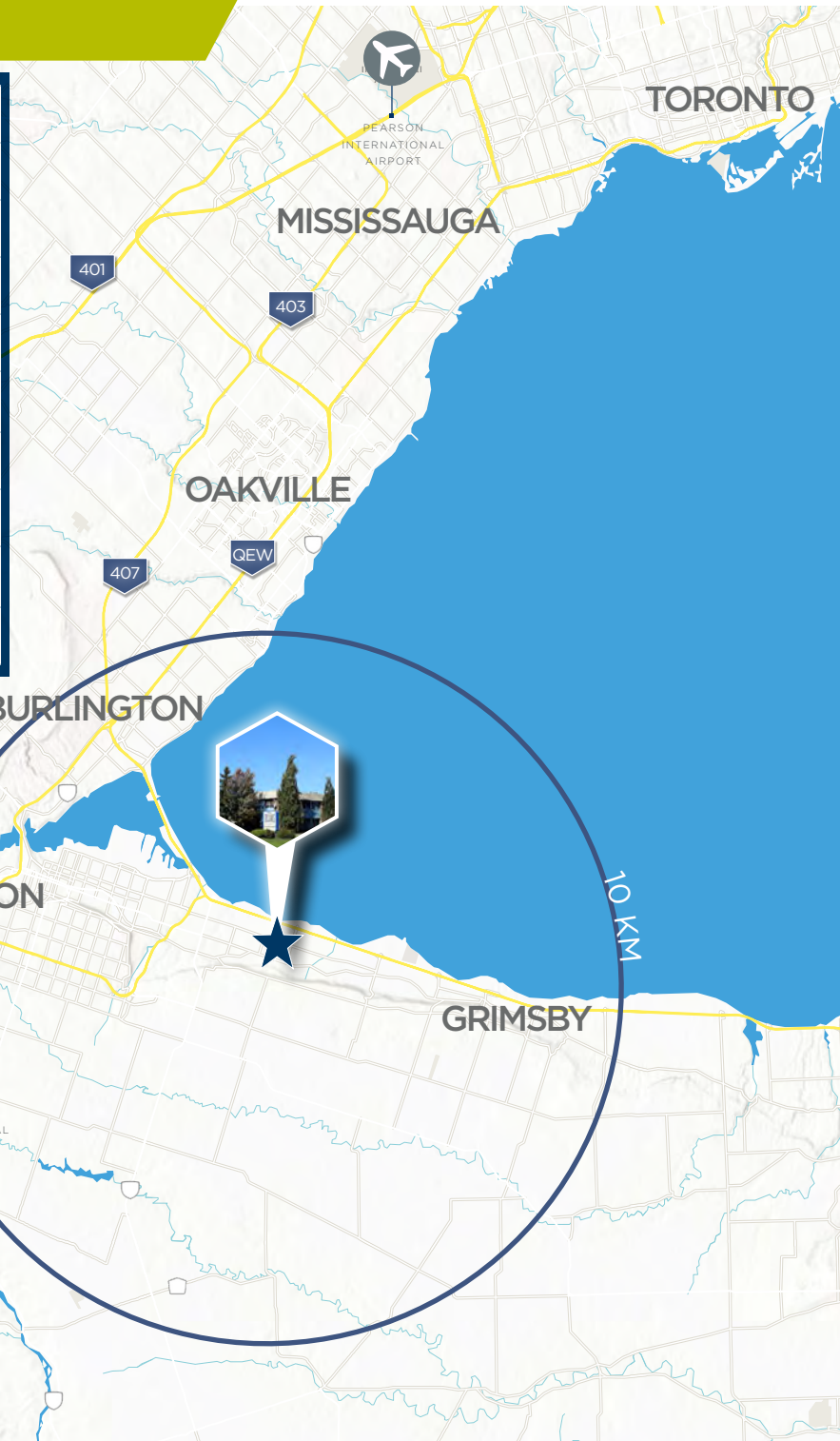
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DRIVE TIMES MAP

GEW	2.0 KM	3 Mins
Highway 403	7.4 KM	15 Mins
Highway 401	50.6 KM	37 Mins
Highway 407	17.1 KM	15 Mins
Hamilton International Airport	17.7 KM	27 Mins
Pearson International Airport	64.6 KM	42 Mins
Hamilton Central GO Station	5 KM	11 Mins
Confederation GO Station	8.4 KM	10 Mins
USA - Canada (Rainbow International Bridge)	71.5 KM	53 Mins
Toronto	74.3 KM	56 Mins



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