



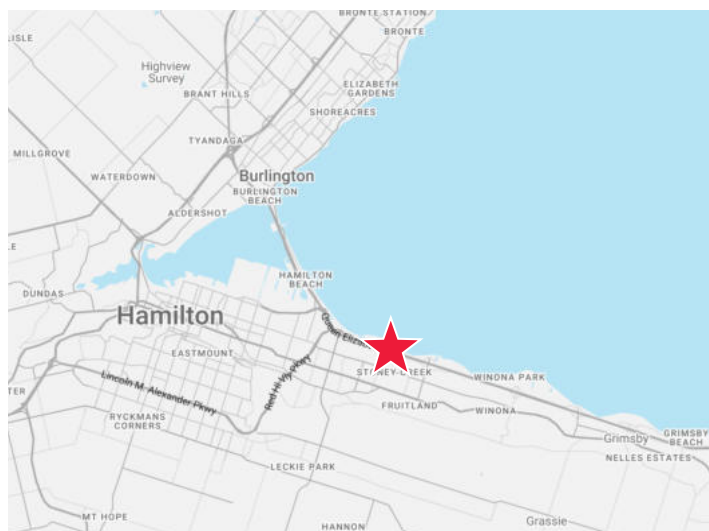
## THE OPPORTUNITY

- Extremely rare logistics/repair facility with excess land
- Property and yard is fully fenced and lit w. 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 (18,000lbs capacity)
- Facility is equipped with showers and laundry services



## PROPERTY DETAILS

<b>LOCATION</b>	Fruitland Road & Highway QEW
<b>BUILDING AREA</b>	4,260 SF - Office 7,863 SF - Warehouse 12,123 SF - Total
<b>LOT SIZE</b>	5.98 acres
<b>CLEAR HEIGHT</b>	21'
<b>ZONING</b>	M2
<b>POWER</b>	200 A   600 V
<b>SHIPPING</b>	6 Drive-In (3 Pull Through Bays)
<b>ASKING PRICE</b>	<del>\$14MM</del> <b>\$13MM</b>



For more information, please contact:

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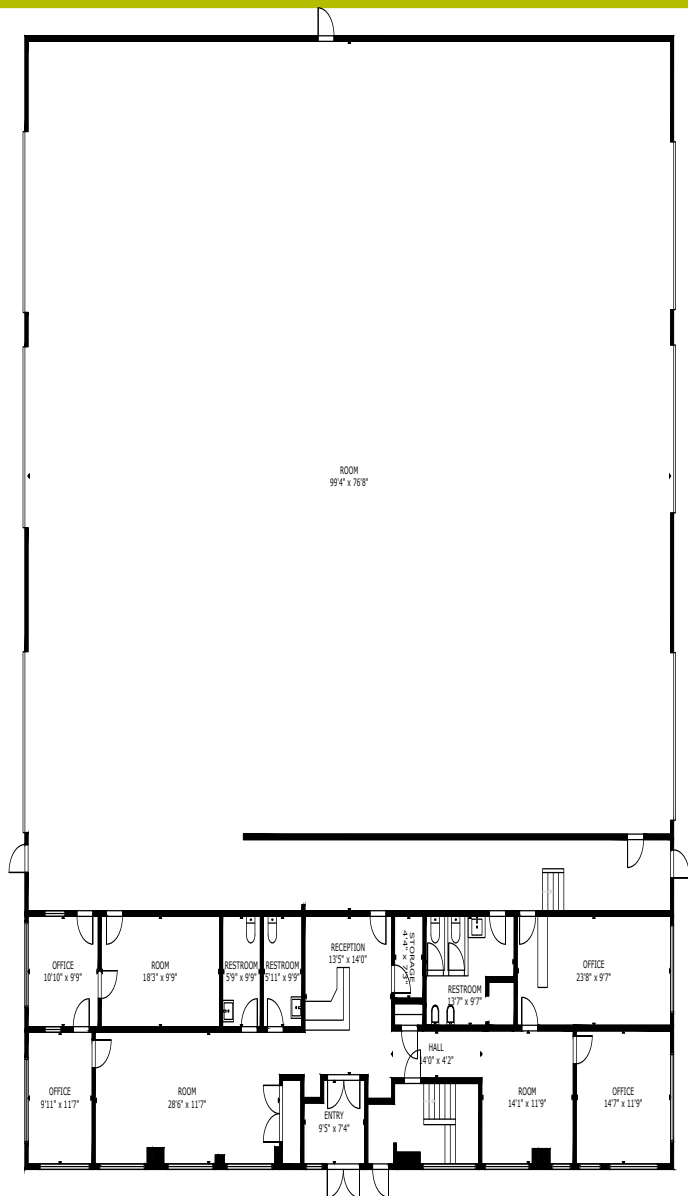
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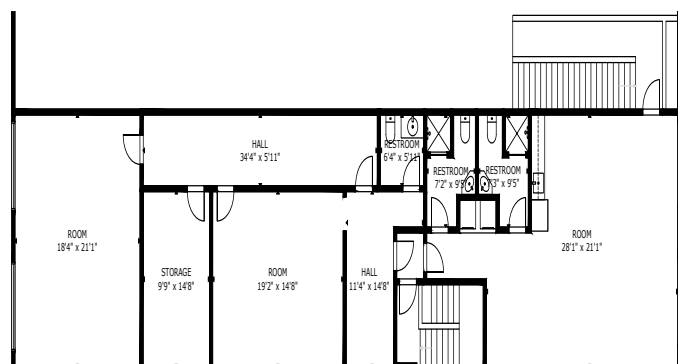
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\*Sales Representative \*\*Broker

## FLOOR PLAN



GROUND FLOOR



SECOND FLOOR OFFICE



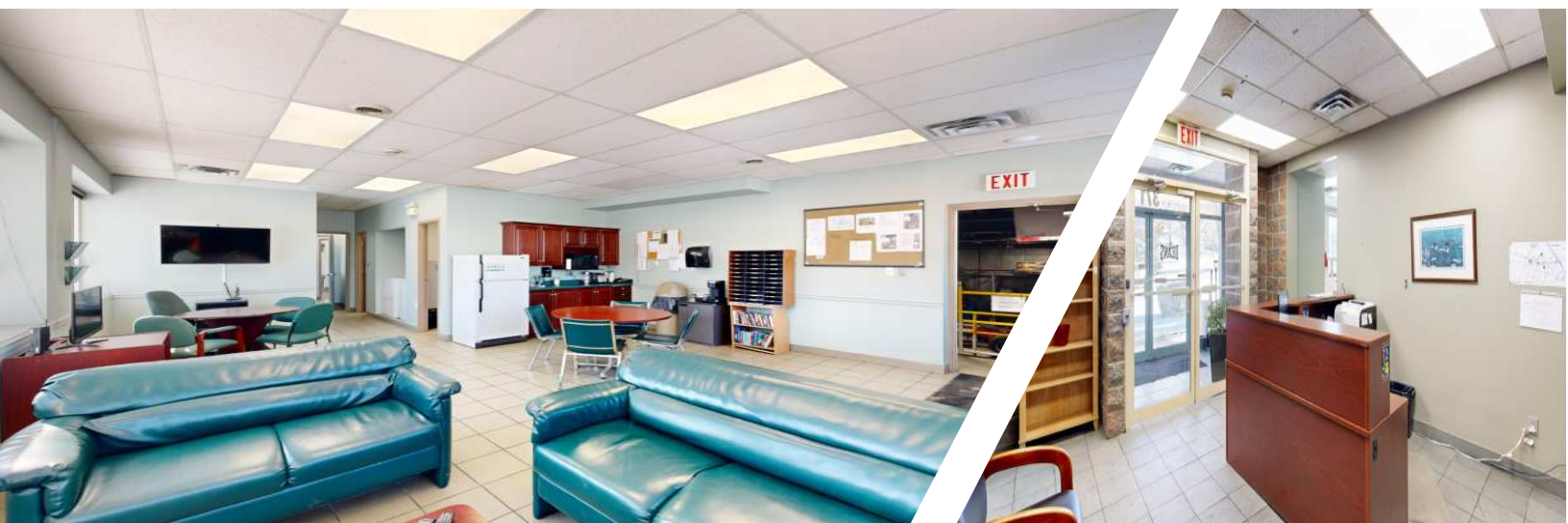


PROPERTY PICTURES - OUTDOOR



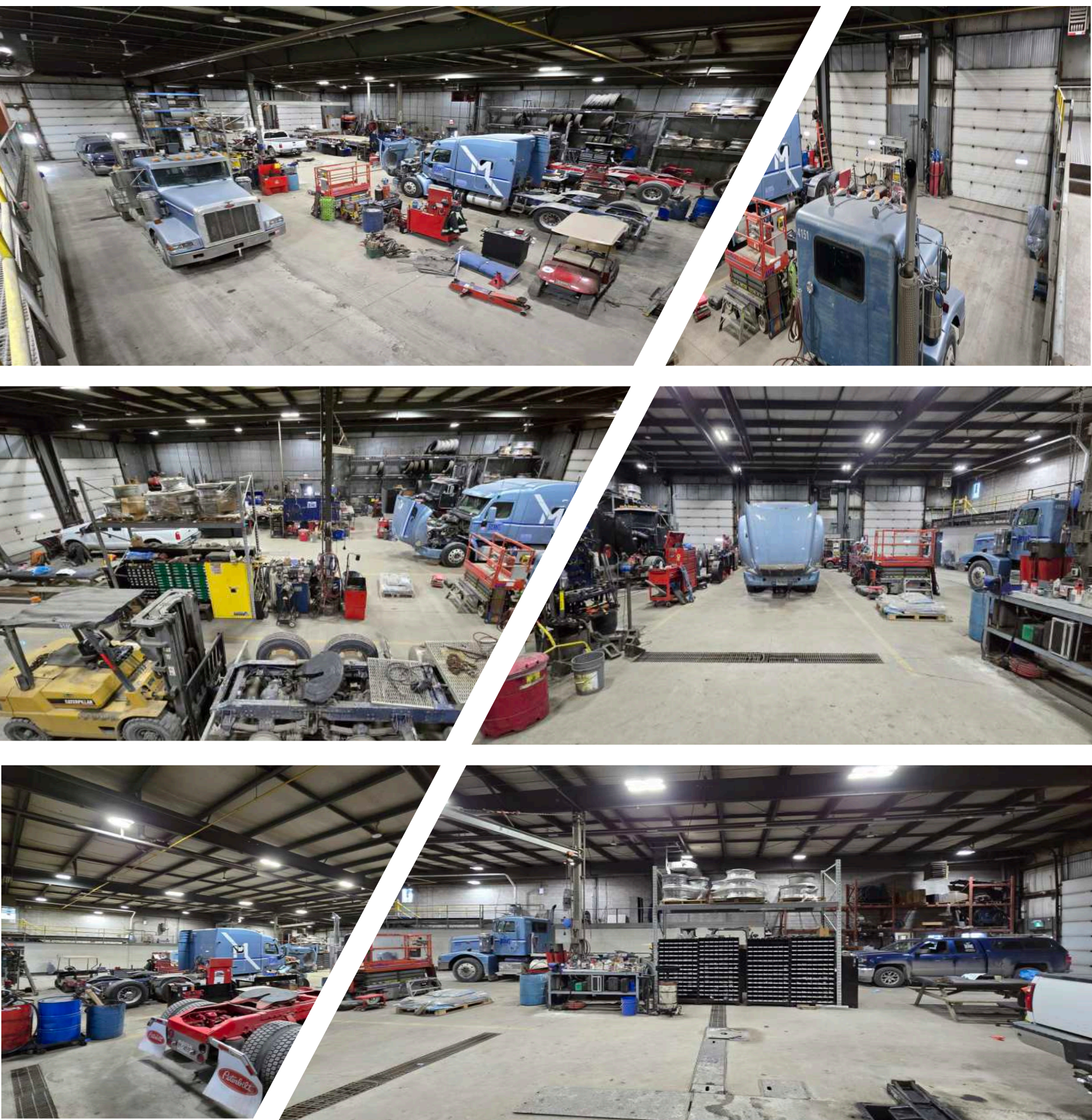


PROPERTY PICTURES - OFFICE





PROPERTY PICTURES - SHOP





## ZONING

### 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

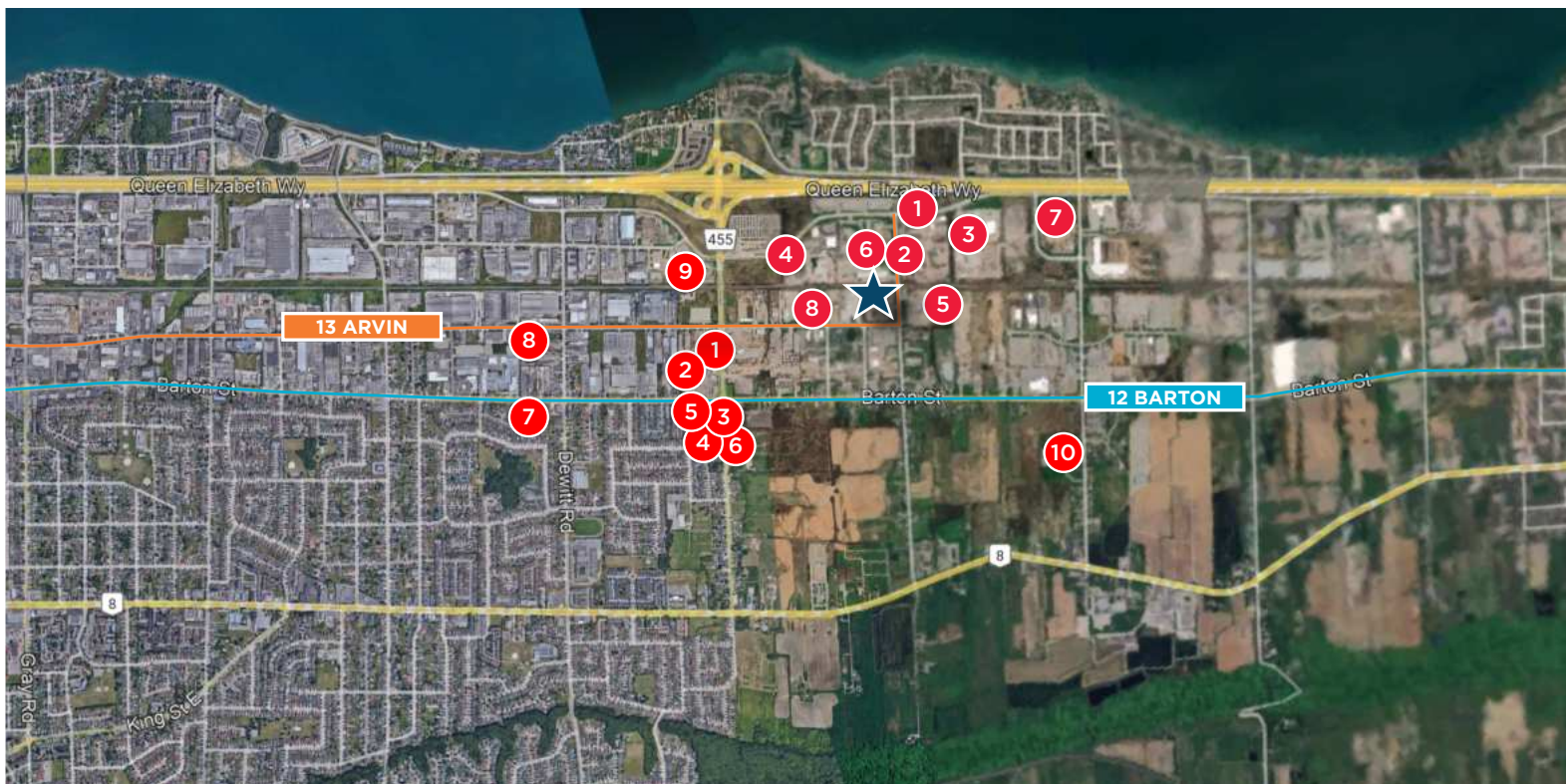
## ZONING MAP



Subject Property: 371 Jones Road, Hamilton ON



## 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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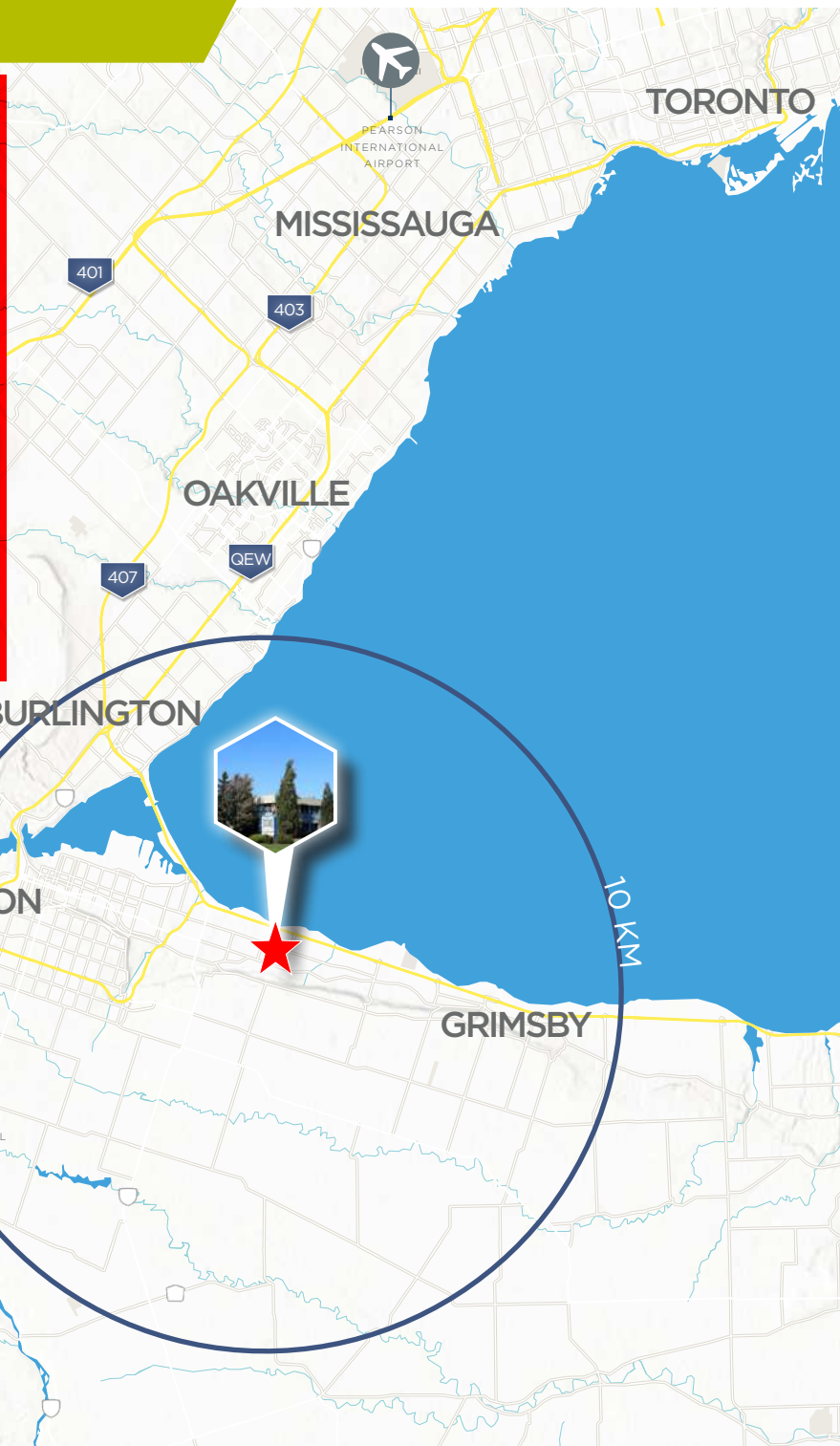
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## DRIVE TIMES MAP

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



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