

**403/6**  
INDUSTRIAL PARK  
ANCASTER, ON

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# Hamilton's Premier Industrial Address

4036hamilton.ca

FIRST GULF

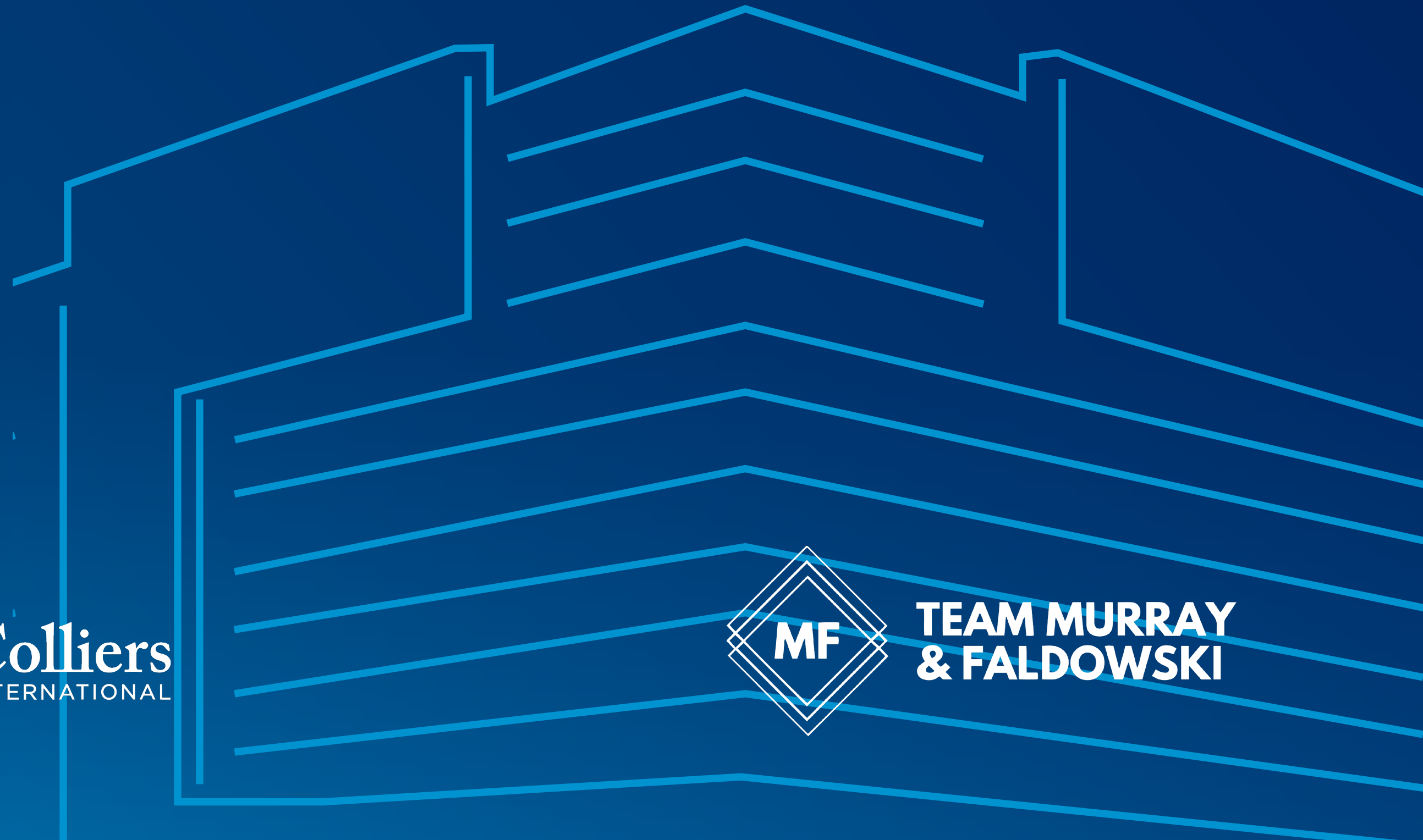
Sun   
Life Financial

BentallGreenOak 

Colliers  
INTERNATIONAL



TEAM MURRAY  
& FALDOWSKI



# Introducing

# 403/6

**INDUSTRIAL PARK**  
ANCASTER, ON

**403/6 Industrial Park is a 114-acre, master-planned industrial campus in Hamilton, Ontario.**

Situated adjacent to Highway 403 and Highway 6, the site will be home to almost 2,000,000 SF of first class industrial space.

The project is a joint development by First Gulf Sun Life Financial and BentallGreenOak, and has been designed to offer shovel-ready real estate solutions to both tenants and owners in a myriad of size ranges and configurations from 20,000 SF to 685,000 SF with occupancy in 2024.

## Why 403-6 Industrial Park?



**Strategic location**  
at the convergence  
of Hwy 403, Hwy 6,  
Hamilton Airport



**Short drive  
time** to key  
markets



**Flexibility** to deliver  
various sizes,  
configurations, own  
& lease options



**Higher cost-  
efficiency** vs.  
similar Greater  
Toronto Area  
options



**Close proximity**  
to top amenities  
for employees

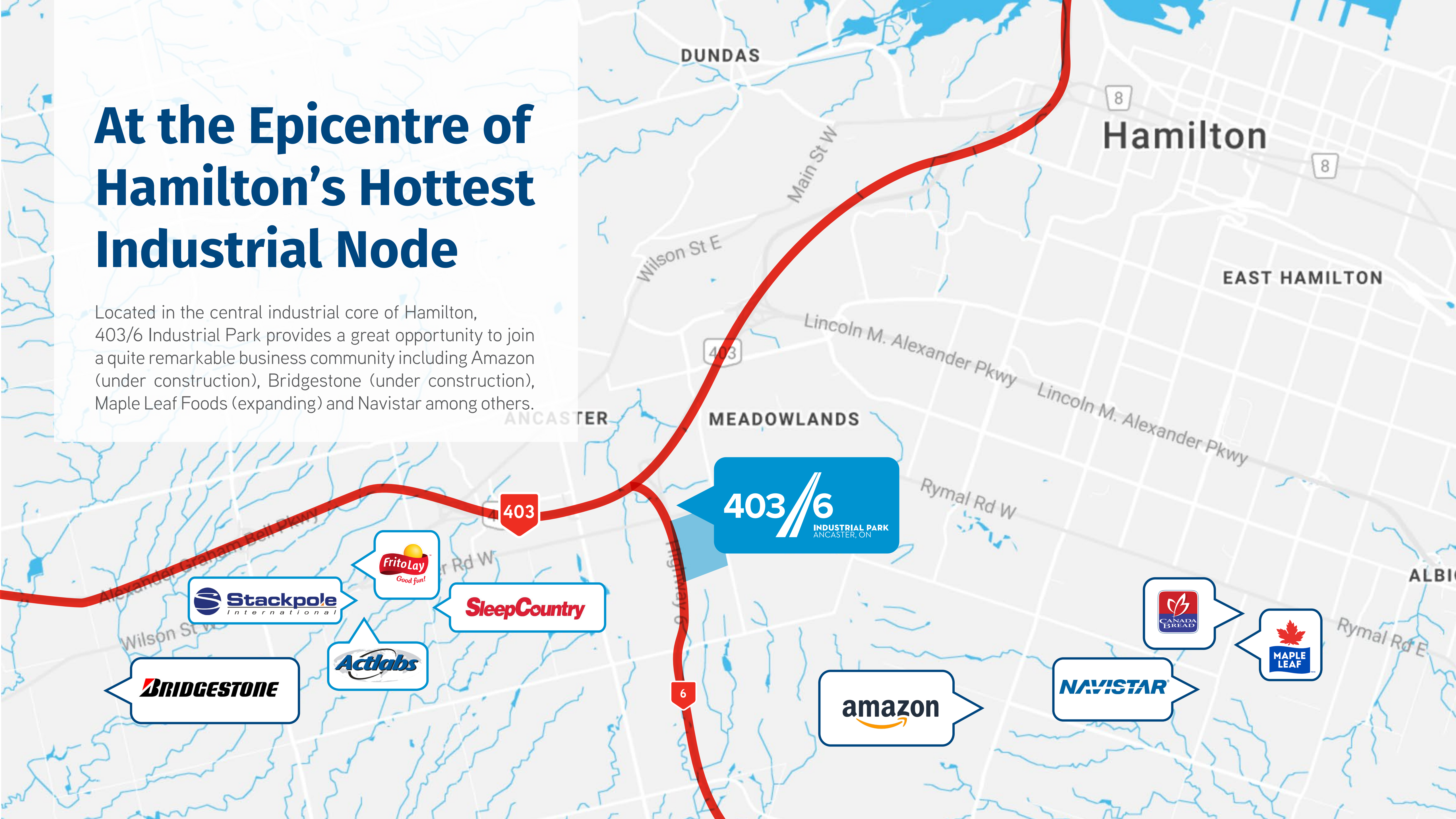


**Best-in-class**  
developer and  
ownership



# At the Epicentre of Hamilton's Hottest Industrial Node

Located in the central industrial core of Hamilton, 403/6 Industrial Park provides a great opportunity to join a quite remarkable business community including Amazon (under construction), Bridgestone (under construction), Maple Leaf Foods (expanding) and Navistar among others.



**403/6**  
INDUSTRIAL PARK  
ANCASTER, ON

**Stackpole**  
International

**FritoLay**  
Good fun!

**SleepCountry**

**Actlabs**

**BRIDGESTONE**

**amazon**

**NAVISTAR**

**CANADA BREAD**

**MAPLE LEAF**

# Offering Details

## 380 Garner Road E, Hamilton

This first class industrial building is now leasing with 2021 occupancy. Various sizes from 19,759 SF to 140,489 SF can be accommodated.

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>Square Footage</b> | 140,489 SF divisible to 19,759 SF |
| <b>Clear Height</b>   | 32'                               |
| <b>Occupancy</b>      | Projected occupancy 2024          |

## Build-to-Suit Options

The balance of the site offers build-to-suit options up to 685,000 SF.

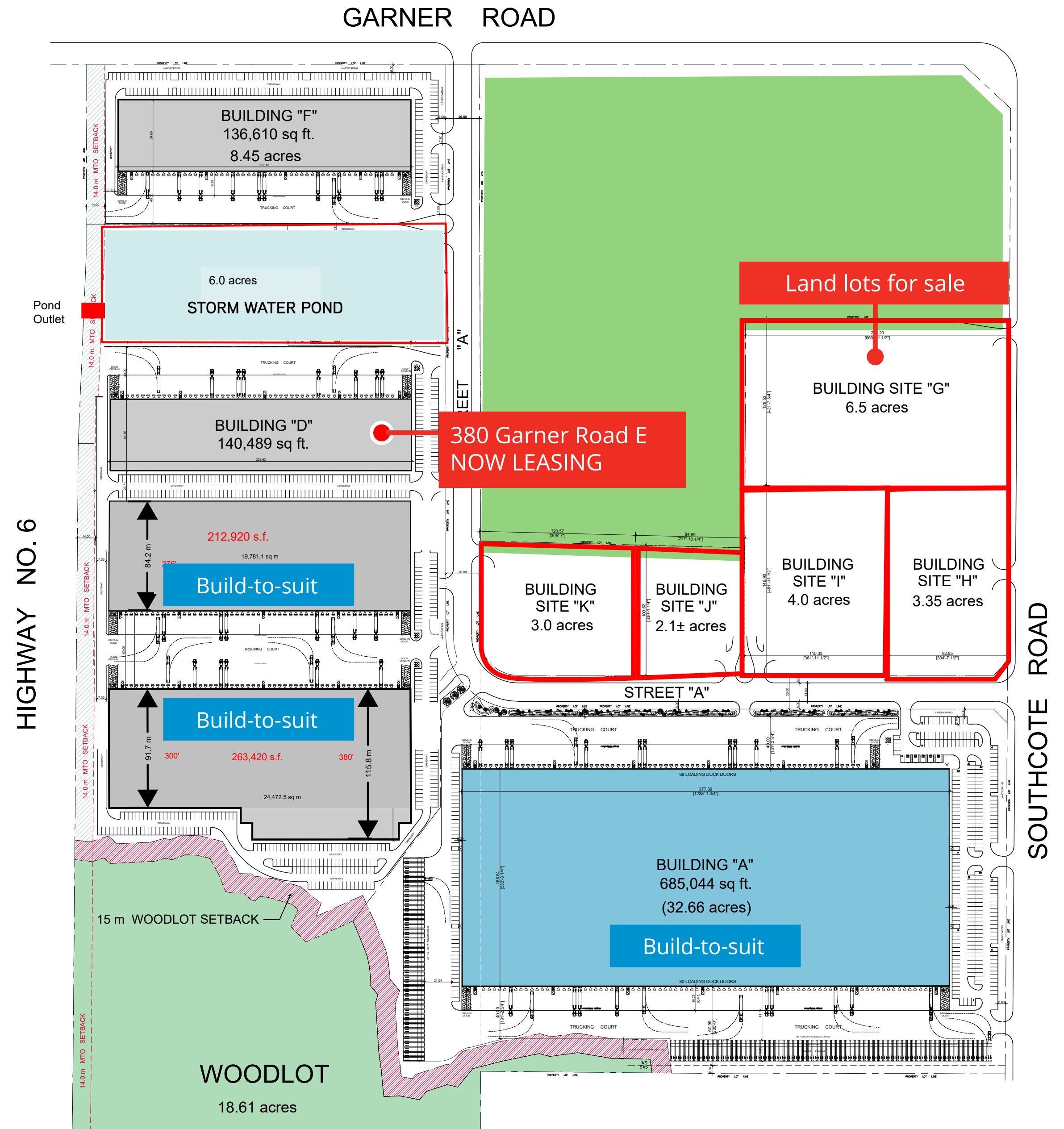
|                       |                         |
|-----------------------|-------------------------|
| <b>Square Footage</b> | 100,000 SF – 685,000 SF |
| <b>Clear Height</b>   | 40'                     |

## Lots for Sale

Parcels of land up to 25 acres are available for sale.

|                  |                        |
|------------------|------------------------|
| <b>Land Size</b> | 2 acres up to 25 acres |
|------------------|------------------------|

Contact Listing Brokers for Price Details



# Site Access

Steps from Ontario's 400-series Highway system

Access to/from points West

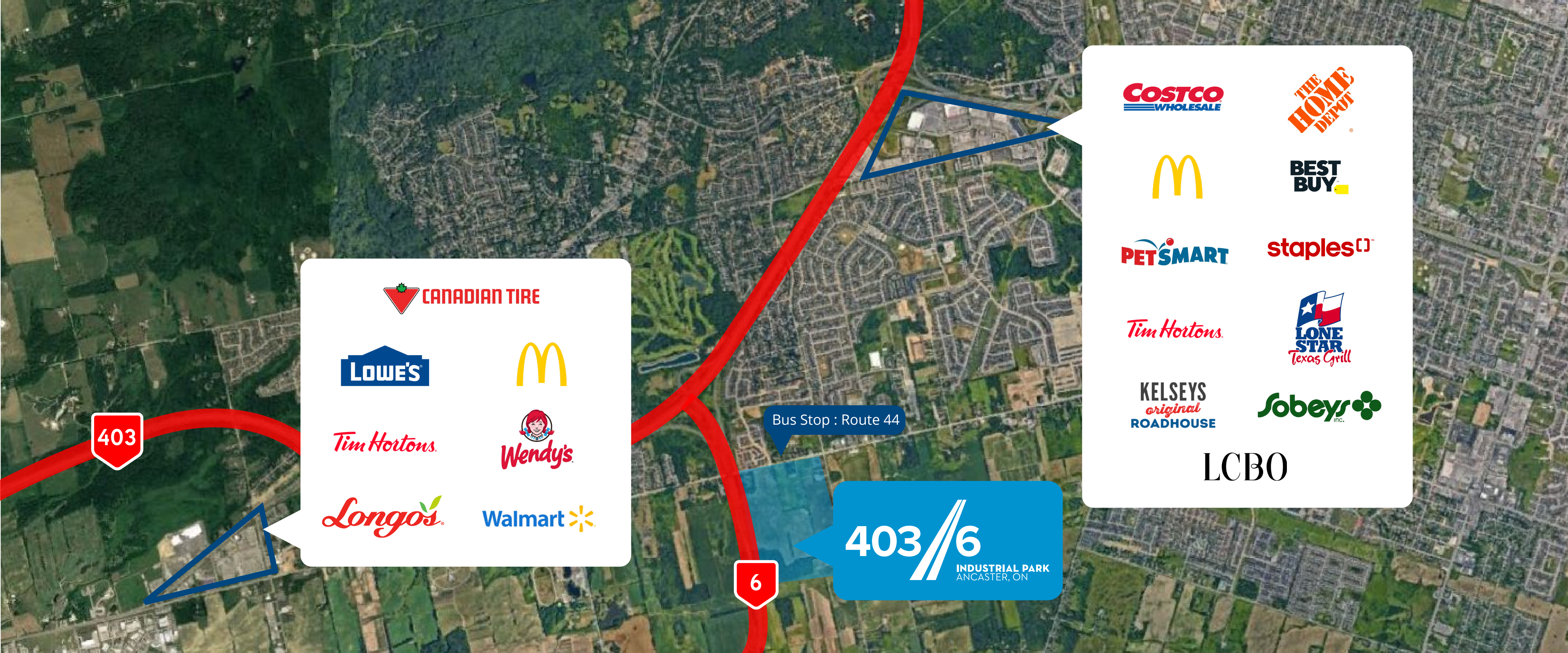


Access to/from points East



# Local Amenities

Close to hundreds of shops and restaurants



# Permitted Uses\*

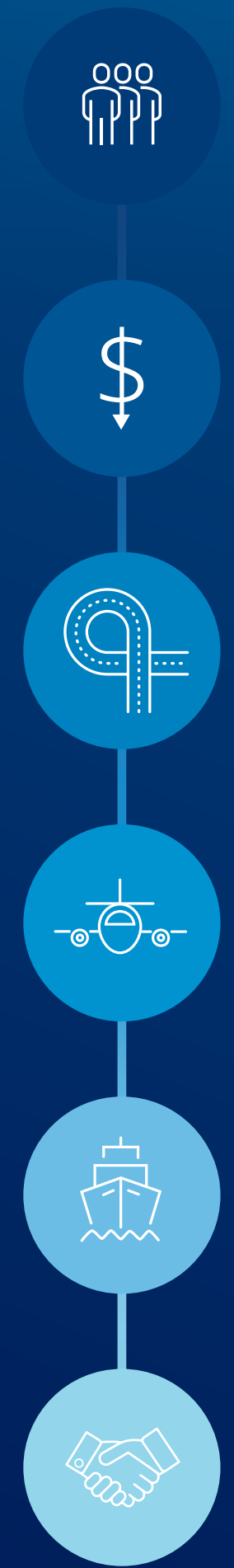
## M11 Airport Prestige Usage Zone

|  |   |
|--|---|
| Alcohol Production Facility                                      | Manufacturing                                       |
| Aquaponics   | Motor Vehicle Collision Repair Establishment        |
| Building and Lumber Supply Establishment                         | Motor Vehicle Service Station                       |
| Building or Contracting Supply Establishment                     | Office  |
| Commercial Motor Vehicle Sales, Rental and Service Establishment | Private Power Generation Facility                   |
| Communications Establishment                                     | Repair Service                                      |
| Conference or Convention Centre                                  | Research and Development Establishment              |
| Educational Establishment  | Surveying, Engineering, Planning or Design Business |
| Equipment and Machinery Sales, Rental and Service Establishment  | Trade School  |
| Greenhouse   | Tradesperson's Shop                                 |
| Hotel  | Transport Terminal                                  |
| Industrial Administrative Office                                 | Transportation Depot                                |
| Laboratory   | Warehouse   |
| Labour Association Hall  |   |

\*Permitted Uses: Section: 9.11.1



# Why Hamilton?



Ontario's largest labour pool outside Toronto

**Lower cost of real estate** and living compared to Greater Toronto Area

**Close highway connectivity** to Southern Ontario and U.S. markets

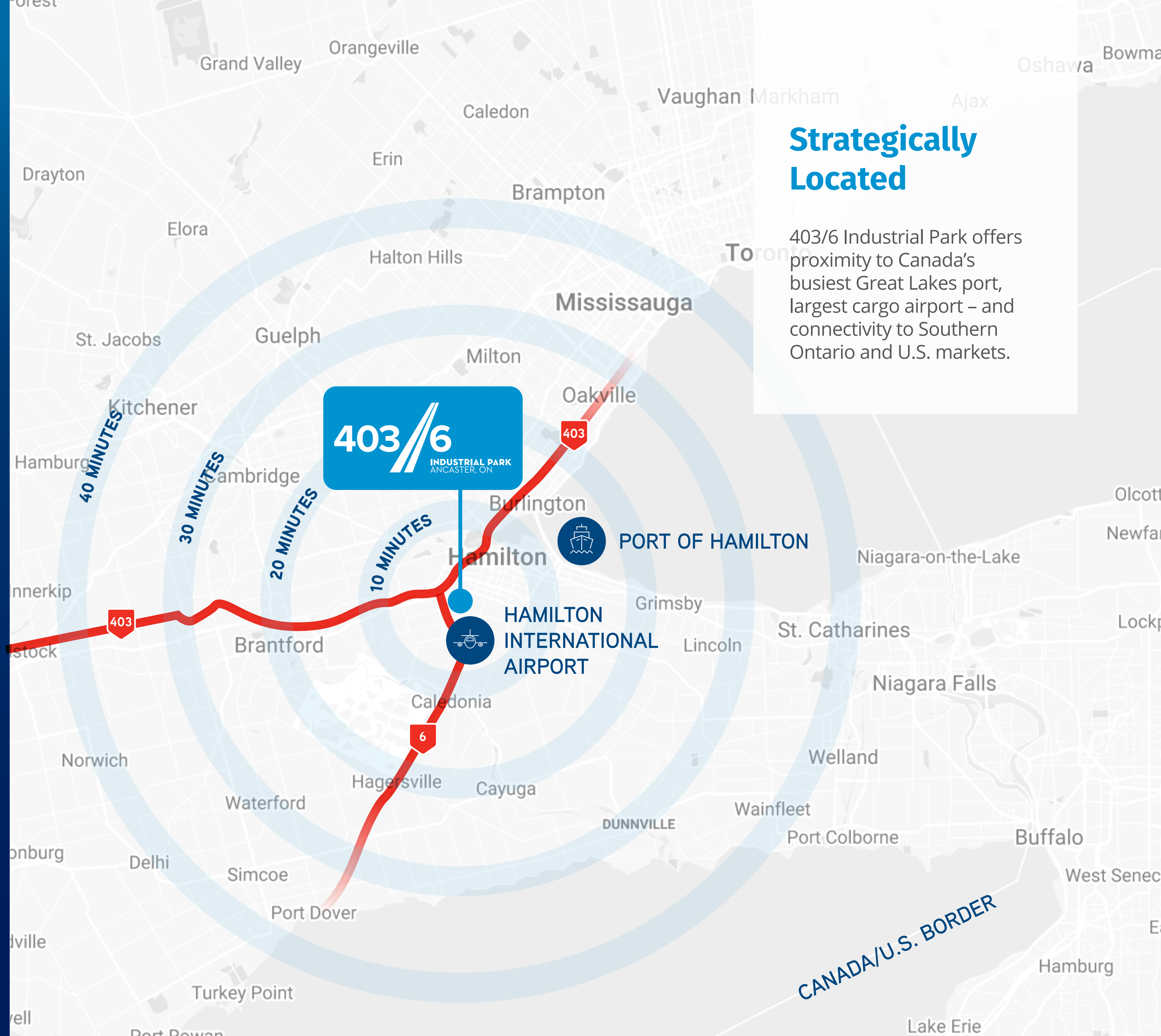
**YHM** is Canada's largest cargo/freight airport (24/7 operation)

**Port of Hamilton** is Canada's busiest Great Lakes port

**City of Hamilton** has a pro-business attitude

## Strategically Located

403/6 Industrial Park offers proximity to Canada's busiest Great Lakes port, largest cargo airport – and connectivity to Southern Ontario and U.S. markets.





# Project Team

## FIRST GULF

First Gulf is an award-winning leader in the development of office, mixed-use, retail and industrial properties, they developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully-integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build construction, leasing, finance and property management.

To date, First Gulf has developed and constructed over 30-million square feet of industrial, retail, and office real estate. First Gulf's portfolio of recent landmark office developments include the Canadian head offices for The Globe and Mail, Coca Cola Canada and Siemens Canada.

[firstgulf.com](http://firstgulf.com)



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[sunlife.com](http://sunlife.com)



Inspired by a rich history of over 100 years of real estate leadership, BentallGreenOak now spans 12 countries and 24 cities in the premier real estate markets and centers of commerce in the world today.

The global breadth of our embedded, local presence underscores our commitment to prioritizing the needs of our investors and stakeholders with an array of real estate investment strategies and integrated services that deliver value. Our 1,300 employees across the globe are dedicated to a common purpose and approach to serving our clients.

[bentallgreenoak.com](http://bentallgreenoak.com)



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