

FOR LEASE OCCUPANCY Q3 2024



5217 Twenty Road E

Hamilton, ON

60,000–212,000 SF

State-of-The-Art Flex Industrial Facility Red Hill Business Park

Close to the QEW & Highway 403/Lincoln Alexander Pkwy. & Highway Routes to several US/Canada Border Crossings. Cargo Facilities at Hamilton International Airport & The Largest Freshwater Port on The Great Lakes.

41' Clear Height

36 Dock Doors

3 Drive In Doors 12'x14'

Ample onsite vehicle & trailer parking

VICANO

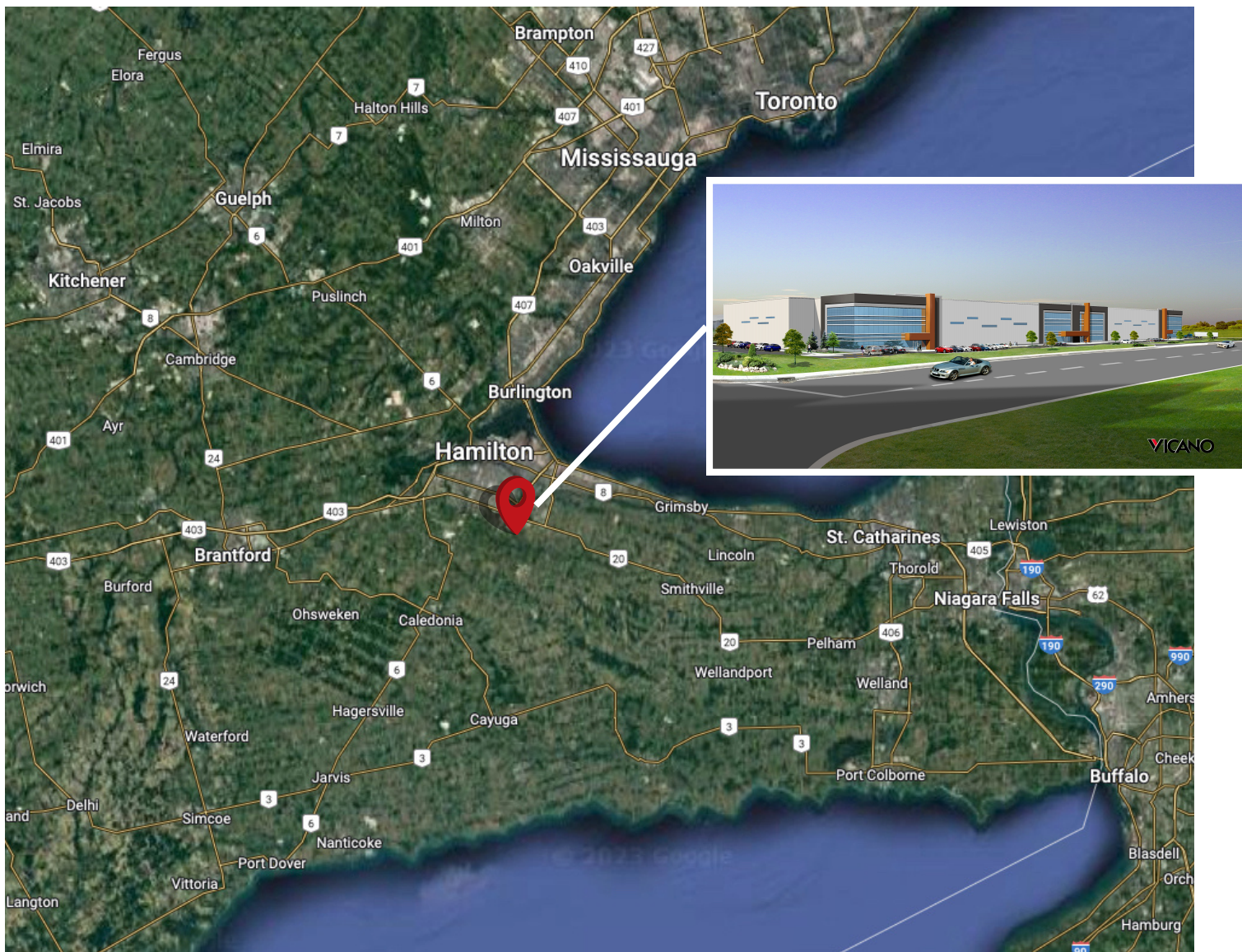
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5217 Twenty Road E – Central Location



- **13 Minutes to John C. Munro Hamilton International Airport**
- **15 Minutes to Hwy 403/QEW – Oakville/Burlington**
- **45 Minutes to Hwy 403/401 – Woodstock**
- **50 Minutes to Hwy 401/8 – Cambridge/Kitchener/Waterloo**
- **50 Minutes to Toronto Pearson International Airport**
- **56 Minutes to U.S. Border – Buffalo**

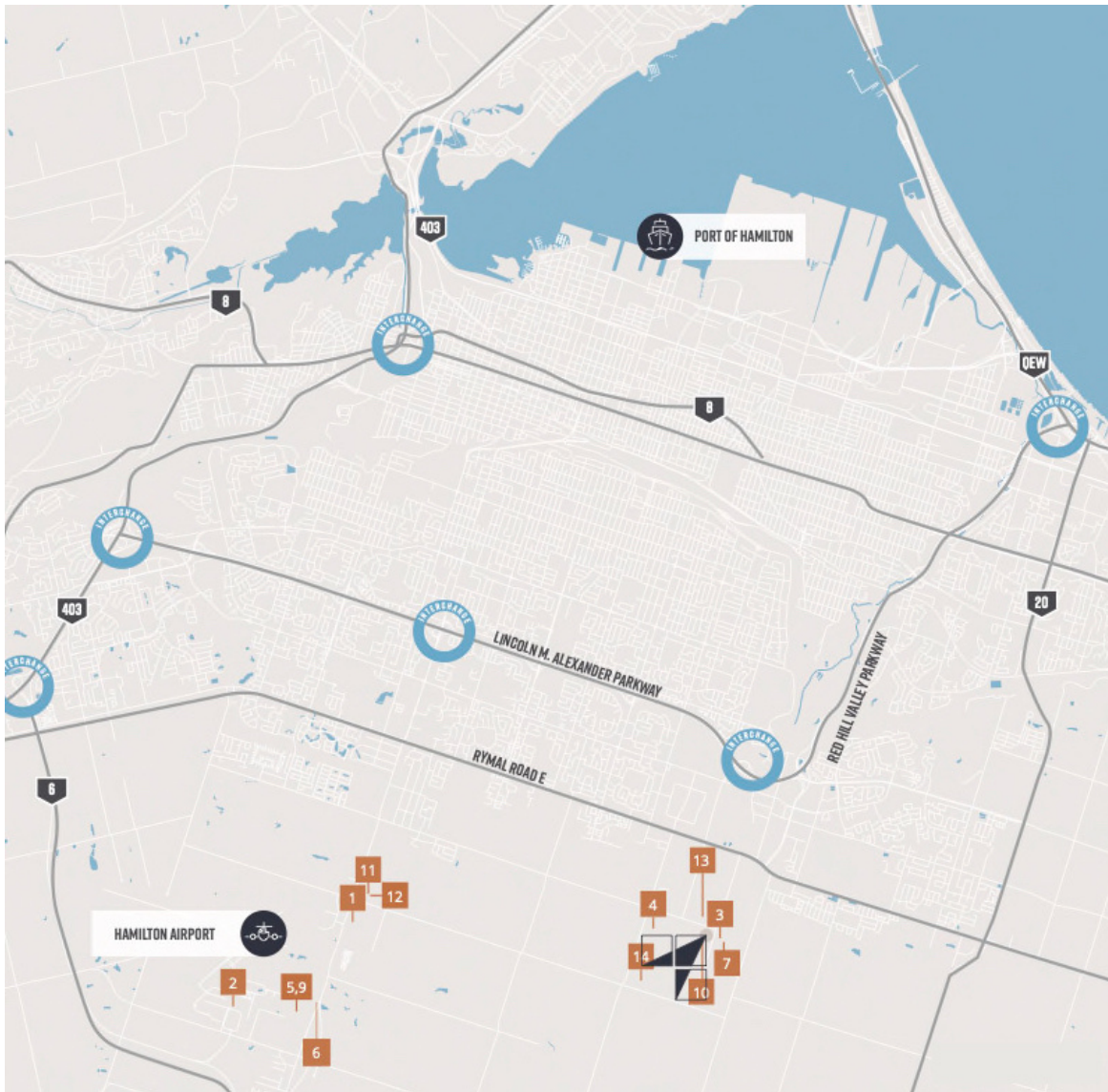
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5217 Twenty Road E – Central Location



- | | | |
|------------------------|----------------------------|-------------------------------|
| 1. Amazon | 6. Cargojet | 11. Infarm |
| 2. Purolator | 7. Continental Tire | 12. Iron Mountain |
| 3. Navistar | 8. Bridgestone | 13. Ikea |
| 4. Canada Bread | 9. UPS | 14. Atlantic Packaging |
| 5. DHL | 10. Maple Leaf | |

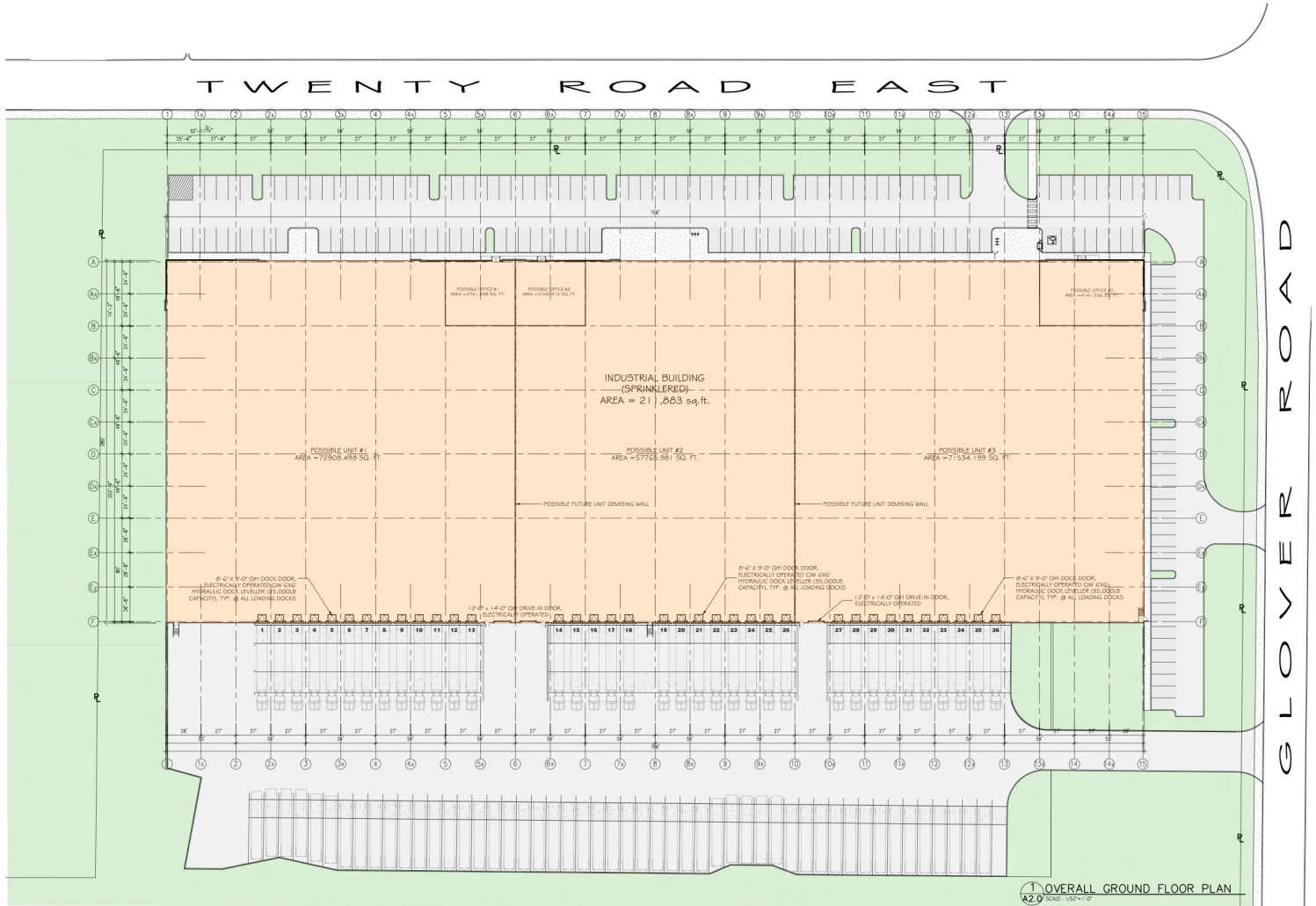
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5217 Twenty Road E - Floor Plan



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5217 Twenty Road E – ZONING

M3-49 PRESTIGE BUSINESS PARK

- **Alcohol Production Facility**
- **Aquaponics**
- **Artist Studio**
- **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**
- **Conference or Convention Centre**
- **Contractor's Establishment**
- **Courier Establishment**
- **Craftsperson Shop**
- **Equipment and Machinery Sales, Rental and Service Establishment**
- **Greenhouse**
- **Hotel**
- **Industrial Administrative Office**
- **Laboratory**
- **Labour Association Hall**
- **Manufacturing**
- **Motor Vehicle Collision Repair Establishment**
- **Motor Vehicle Service Station**
- **Office**
- **Private Power Generation Facility**
- **Production Studio**
- **Repair Service**
- **Research and Development Establishment**
- **Restaurant**
- **Surveying, Engineering, Planning or Design Business**
- **Trade School**
- **Tradesperson's Shop**
- **Transport Terminal**
- **Transportation Depot**
- **Warehouse**

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