

# 14/ AMBITIOUS COURT

Hamilton, ON



Flexible site configurations available up to 7.6 acres

**LAND LEASE, SALE, OR DESIGN BUILD OPPORTUNITY  
IN PRIME HAMILTON INDUSTRIAL NODE**

Beedie/

AVISON  
YOUNG

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The Subject Property is located in a prime industrial node in Hamilton and offers flexible site configurations up to 7.6 acres, providing ample versatility for a variety of industrial needs. Situated just minutes from the Red Hill Valley Parkway, the Lincoln M. Alexander Parkway, Highway 403, and the Port of Hamilton, the property offers excellent accessibility for transport and logistics operations.



Partially graded and graveled yard with temporary fencing available



Ideal for outside storage, trailer parking, or lay-down use



Landlord will consider short or long-term arrangements

## Property Details



### LOT SIZE

7.6 acres (flexible site configurations available)



### ZONING

M3 - Prestige Business Park



### ASKING RENT

\$5,500 gross/acre



### ASKING PURCHASE PRICE

Contact listing team



### POSSESSION

Immediate

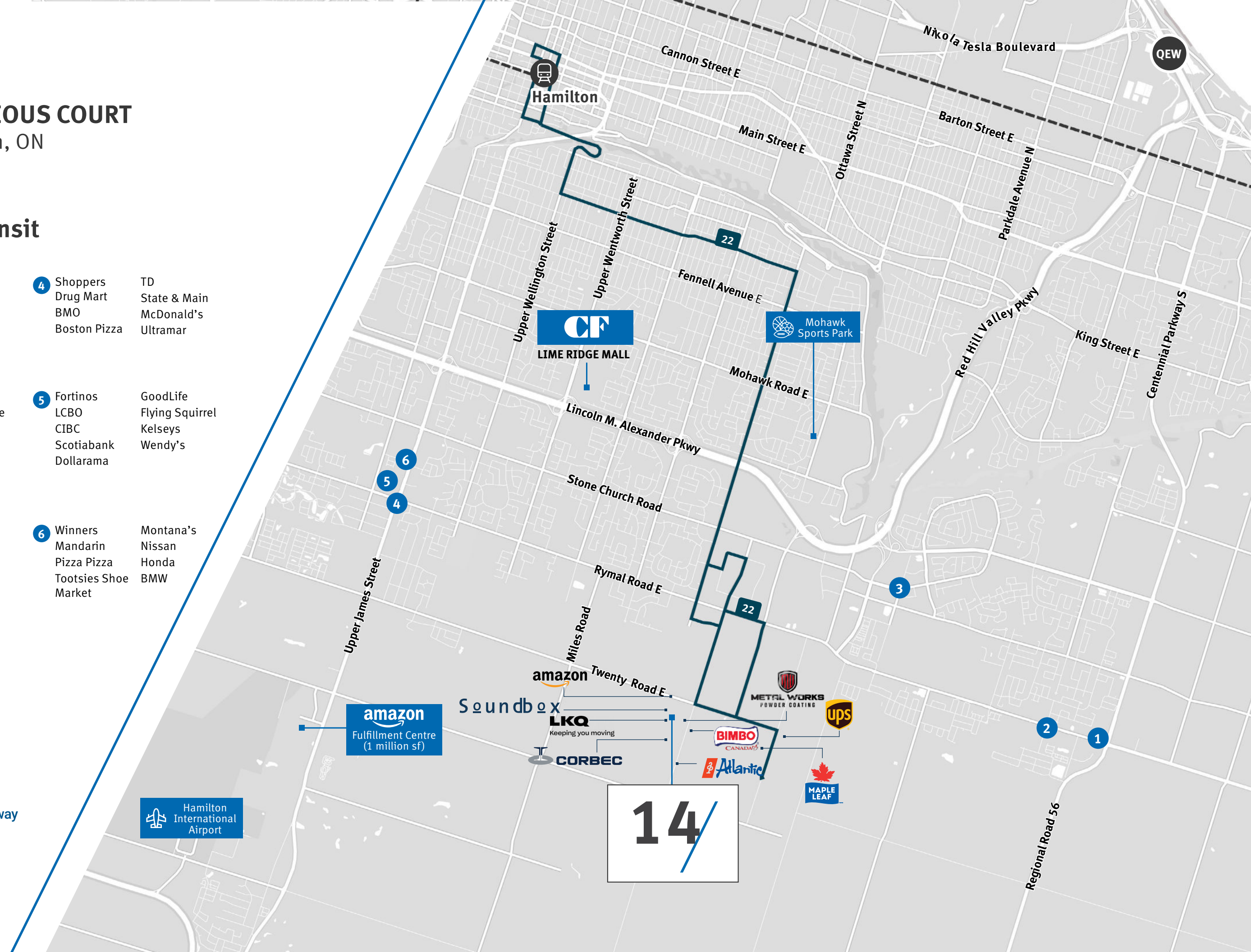
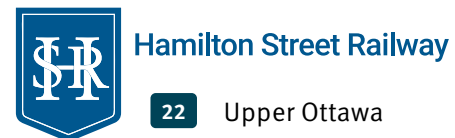


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## Amenities + Transit

- |   |   |  |
|---|---|--|
| <p><b>1</b> LCBO<br/>McDonald's<br/>Dollarama<br/>Little Caesars<br/>TD<br/>Beer Store</p>  | <p>Fortinos<br/>A&amp;W<br/>Scotiabank<br/>Tim Hortons<br/>Esso</p>                                 | <p><b>4</b> Shoppers<br/>Drug Mart<br/>BMO<br/>Boston Pizza<br/>TD<br/>State &amp; Main<br/>McDonald's<br/>Ultramar</p>          |
| <p><b>2</b> Walmart<br/>BMO<br/>Dollar Tree<br/>Popeyes<br/>Subway<br/>Dairy Queen<br/>Healthy Planet</p>                                 | <p>Winners<br/>Canadian Tire<br/>Taco Bell<br/>CIBC<br/>Staples<br/>Osmow's<br/>Sunset Grill</p>    | <p><b>5</b> Fortinos<br/>LCBO<br/>CIBC<br/>Scotiabank<br/>Dollarama<br/>GoodLife<br/>Flying Squirrel<br/>Kelseys<br/>Wendy's</p> |
| <p><b>3</b> Sobeyes<br/>Firehouse Subs<br/>LCBO<br/>Tim Hortons<br/>Milestones<br/>Montana's<br/>Cineplex<br/>Home Depot<br/>Best Buy</p> | <p>Pet Smart<br/>RBC<br/>Five Guys<br/>KFC<br/>Kelsey's<br/>Indigo<br/>Hockey Life<br/>Michaels</p> | <p><b>6</b> Winners<br/>Mandarin<br/>Pizza Pizza<br/>Tootsies Shoe Market<br/>Montana's<br/>Nissan<br/>Honda<br/>BMW</p>         |



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### Strategic Location

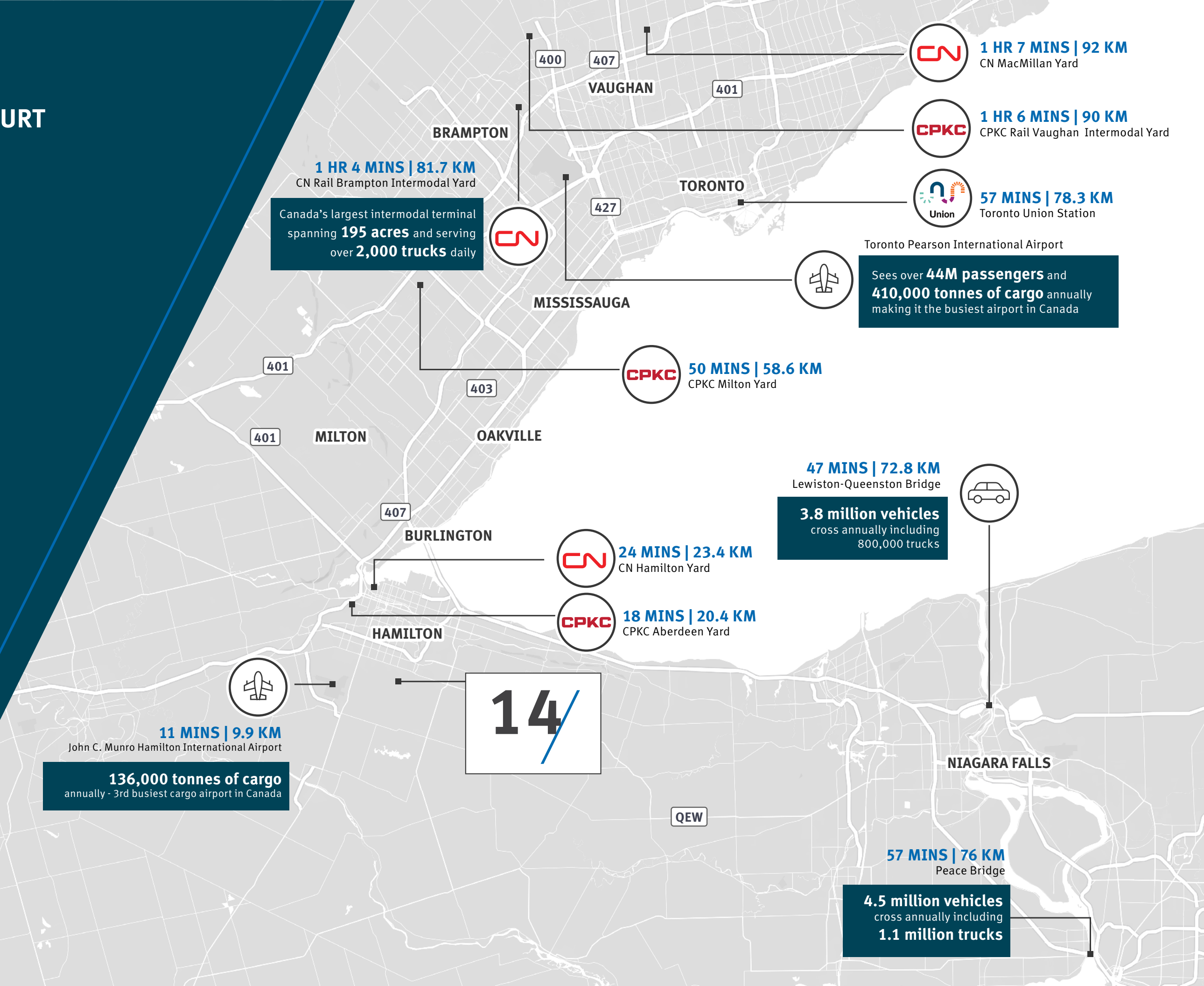
#### DRIVE TIMES

**33 MINS | 48 KM**  
Red Hill Pkwy/QEW

**24 MINS | 28.9 KM**  
Hamilton Go Station

**52 MINS | 74.4 KM**  
Pearson International Airport

**1 HR | 79.6 KM**  
Downtown Toronto



**1 HR 4 MINS | 81.7 KM**  
CN Rail Brampton Intermodal Yard  
Canada's largest intermodal terminal spanning **195 acres** and serving over **2,000 trucks** daily

**1 HR 7 MINS | 92 KM**  
CN MacMillan Yard

**1 HR 6 MINS | 90 KM**  
CPKC Rail Vaughan Intermodal Yard

**57 MINS | 78.3 KM**  
Toronto Union Station

Toronto Pearson International Airport  
Sees over **44M passengers** and **410,000 tonnes of cargo** annually making it the busiest airport in Canada

**47 MINS | 72.8 KM**  
Lewiston-Queenston Bridge  
**3.8 million vehicles** cross annually including 800,000 trucks

**11 MINS | 9.9 KM**  
John C. Munro Hamilton International Airport  
**136,000 tonnes of cargo** annually - 3rd busiest cargo airport in Canada

**57 MINS | 76 KM**  
Peace Bridge  
**4.5 million vehicles** cross annually including **1.1 million trucks**

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