

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM



\$15.95 PSF
NET LEASE RATE

\$5.00 PSF
T.M.I. (2025)

UP TO 60,000
SQUARE FEET

23' TO 29'
CLEAR HEIGHT

25 Farr Court, Ancaster, ON

PROPERTY DETAILS WHOLE BUILDING

DOCK DOORS	(6) 8' x 10'
DOCK LEVELLERS	yes
DOOR SEALS	yes
DRIVE-IN DOORS	(6) 12' x 14'
PARKING	(120) surface
POWER	575 V / 1200 A
ZONING	M2 Exception 611

25 Farr Court is the next new addition to the Ancaster Business Park. The building is 60,000 square feet, with multiple smaller configurations, and includes six drive-in and six dock doors (whole building allocation). The dock doors have the convenience of levelers and door seals. Office finishes are available through the landlord, with the lease rate including 5% of office finish. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas, while also being minutes to Highway 403, leading to the Greater Toronto and Hamilton area. HSR public transit is steps away with connections to the Hamilton Mountain. Building is divisible. Estimated possession is July 2026.

Andrew Patrick Blair Broker of Record

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Alexandra Blair Sales Representative

Office: 905.529.5900 Ext. 213
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Co-listed w/ Colliers Macaulay Nicolls Inc.
Team Murray & Faldowski
Bryan Faldowski, Sales Representative

Office: 905.333.8849 Email: bryan.faldowski@colliers.com

HAMILTON OFFICE

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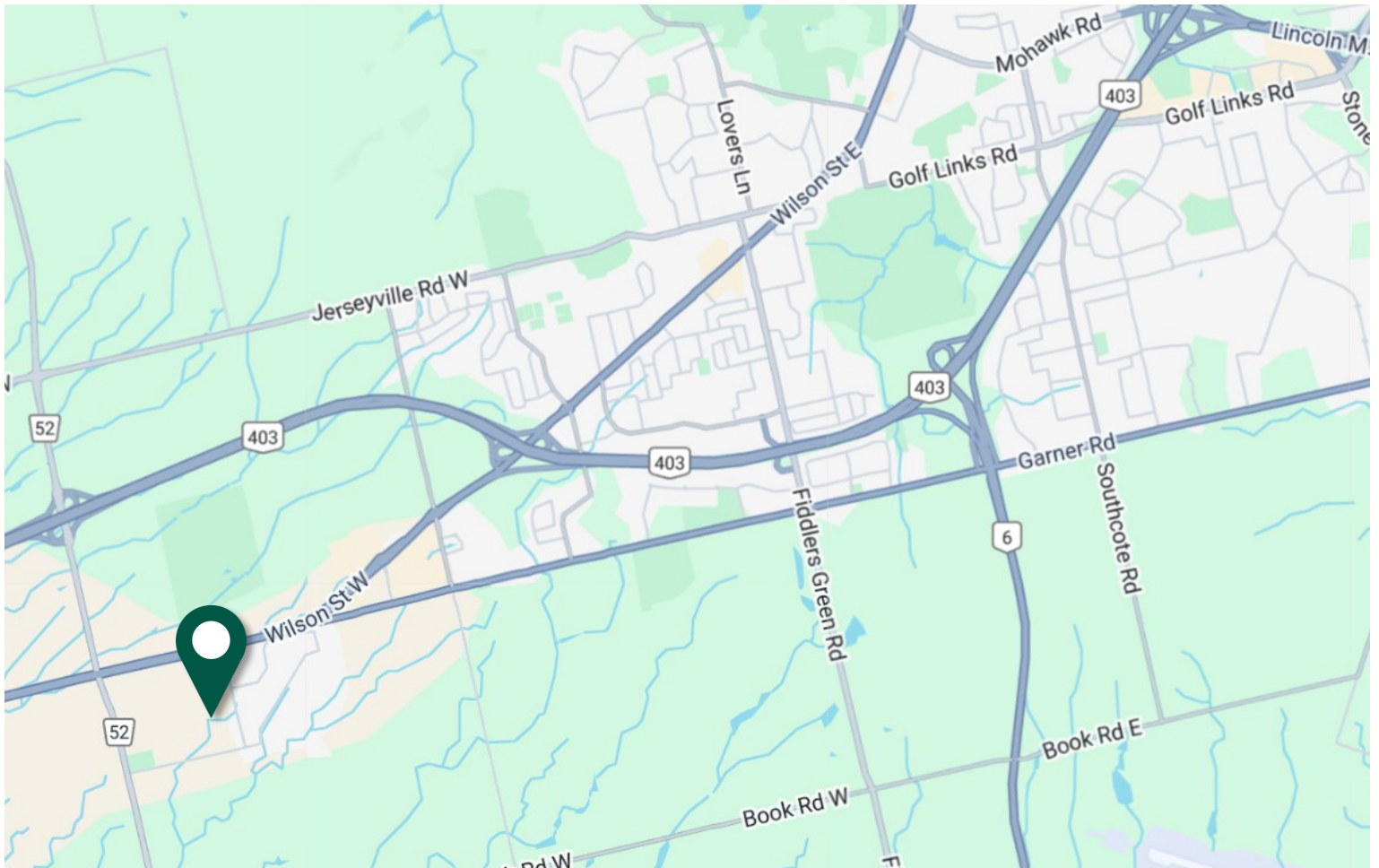
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UNIT OPTIONS

OPTION	NET RENT	T.M.I. (2025)	SIZE	CLEAR HEIGHT	LOADING DOORS	PARKING	POWER
Full Building	\$15.95	\$5.00	60,000 sf	23'-29'	(6) Truck Level 8' x 10', (6) Drive-In Level 12' x 14'	(120) Surface	575V, 1200A
Unit 1	\$15.95	\$5.00	9,938 sf	23'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 2	\$15.95	\$5.00	10,295 sf	23'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 1 & 2	\$15.95	\$5.00	20,235 sf	23'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A
Unit 3	\$15.95	\$5.00	9,936 sf	26'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 4	\$15.95	\$5.00	10,295 sf	26'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 3 & 4	\$15.95	\$5.00	20,233 sf	26'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A
Unit 5	\$15.95	\$5.00	8,439 sf	29'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 6	\$15.95	\$5.00	10,297 sf	29'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 5 & 6	\$15.95	\$5.00	18,736 sf	29'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A



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ZONING - Section 9: Industrial Zones: 9.2 General Business Park (M2) Zone

SECTION 9: INDUSTRIAL ZONES

THE CITY OF HAMILTON

ZONING BY-LAW

9.2 GENERAL BUSINESS PARK (M2) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Industrial (M2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

9.2.1 PERMITTED USES

Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
 Artist Studio (By-law No. 17-220, October 25, 2017)
 Animal Shelter
 Aquaponics (By-law No. 14-163, June 25, 2014)
 Building and Lumber Supply Establishment
 Building or Contracting Supply Establishment
 Cannabis Growing and Harvesting Facility (By-law No. 14-163, June 25, 2014)
 (By-law No. 18-266, September 12, 2018)
 Commercial Motor Vehicle Sales, Rental and Service Establishment
 Communications Establishment
 Contractor's Establishment (By-law No. 18-219, August 17, 2018)
 Courier Establishment
 Craftsperson Shop (By-law No. 17-220, October 25, 2017)
 Dry Cleaning Plant (By-law No. 15-072, March 11, 2015)
 Equipment and Machinery Sales, Rental and Service Establishment
 Greenhouse (By-law No. 14-163, June 25, 2014)
 Industrial Administrative Office
 Laboratory
 Labour Association Hall
 Landscape Contracting Establishment
 Manufacturing
 Motor Vehicle Collision Repair Establishment
 Private Power Generation Facility
 Production Studio (By-law No. 17-220, October 25, 2017)
 Repair Service
 Research and Development Establishment
 Surveying, Engineering, Planning or Design Business
 Trade School

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THE CITY OF HAMILTON

SECTION 9: INDUSTRIAL ZONES

ZONING BY-LAW

Tradesperson's Shop
Transport Terminal
Warehouse
Waste Processing Facility
Waste Transfer Facility
(By-law No. 11-276, November 16, 2011)
(By-law No. 17-220, October 25, 2017)
(By-law No. 18-219, August 17, 2018)

9.2.2 PROHIBITED USES

- i) Notwithstanding Section 9.2.1, the following types of manufacturing uses are prohibited, except if these uses are considered only as an accessory use to another permitted manufacturing use:

Manufacturing of Asbestos,
Phosphate or Sulphur Products
Primary Production of Chemicals,
Synthetic Rubber or Plastic
Processing or Refining of
Petroleum or Coal
Processing, Milling or Packaging of
Animal Feed
Salvage Yard
Slaughtering, Eviscerating,
Rendering or Cleaning of Meat,
Poultry or Fish or by-products
thereof
Smelting of Ore or Metal
Tanning or Chemical Processing of
Pelts or Leather
Vulcanizing of Rubber or Rubber
Products
Explosives Manufacturing
Pulp and Paper Mills

- ii) Notwithstanding Section 9.2.1, the following uses are prohibited, even as accessory uses:

Day Nursery
Dwelling Unit

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THE CITY OF HAMILTON

SECTION 9: INDUSTRIAL ZONES

ZONING BY-LAW

9.2.3 REGULATIONS

- | | |
|---|---|
| a) Minimum Lot Area | 4000.0 square metres |
| b) Minimum Yard Abutting a Street | 3.0 metres |
| c) Landscaped Area and Planting Strip Requirements | <p>i) Minimum 3.0 metre wide Landscaped Area shall be provided and maintained abutting a street, except for points of ingress and egress;</p> <p>ii) Notwithstanding i) above, where a parking space, aisle or driveway is located in a Yard abutting a Street, a minimum 6.0 metre wide Landscaped Area, which includes a 3.0 metre wide Planting Strip, shall be required and maintained between the said parking space, aisle, or driveway and a street, except for points of ingress and egress.
(By-law No. 14-238, September 10, 2014)</p> |
| d) Location and Screening of Outdoor Storage and Outdoor Assembly | <p>Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:</p> <p>i) Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a required Flankage Yard;</p> <p>ii) Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;</p> <p>iii) Outdoor Storage and Outdoor Assembly shall be screened from view from any abutting street by a Visual Barrier in accordance with Section 4.19 of this By-law.
(By-law No. 11-276, November 16, 2011)</p> |

May 10, 2019

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SECTION 9: INDUSTRIAL ZONES

THE CITY OF HAMILTON

ZONING BY-LAW

- | | |
|---|---|
| e) Location of Outdoor Display | Outdoor Display of goods, materials or equipment shall be permitted only as an accessory use and shall be permitted in a yard abutting a street, but shall be no closer than 3.0 metres to the lot line. |
| f) Location Restriction of Waste Processing Facility and Waste Transfer Facility | <p>i) In addition to the Regulations of Section 9.2.3, any building, structure or land used for a Waste Processing Facility or a Waste Transfer Facility, shall be located a minimum of 300.0 metres from a Residentially Zoned or Institutionally Zoned property lot line.</p> <p>ii) Notwithstanding Section 9.2.1, on those lots delineated within the boundaries shown on Figure 4 of Schedule "F" – Special Figures, Waste Processing Facility and Waste Transfer Facility shall not be permitted.</p> |
| g) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot. |
| g) Maximum Gross Floor Area for Industrial Administrative Office or Surveying, Engineering, Planning or Design Business | <p>The total combined gross floor area of any Industrial Administrative Office and Surveying, Engineering, Planning or Design Business uses shall not exceed 4,000.0 square metres per individual building.</p> <p>(By-law No. 24-137, July 12, 2024)</p> |
| h) Maximum Gross Floor Area for an Alcohol Production Facility | <p>5,000 square metres.</p> <p>(By-law No. 18-219, August 17, 2018)</p> |
| i) Maximum Combined Gross Floor Area for Accessory Retail, Showroom Area and | i) 25% of the gross floor area of the principal use or 500.0 square metres gross floor area, whichever |

May 10, 2019

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SECTION 9: INDUSTRIAL ZONES

THE CITY OF HAMILTON

ZONING BY-LAW

- | | |
|--|--|
| Tasting Room | is the lesser; and |
| | <p>ii) Notwithstanding i) above, retail or accessory retail associated with a motor vehicle service station shall be limited to a maximum gross floor area of 280 square metres.
 (By-law No. 11-276, November 16, 2011)
 (By-law No. 18-219, August 17, 2018)</p> |
| j) Parking | In accordance with the requirements of Section 5 of this By-law. |
| k) Accessory Buildings | <p>i) In accordance with the requirements of Section 4.8.
 (By-law No. 21-189, October 13, 2021)</p> <p>ii) In addition to i) above, no accessory building shall be permitted within a front yard or a flankage yard.
 (By-law No. 12-132, June 13, 2012)</p> |
| l) Additional Regulations for a Cannabis Growing and Harvesting Facility | <p>In addition to the regulations of Section 9.2.3, the following additional regulations shall apply:</p> <p>i) Notwithstanding Section 9.2.3 d), no outdoor storage or outdoor assembly shall be permitted.</p> <p>ii) Retail sales shall be permitted in accordance with Section 9.2.3 i)
 (By-law No. 14-163, June 25, 2014)
 (By-law No. 18-266, September 12, 2018)
 (By-law No. 21-189, October 13, 2021)</p> <p>iii) Notwithstanding Section 4.12 c), any building or structure used for a Cannabis Growing and Harvesting Facility shall be setback a minimum of 150 metres from:</p> <p>a) Any portion of a lot line abutting a Residential, Institutional or Commercial and Mixed Use Zone; and,</p> |

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SECTION 9: INDUSTRIAL ZONES

THE CITY OF HAMILTON

ZONING BY-LAW

- b) Any residential dwelling unit existing at the date of passing of the by-law, any building used for farm labour residence, mobile home, educational establishment, residential care facility, place of worship, day care or park in a Rural Classification Zone.

(By-law No. 10-128, May 26, 2010)
 (By-law No. 11-276, November 16, 2011)
 (By-law No. 12-132, June 13, 2012)
 (By-law No. 18-219, August 17, 2018)
 (By-law No. 18-266, September 12, 2018)

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ZONING - By-Law 18-231

Authority: Item 8, Planning Committee
Report 18-012 (PED18150)
CM: August 17, 2018
Ward: 12

Bill No. 231

CITY OF HAMILTON

BY-LAW NO. 18-231

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 620 Tradewind Drive (Ancaster)

WHEREAS Council approved Item 8 of Report 18-012 of the Planning Committee, at its meeting held on August 17, 2018;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. 1528 and 1529 of Schedule "A" – Zoning Maps, of Zoning By-law No. 05-200 be amended as follows:

- a) from the General Business Park (M2) Zone to the General Business Park (M2, 611) Zone;
- b) from the General Business Park (M2) Zone to the Conservation / Hazard Lands (P5) Zone; and,
- c) from the Conservation / Hazard Lands (P5) Zone to the General Business Park (M2, 611) Zone,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" to this By-law.

2. That Schedule "C": Special Exemptions of Zoning By-law No. 05-200, as amended, is hereby further amended by passing the following site specific General Business Park (M2, 611) Zone:

- "611. Within the lands zoned General Business Park (M2, 611) Zone, identified on Map No. 1528 and 1529 of Schedule "A" and described as 620 Tradewind Drive, the following special provisions shall apply:

SPECIAL PROVISIONS FOR "M2, 611" ZONE

In addition to
Subsection 9.2.1

The following uses shall also be
permitted:

- Office;
- Restaurant contained within

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To Amend Zoning By-law No. 05-200
Respecting Lands Located at 620 Tradewind Drive (Ancaster)

Page 2 of 3

a multi-unit building;
however a stand-alone
restaurant shall be
prohibited;

- Medical Office; and,
- Motor Vehicle Service Station excluding the sale of fuel, automotive accessories and / or convenience goods.

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.
4. That this By-law No. 18-231 shall come into force and deemed to come into force in accordance with Subsection 34(21) of the *Planning Act*, either upon the date of passage of the By-law or as otherwise provided by the said subsection.

PASSED this 17th day of August, 2018

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

ZAC-05-063/25T-2005012

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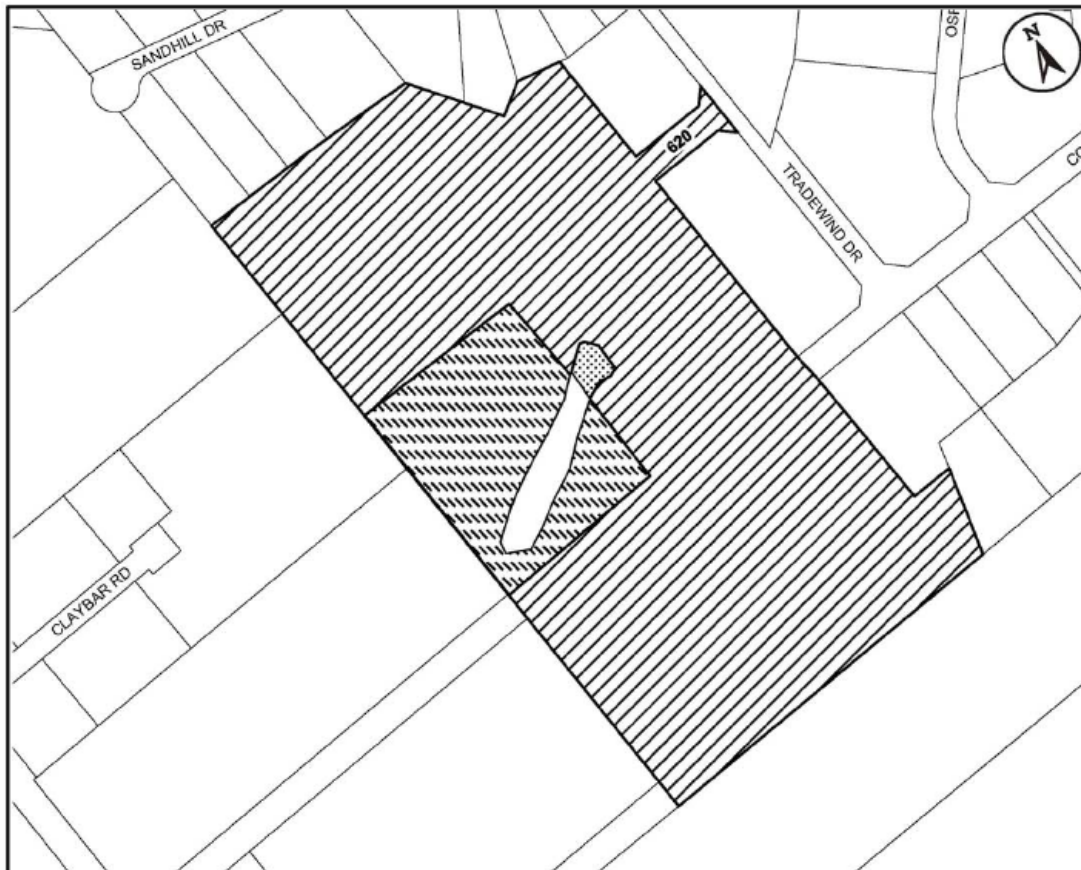
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To Amend Zoning By-law No. 05-200
Respecting Lands Located at 620 Tradewind Drive (Ancaster)

Page 3 of 3



This is Schedule "A" to By-law No. 18-

Passed the day of, 2018

Mayor

Clerk

Schedule "A"

Map Forming Part of
By-law No. 18-_____

to Amend By-law No. 05-200
Maps 1528 & 1529

Subject Property

620 Tradewind Drive



Block 1 - Change in zoning from
General Business Park (M2) Zone to the
General Business Park (M2, 611) Zone



Block 2 - Change in zoning from
Conservation / Hazard Lands (P5) Zone to the
General Business Park (M2, 611) Zone



Block 3 - Change in zoning from the
General Business Park (M2) Zone to the
Conservation / Hazard Lands (P5) Zone

Scale:
N.T.S.

File Name/Number:
ZAC-05-063/25T-2005012

Date:
June 19, 2018

Planner/Technician:
AC/AL



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

HAMILTON OFFICE

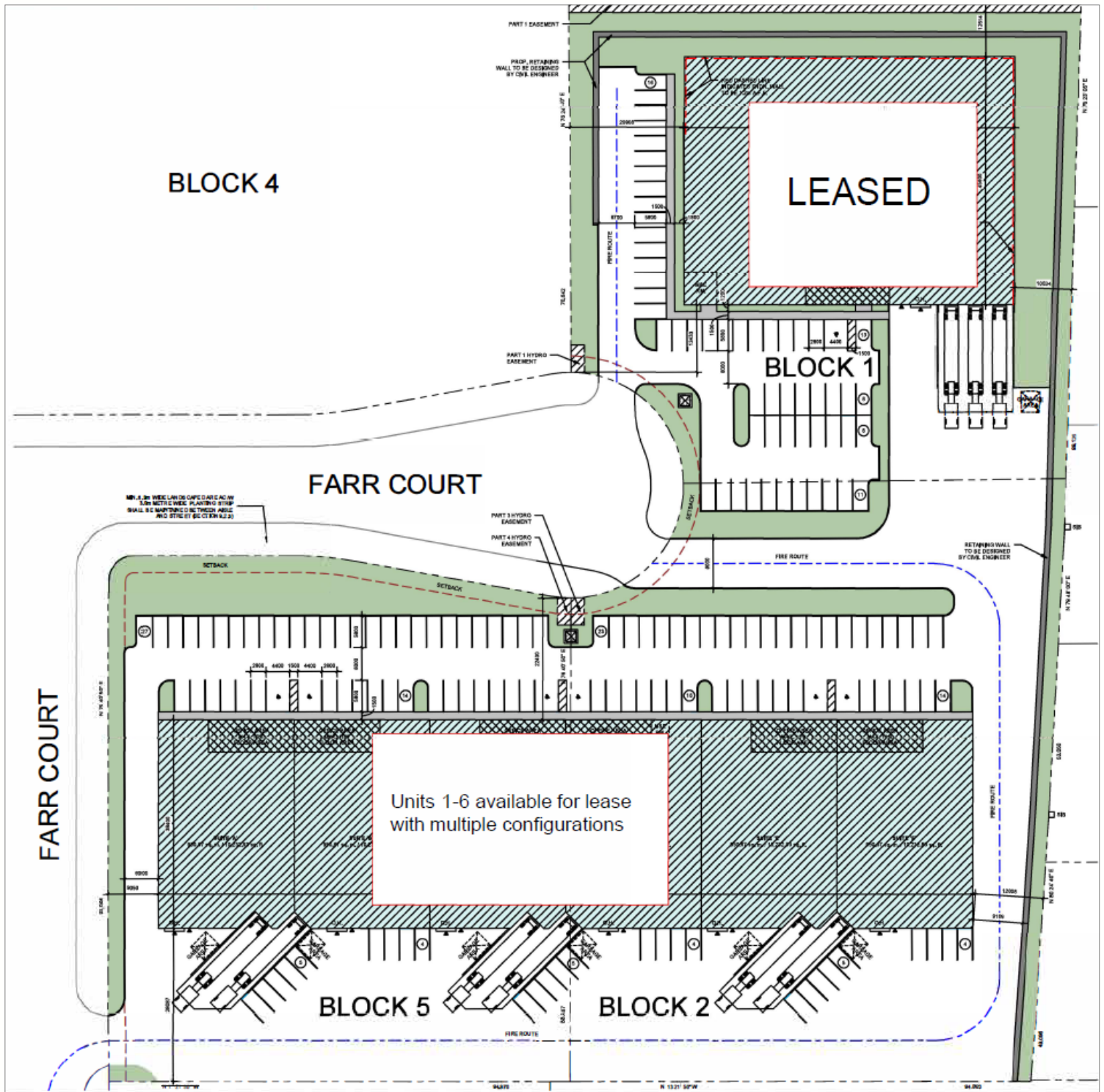
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SITE PLAN



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