

16 Studebaker Place

Hamilton, Ontario

Lennard: Here is where your business will *grow*.







Price:

For Sale: **\$44,500,000** (\$315 PSF) | For Lease: **\$15.95 PSF Net**



Size 141,012 SF, Div. to 57,983 SF & 81,006 SF





Shipping 16 TL | 2 DI





Available **Immediately**



Clear Height



Car Parking 59 Autos



Solar-Ready Roof and structure upgraded for solar panels



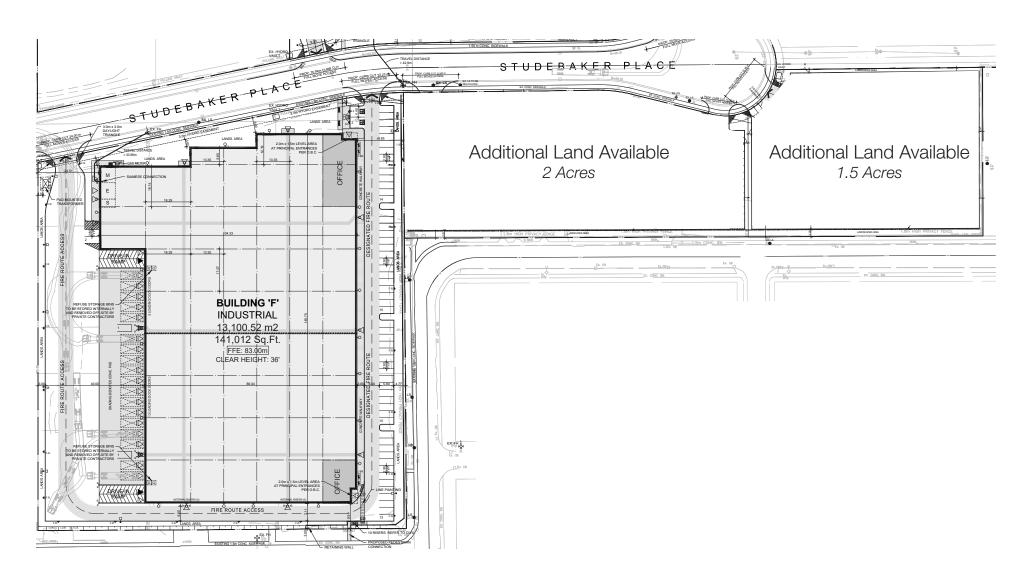








Site Plan



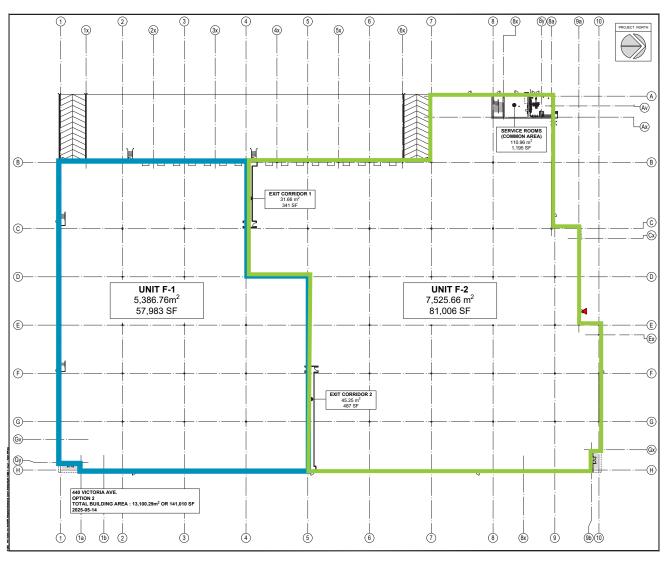








Demising Options



























Zoning Map











Permited Uses

- Alcohol Production Facility (By-law No. 18-219, August 17, 2018)
- Aguaponics (By-law No. 14-163, June 25, 2014)
- Artist Studio (By-law No. 17-220, October 25, 2017)
- 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
- Commercial Parking Facility
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop (By-law No. 17-220, October 25, 2017) Equipment and Machinery Sales, Rental and Service Establishment
- Financial Establishment
- Greenhouse (By-law No. 14-163, June 25, 2014)
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Medical Clinic
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Office
- Personal Services 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
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot

Lennard:

Warehouse

Zoning Regulations

Outdoor Storage and Outdoor Assembly of goods, materials or equipment shall be permitted in conjunction with a building and the following regulations shall apply:

- Outdoor Storage and Outdoor Assembly shall not be permitted in a required vard abutting a street;
- In addition to i) above. Outdoor Storage and Outdoor Assembly shall not be permitted in a Front Yard or a Flankage Yard along Barton Street/Barton Street East;
- Outdoor Storage and Outdoor Assembly shall not exceed 85% of the total lot area;
- Outdoor Storage and Outdoor Assembly shall be set back a minimum of 20.0 metres from any portion of a property lot line abutting a property lot line within a Residential Zone or an Institutional Zone, and shall be screened by a Visual Barrier in accordance with Section 4.19 of this By-law:
- 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.

Site Specific Zoning

677. Within the lands zoned Light Industrial (M6) Zone, identified on Maps 870 and 871 of Schedule "A" -Zoning Maps:

The following special provisions shall apply:

- In addition to Subsection 9.6.1, the following uses shall also be permitted:
- Animal Shelter:
- Biotechnical Establishment:
- Commercial Motor Vehicle Washing Establishment;
- Commercial School;
- Commercial Recreation;
- Landscape Contracting Establishment;
- Microbrewery;
- Pharmaceutical and Medical Establishment: and.
- Science and Technology Establishment



*Sales Representative





Location Map

