

Industrial Condominium Units

Stop paying your Landlord's Mortgage.
Start building your own equity

Available For Sale

24 Ditton Drive, Hamilton

Lennard:

CUSHMAN & WAKEFIELD







Property Overview

24 Ditton Drive, Hamilton

Available Immediately | Tenanted | Sold

Space	Size	Status	Asking Price	Possession
Unit 1	2,529 SF	Sold	-	-
Unit 2	2,562 SF	Tenanted	$995,000	February 1, 2028
Unit 3	2,562 SF	Tenanted	$995,000	July 1, 2026
Unit 4	2,562 SF	Tenanted	$995,000	July 1, 2026
Unit 5	2,562 SF	Tenanted	$995,000	July 1, 2026
Unit 6	2,562 SF	Vacant	$995,000	Immediate
Unit 7	2,562 SF	Vacant	$995,000	Immediate
Unit 8	2,562 SF	Sold	-	-
Unit 9	2,562 SF	Vacant	$995,000	Immediate
Unit 10	2,647 SF	Vacant	$1,035,000	Immediate

Max Contiguous Space:
Immediate 5,124 SF, July 2027 - 12,810 SF

Permitted Mezzanine:
45 SM (484 SF)

Built Condition:
Units in shell condition with full height fire rated demising walls.

Loading:
1 Drive-in Door 12’x12’ (per unit)

Washrooms:
Rough-ins for 2 single washrooms

Electrical:
600 volts/100 amps (per unit)

Clear Height:
22 feet

Sprinklered:
Yes

Contact Listing Agents for Further Details:

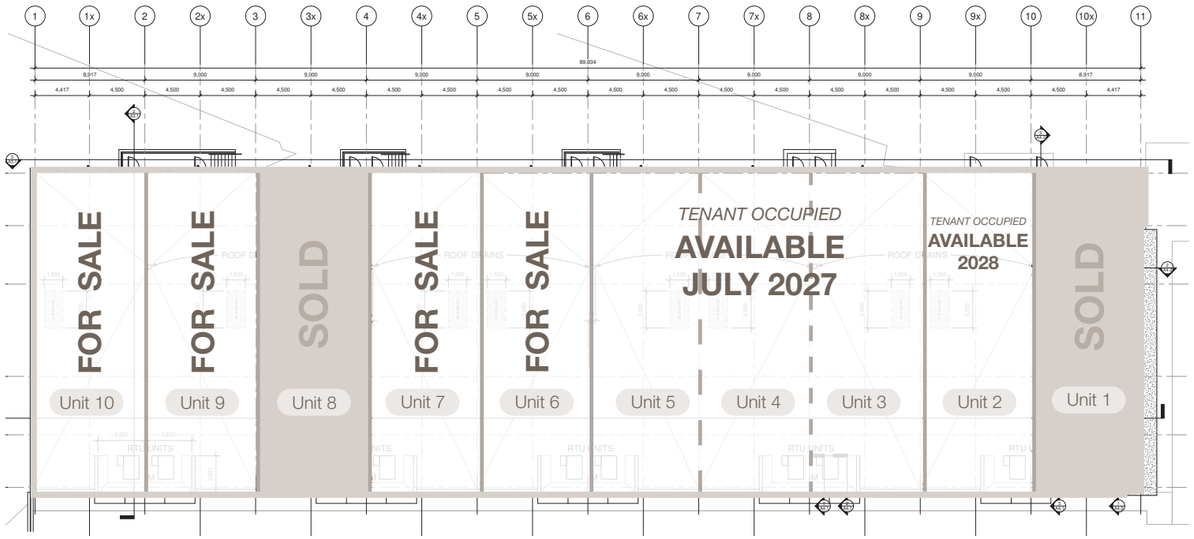
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*Sales Representative,**Broker

Building Floor Plan





Zoning

Prestige Business Park (M3) 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 (M3) 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:

Permited Uses

- Alcohol Production Facilit
- 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

Prohibited Uses

i) Notwithstanding Section 9.3.1, the following types of manufacturing uses are prohibited, even as an accessory use:

- Concrete Crushing
- Manufacturing of Asbestos, Phosphate or Sulphur Products
- Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
- Processing or Refining of Petroleum or Coal
- Processing, Milling or Packaging of Animal Feed
- Salvage Yard
- Rock Crushing
- 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 9.3.1, the following uses are prohibited, even as accessory uses:

- Child Care Centre
- Dwelling Unit
- Place of Worship

iii) Notwithstanding Section 9.3.1, the following use is permitted only as an accessory use to a Motor Vehicle Service Station:

- Motor Vehicle Washing Establishment

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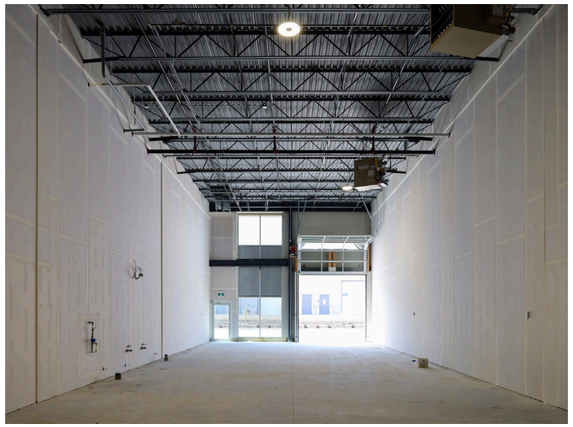
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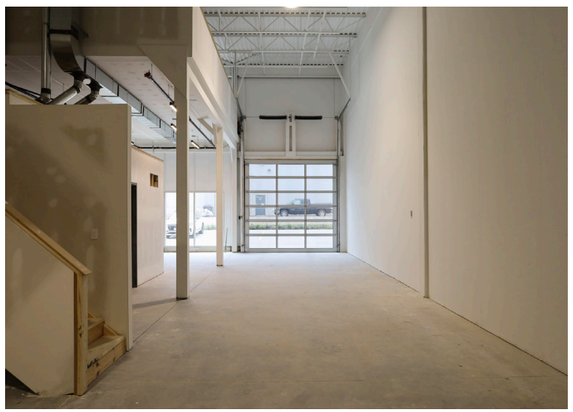
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Interior Photos

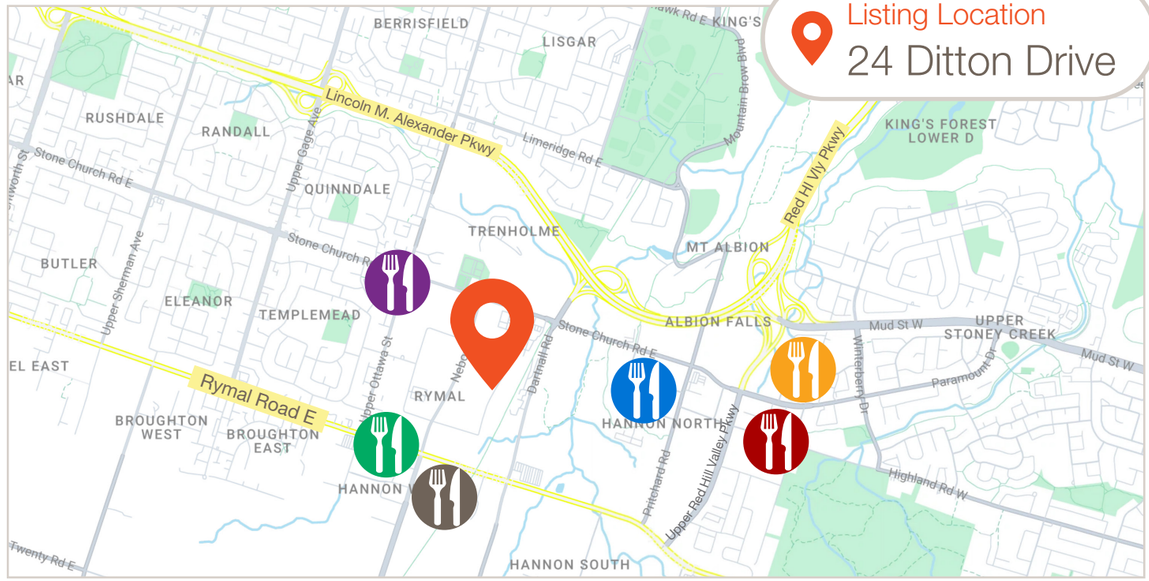








Location Map



Food & Drinks Amenities

Mcdonalds
Dairy Queen Grill & Chill
Pizza Hut
Subway
South City Chinese
Cedar Falafel & Shawarma
2 Minutes

Starbucks Coffee
Swiss Challet
Krispy Kreme
Burger King
Pizza Nova
Arby's
2 Minutes

Tim Hortons
Five Guys
Booster Juice
Milestones
Montana's BBQ & Bar
Industria Pizzeria + Bar
Kelsey's Original Roadhouse
August 8
KFC
7 Minutes

Tim Hortons
Harveys
Church's Texas Chicken
The Greek Kitchen
Island Jerk Hut
City Shawarma and Grill
3 Minutes

Mcdonalds
Tim Hortons
5 Minutes

Starbucks Coffee
Wendy's
Nando's Peri Peri Chicken
Firehouse Subs
BarBurrito
Dominos Pizza
Shawarma Royale
7 Minutes

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