



John C. Munro

HAMILTON
INTERNATIONAL AIRPORT

BOOK RD E

SOUTHCOTE RD

FOR SALE

451 BOOK ROAD EAST, ANCASTER

±46 ACRES | AIRPORT PRESTIGE BUSINESS INDUSTRIAL LAND

Sal Sgambelluri

Vice President, Principal
Sales Representative
416.722.2313

salsgam@lee-associates.com

Anthony Cutrara

Senior Vice President, Principal
Sales Representative
416.735.7400

acutrara@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS | 451 BOOK ROAD EAST, ANCASTER

PROPERTY DETAILS

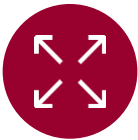
PIN	17413-0049
LOCATION	Book Rd E / Southgate Rd
LOT AREA	45.99 Acres
FRONTAGE	±677' along Book Rd E
DEPTH	±2970'
ZONING	M10 (H37) - Airport Light Industrial, M11 (H37) - Airport Prestige Business
OFFICIAL PLAN DESIGNATION	Airport Employment Growth District (AEGD)
SECONDARY PLAN DESIGNATION	Airport Light Industrial, Airport Prestige Business
SERVICES	Currently - Well Water, Septic Sewage Sewer and Water services approved for completion in 2028
OCCUPANCY	Flexible
ASKING PRICE	\$39,500,000 (\$850,000 Per Acre)
TAXES (2026)	\$5,054.21

HIGHLIGHTS

- 45.99 acres of industrial land in Hamilton's Airport Employment Growth District
- Zoned Airport Prestige Business (M11) and Airport Light Industrial (M10)
- Located minutes away from the Hamilton International Airport, major highways, amenities, and national logistics and fulfillment operations
- The property features an onsite pond and is serviced with natural gas.
- Currently operated as a multi-generational family farm
- The property also includes two duplexes and multiple barns and outbuildings.



KEY FEATURES



ZONING
AIRPORT LIGHT INDUSTRIAL,
AIRPORT PRESTIGE BUSINESS



OFFICIAL PLAN DESIGNATION
AIRPORT EMPLOYMENT
GROWTH DISTRICT



LOCATION
NEARBY HAMILTON
AIRPORT

ZONING HAMILTON

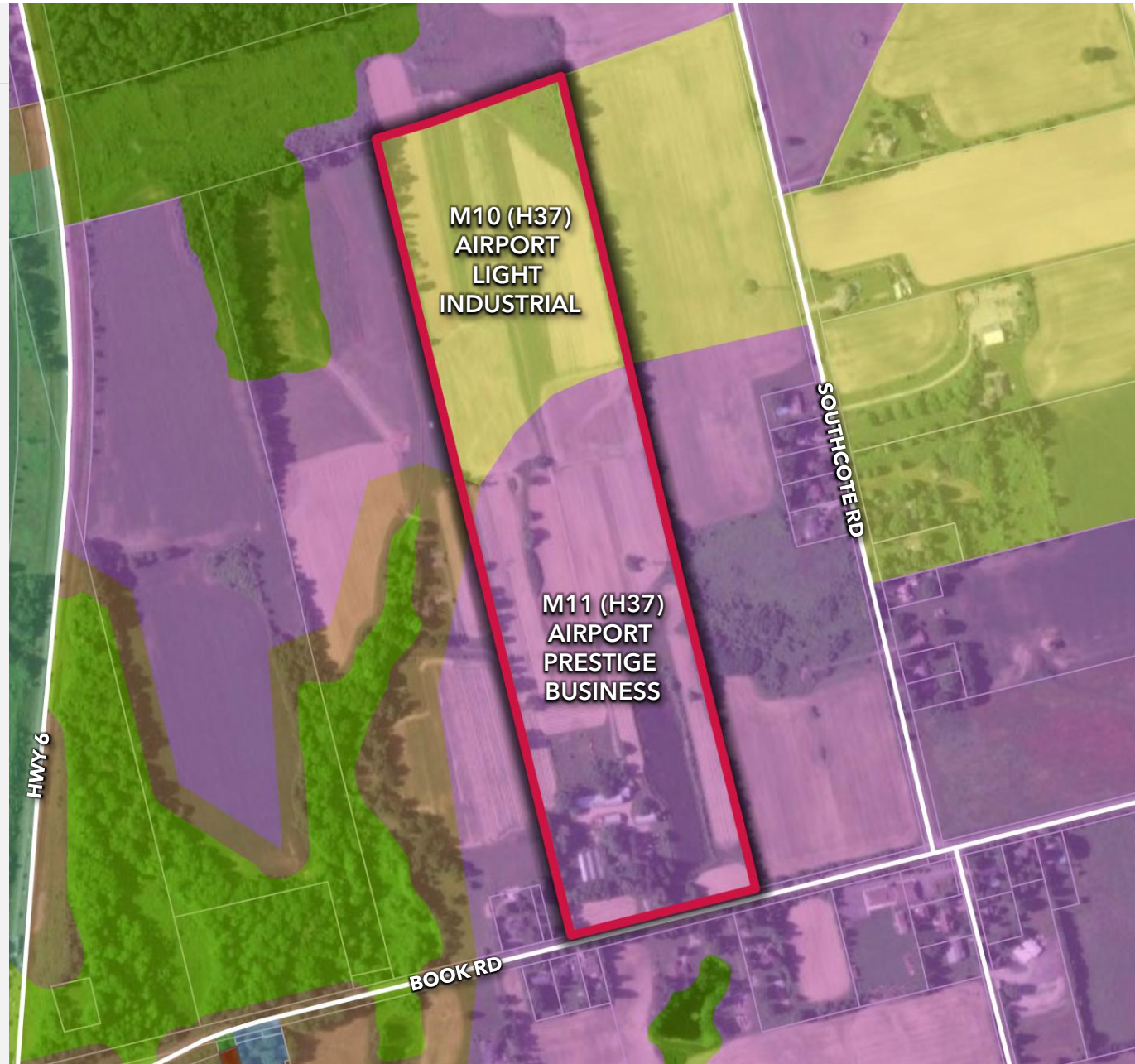
AIRPORT LIGHT INDUSTRIAL - M10 (H37) AIRPORT PRESTIGE BUSINESS - M11 (H37)

As per the City of Hamilton, the subject property is zoned **Airport Light Industrial (M10)** and **Airport Prestige Business (M11)** which permits a broad range of industrial uses.

Additionally, the property has a **Holding Provision (H37)** which restricts site alteration until adequate servicing and infrastructure are available and approved for the Airport Employment Growth District.

PERMITTED USES

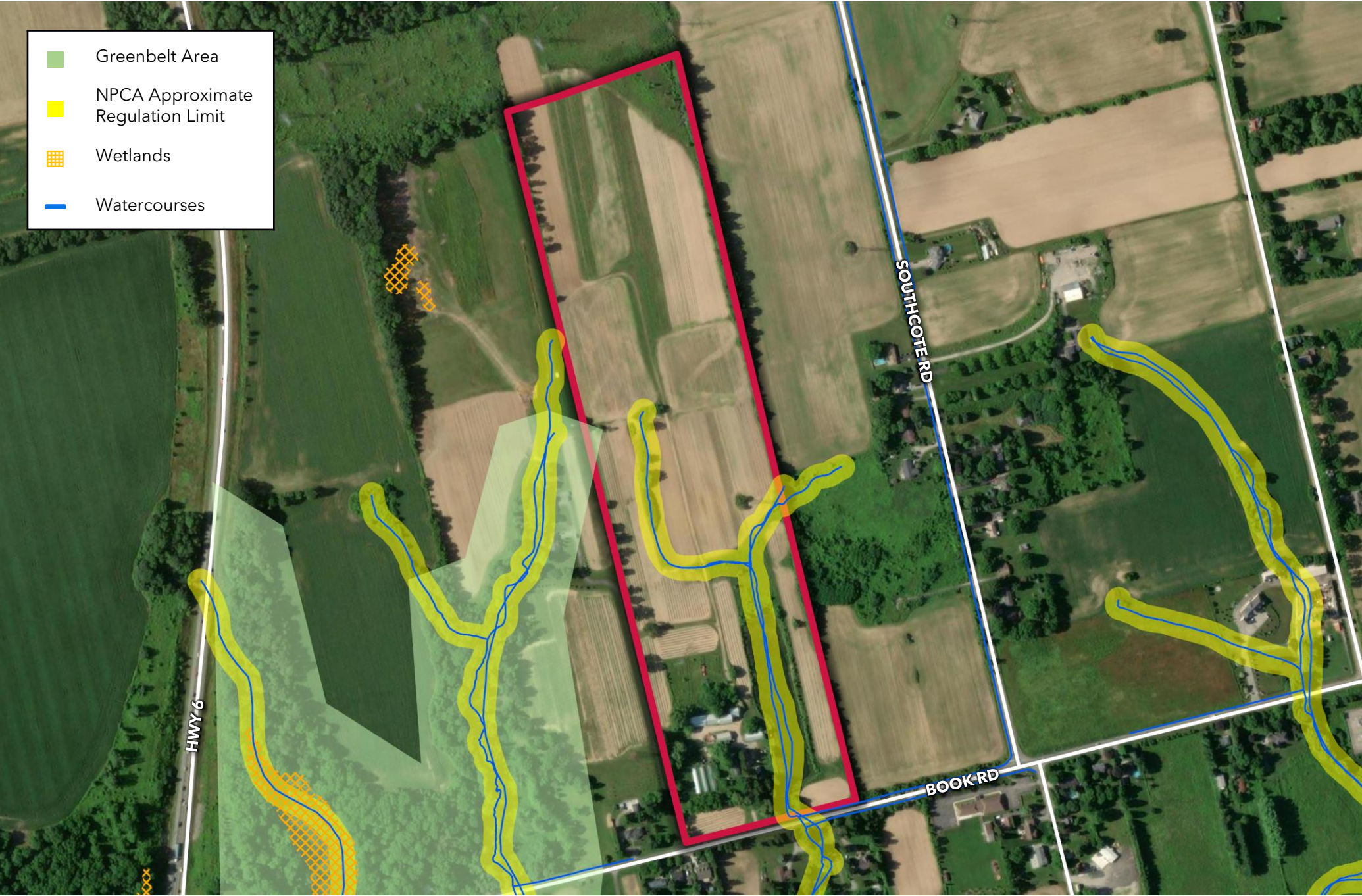
- Airport Waste Processing Facility
- Airport Waste Transfer Facility
- Alcohol Production Facility
- Animal Shelter
- Aquaponics
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Courier Establishment
- Dry Cleaning Plant
- Educational Establishment
- 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
- Repair Service
- Research and Development Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse



[View the City of Hamilton's Zoning By-Law](#)

NIAGARA PENINSULA CONSERVATION AUTHORITY (NPCA)

- Greenbelt Area
- NPCA Approximate Regulation Limit
- Wetlands
- Watercourses



PROPOSED SERVICES

WATER

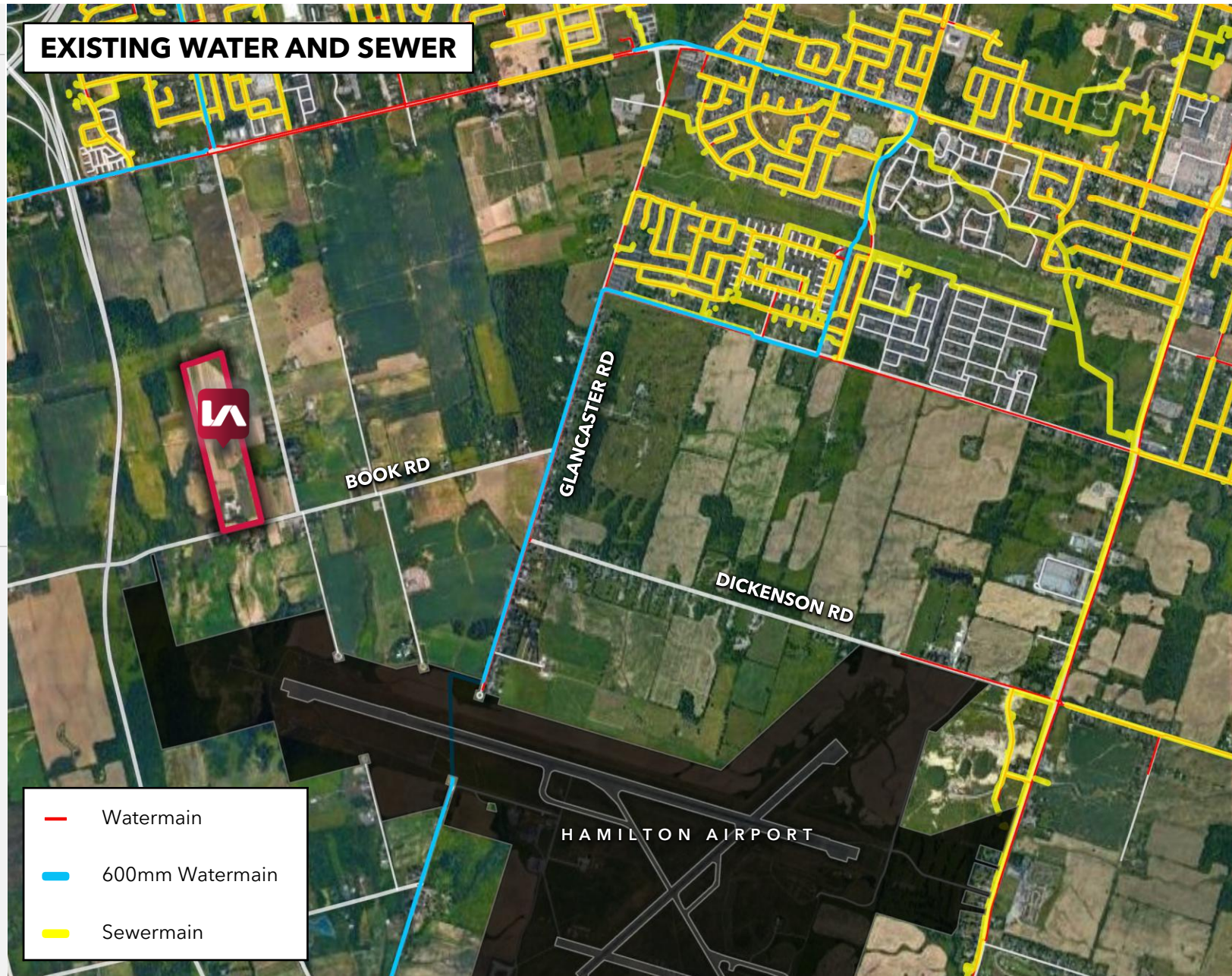
An existing 600mm diameter municipal watermain is located along Glancaster Road and is planned to provide water servicing to the industrial lands within this area of the AEGD Secondary Plan.

SEWER

A sanitary sewer extension is required to service these lands.

A municipal sanitary sewer outlet at Glancaster Road is expected to be available in 2028.

The timing of the sewer extension will depend on the timing and coordination of future developments in the area.



[View the City of Hamilton's AEGD Master Servicing Strategy](#)

SURROUNDING AREA



LABOUR & DEMOGRAPHICS

HAMILTON

Strategically located in Southern Ontario, **Hamilton** offers a well-connected business location with access to major transportation corridors, a diverse economy, and a highly skilled workforce in Southern Ontario.

Situated along the Highway 403 and QEW corridors, Hamilton provides convenient connections to Highway 6, the broader 400-series highway network, the Greater Toronto Area, Niagara Region, Southwestern Ontario, and key Canada-U.S. border crossings.

Hamilton also benefits from its proximity to John C. Munro Hamilton International Airport, supporting regional, national, and international business and goods movement.

Hamilton sustains a diverse economy supported by advanced manufacturing, life sciences, healthcare, professional services, logistics, and technology. The City continues to attract investment through its established employment areas, growing innovation ecosystem, and strategic connections across the Greater Hamilton Area.



569,353

TOTAL
POPULATION



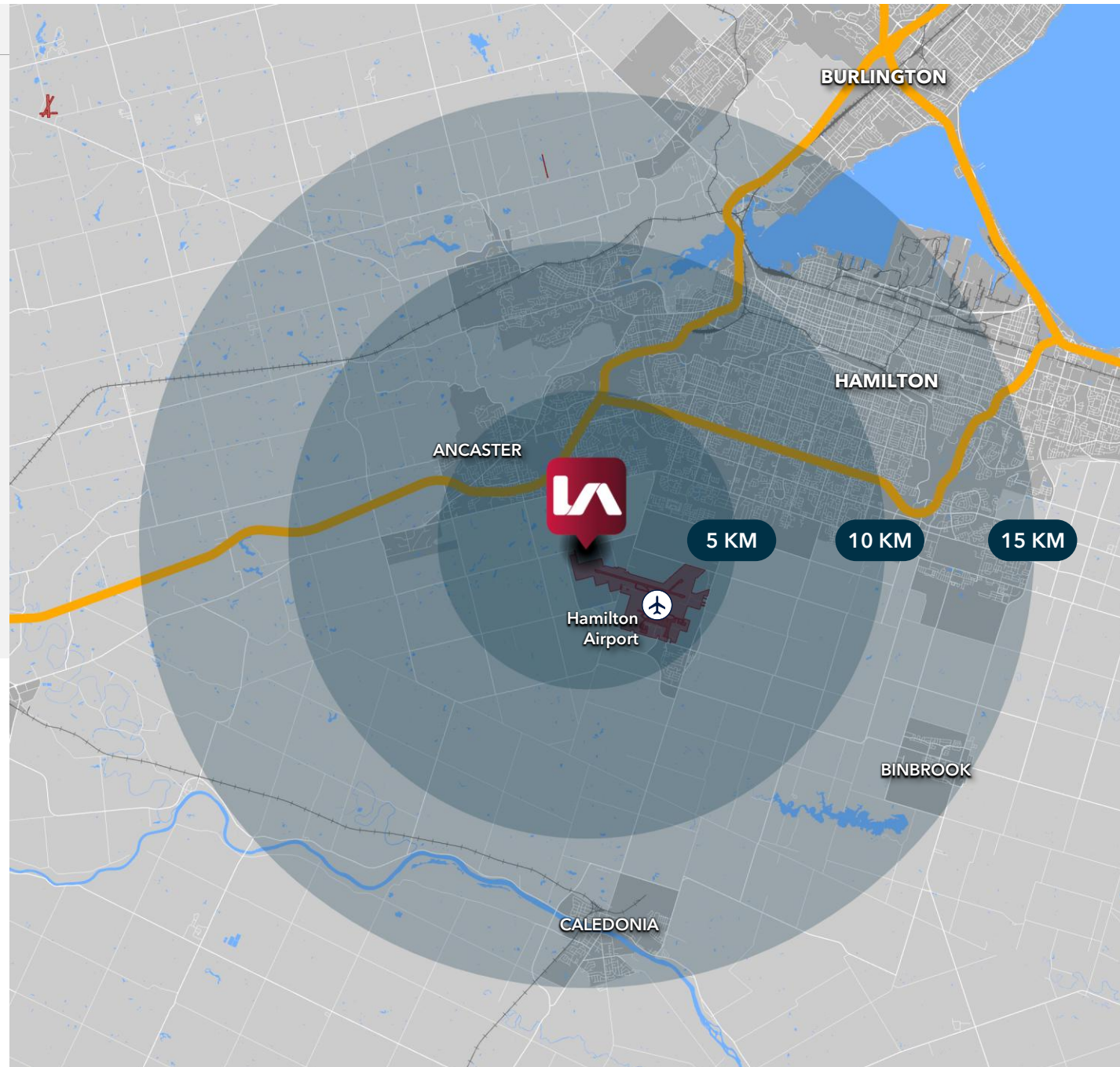
290,990

LABOUR
FORCE



54.3%

EMPLOYMENT
RATE





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FOR MORE INFORMATION, PLEASE CONTACT:

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