VALERY ANCASTER INDUSTRIAL CAMPUS



15 FARR COURT, ANCASTER

FOR **LEASE**

32,883 *SF* | **2.23** *ACRES*
FREESTANDING
INDUSTRIAL FACILITY

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VALERY PROPERTIES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

VALERY ANCASTER INDUSTRIAL CAMPUS



A DISTINCT 2.2-ACRE OPPORTUNITY

WITHIN VALERY ANCASTER INDUSTRIAL CAMPUS

15 Farr Court offers the opportunity to lease a proposed 32,883 SF freestanding facility on a 2.2 acre parcel within the Valery Ancaster Industrial Campus.

Featuring approximately 365 feet of frontage, the property combines the flexibility of independent ownership with the visibility, scale and professional setting of a larger industrial development.

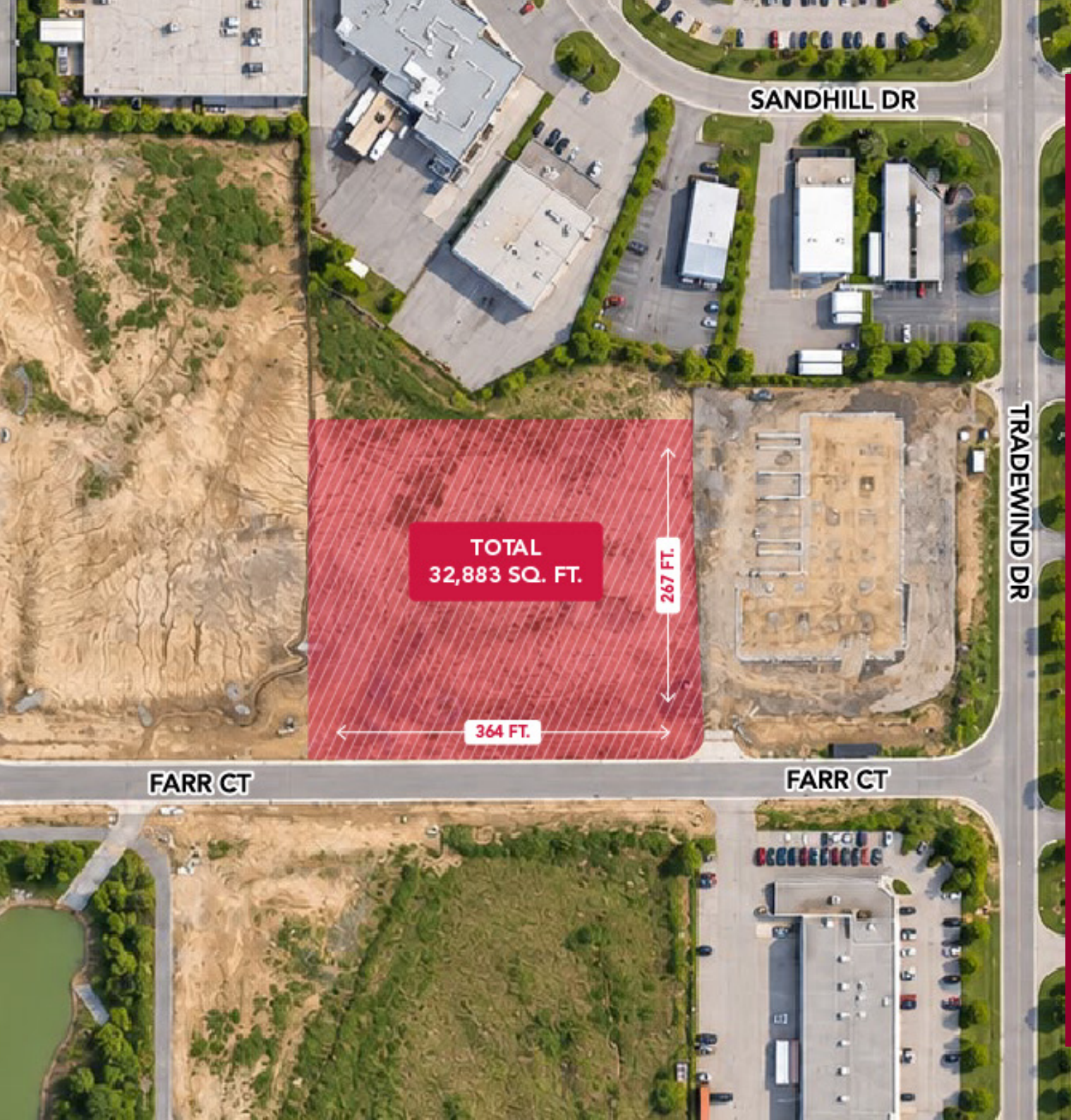
Address	Lot Area	Frontage
15 Farr Crt (Block 3)	9,012m² / 2.2ac	111m / 365′
10 Farr Crt (Block 6)	16,780m² / 4ac	152 m / 500′
30 Farr Crt (Block 4)	8,513m² / 2ac	111 m / 365′
1525 Cormorant Rd (Block 6)	11,815m² / 3ac	152m / 500′

A NEW INDUSTRIAL OPPORTUNITY

WITHIN THE VALERY ANCASTER INDUSTRIAL CAMPUS

15 Farr Court is the first phase of the brand-new Valery Ancaster Industrial Campus, a 12-acre industrial development within Ancaster's business and employment node. The proposed 32,883 SF freestanding facility will sit on 2.23 acres and is designed with approximately 1,000 SF of office space, four truck-level doors, 26' clear height, and 23 surface parking spaces. The existing M2 zoning permits a broad range of commercial and industrial uses, while access to Highway 403, Highway 6, and John C. Munro International Airport connects the site to Hamilton, the Greater Golden Horseshoe, and the west Greater Toronto Area.





PROPERTY
Details

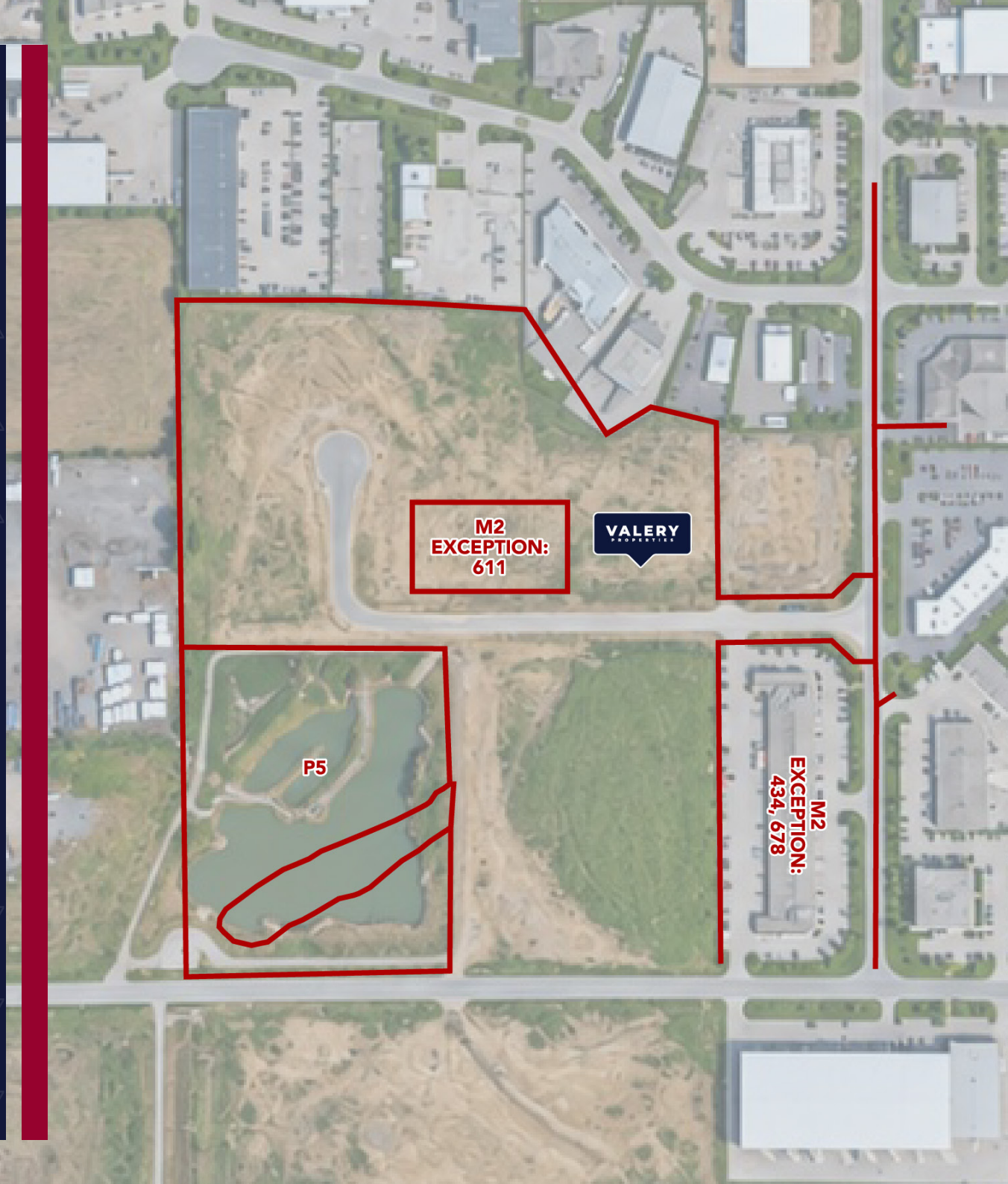
Pin	17411-0381
Location	Excellent access to Highway 403, Highway 6, and John C. Munro International Airport
Frontage/Depth	+/- 364 ft. along Farr Court +/- 267 ft.
Building Size	32,883 SF Total
Office Area	1,000 SF (Estimated)
Industrial Area	31,883 SF
Clear Height	26’ Floor to Beam
Shipping Doors	4 Truck Level Doors 0 Drive-In Doors
Power	600V / 400 Amp
Zoning	M2 – Exception 611 – General Business Park
Parking	23 surface spaces
T.M.I.	$5.00 Per SF
Lease Rate	**Contact Listing Agents**

ZONING

M2 - Exception 611 - General Business Park

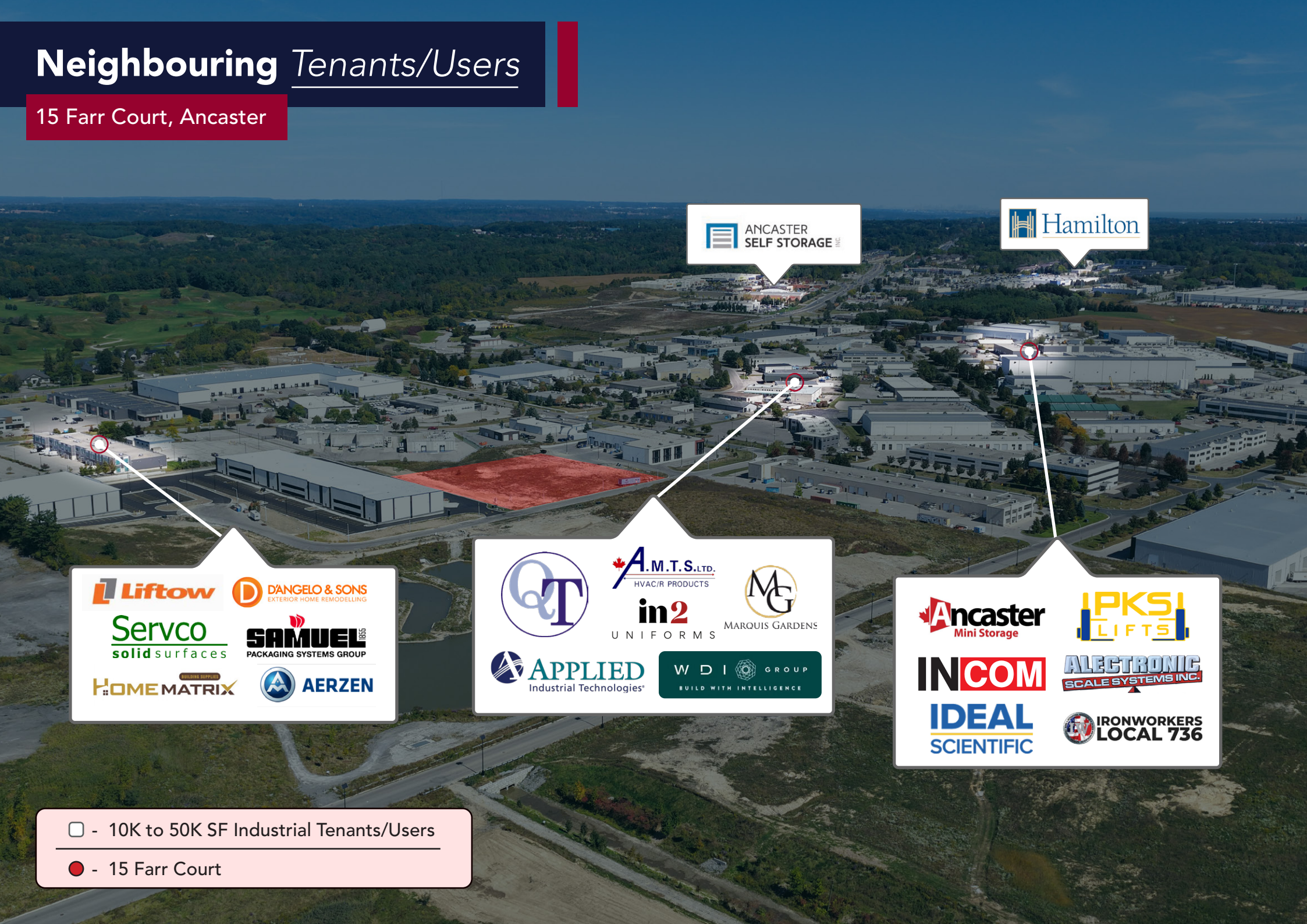
Sample uses permitted in the M2 – Exception 611 – General Business Park (M2) zone include, but are not limited to:

- Alcohol Production Facility
- Animal Shelter
- Building and Lumber Supply Establishment
- Cannabis Growing and Harvesting Facility
- Communications Establishment
- Courier Establishment
- Dry Cleaning Plant
- Greenhouse
- Laboratory
- Landscape Contracting Establishment
- Motor Vehicle Collision Repair Establishment
- Production Studio
- Research and Development Establishment
- Trade School
- Warehouse
- Office (Exception 611)
- Medical Office
- Artist Studio
- Aquaponics
- Building or Contracting Supply Establishment
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Contractor's Establishment
- Craftsperson or Tradesperson's Shop
- Equipment and Machinery Sales
- Industrial Administrative Office
- Labour Association Hall
- Manufacturing
- Private Power Generation Facility
- Repair Service
- Surveying, Engineering, Planning or Design Business
- Transport Terminal
- Waste Processing or Waste Transfer Facility
- Restaurant Contained within a multi-unit building (Exception 611)
- Motor Vehicle Service Station



Neighbouring *Tenants/Users*

15 Farr Court, Ancaster



- ▢ - 10K to 50K SF Industrial Tenants/Users
- ● - 15 Farr Court

Valery Ancaster Industrial Campus |
Regional Connectivity

Drive Times

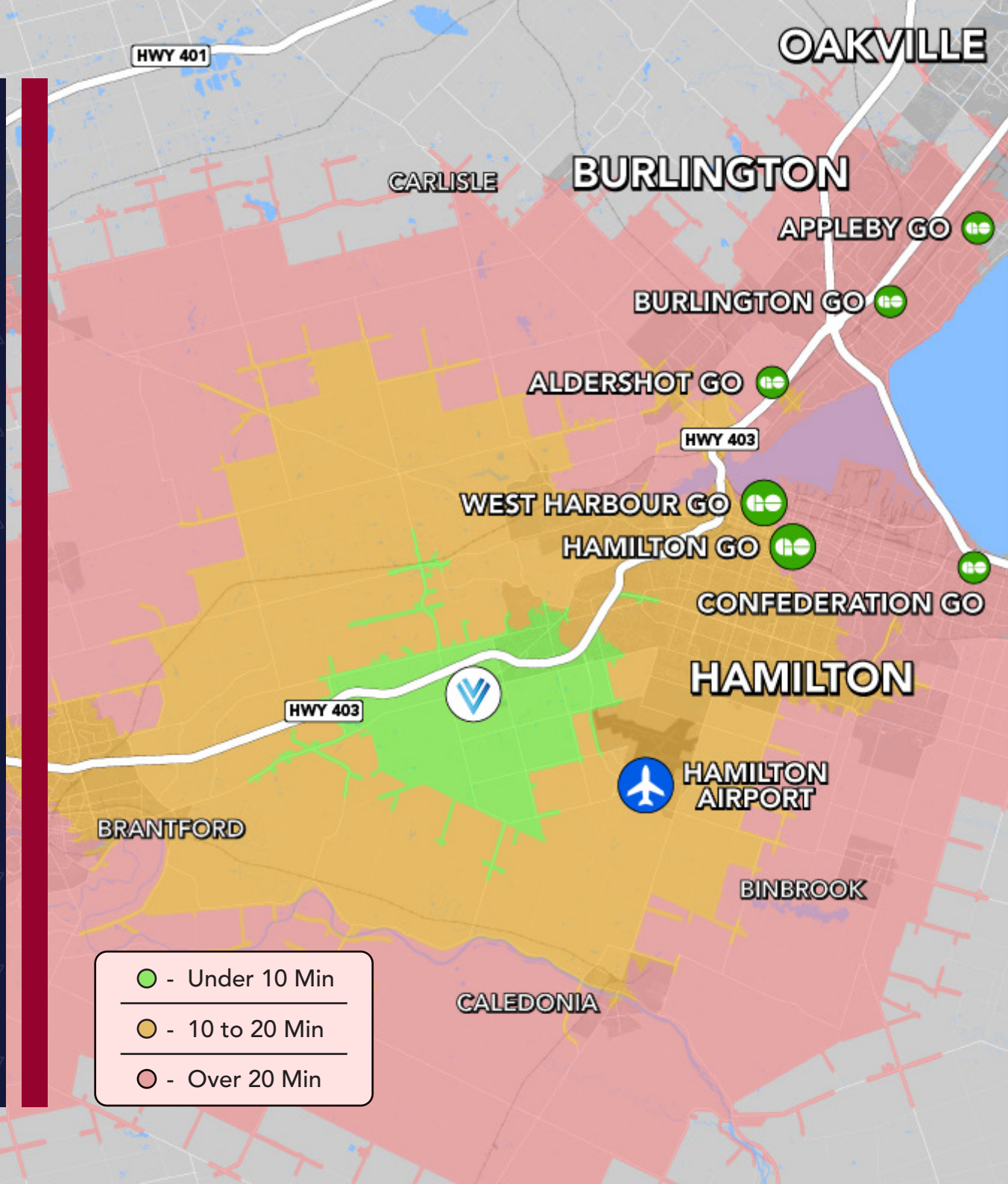
CPKC Aberdeen Yard (Ham.)	11 min	Pearson Int. Airport	44 min
Hamilton Int. Airport	12 min	CN Rail Brampton Intermodal	46 min
Hamilton GO Centre	15 min	CN Malport Mississauga	49 min
Aldershot GO Station	17 min	Billy Bishop Airport	52 min
West Harbour GO Station	18 min	Union Station	52 min
Hamilton-Oshawa Port	19 min	CPKC Lambton Yard (Toro.)	54 min

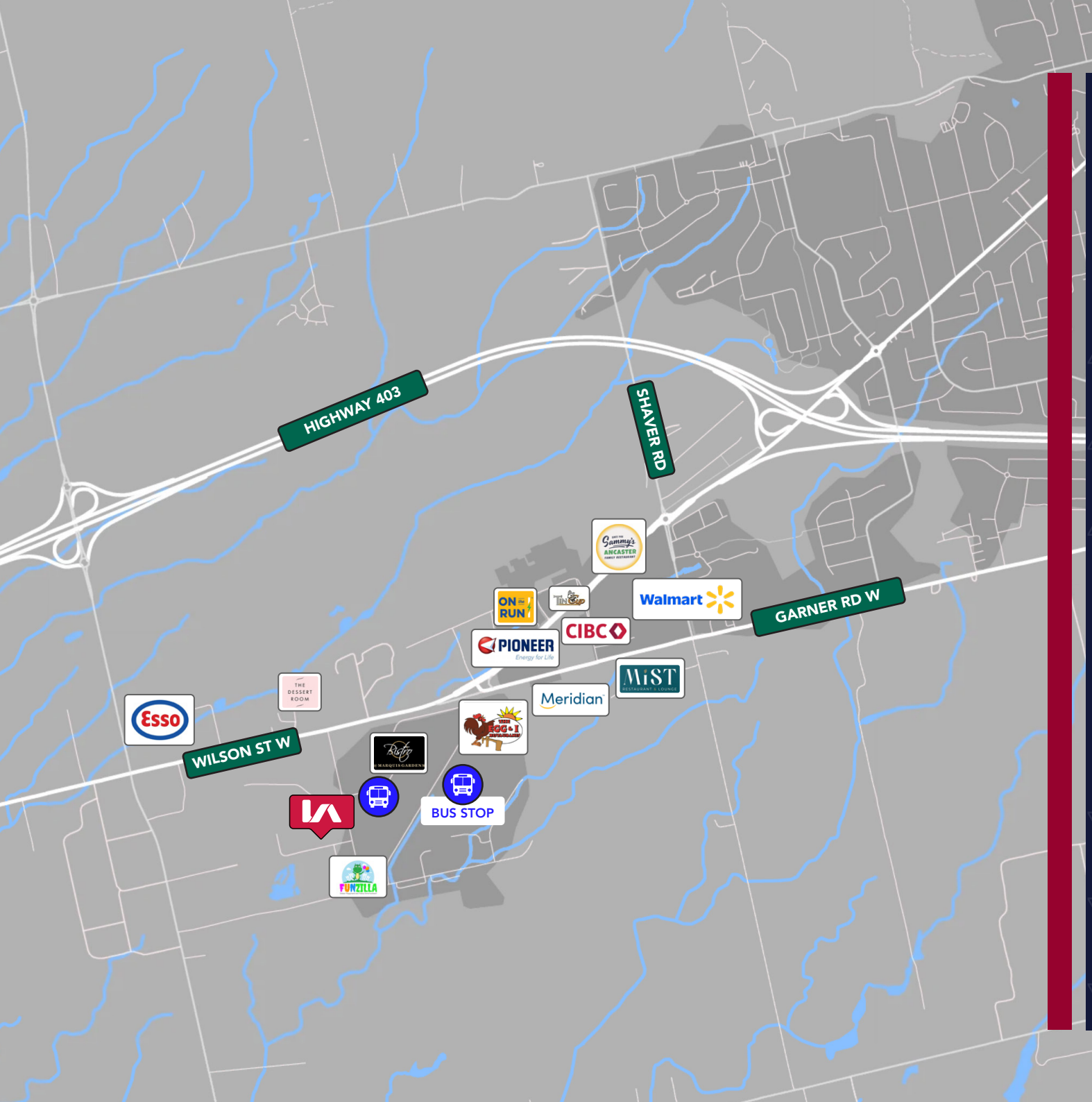
Highway Connectivity

Intersects Wilson St W	3 min	Highway 52	10 min
Highway 52	3 min	Lincoln M. Alexander Pkwy	17 min
Highway 403	8 min	QEW junction	18 min
Highway 6 South	9 min	Highway 403 E	19 min

City Connectivity

Hamilton (Downtown)	14 min	Mississauga	37 min
Brantford	19 min	Niagara Falls	53 min
Burlington	21 min	Toronto	56 min





In The Heart of A

Vibrant Community

Within 10 KM Radius

20+
Retail Amenities

100+
Restaurants & Cafes

20+
Gas Stations

20+
Banks

10+
Hospital + Urgent Care Clinics

LABOUR &
DEMOGRAPHICS

Located within Ancaster's established business park, 15 Farr Court benefits from access to Hamilton's large and diverse workforce. The region is supported by a strong concentration of manufacturing, transportation, warehousing and skilled-trades talent, with direct connectivity to Highway 403, Highway 6 and John C. Munro Hamilton International Airport providing convenient access across the Greater Golden Horseshoe and GTA West.

569,353
CITY OF HAMILTON POPULATION
2021 CENSUS

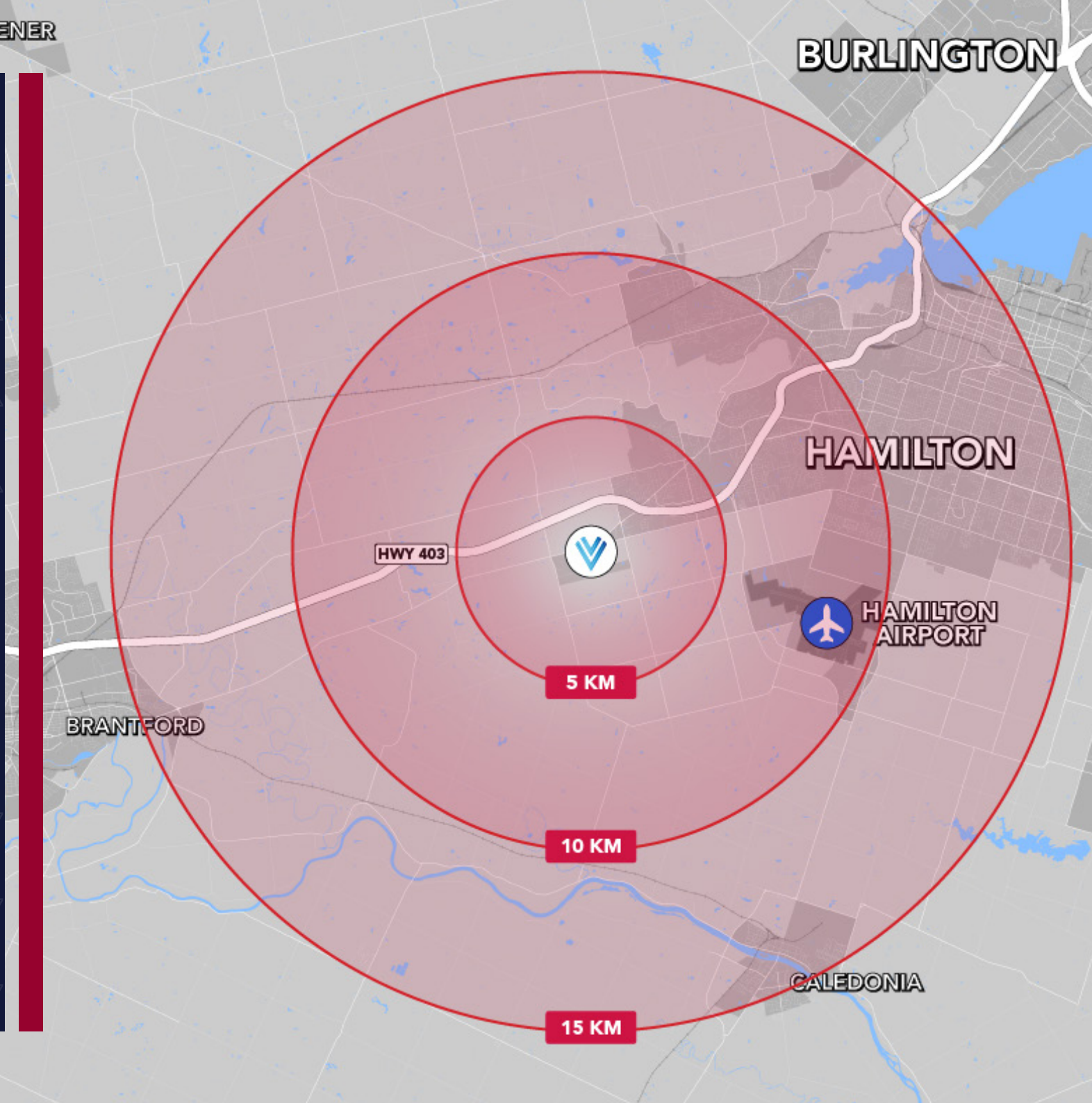
441,000
HAMILTON CMA EMPLOYED
RESIDENTS 2025

46,400
MANUFACTURING EMPLOYMENT
HAMILTON CMA, 2025

~$109K
AVERAGE HOUSEHOLD INCOME CITY
OF HAMILTON

18,100
TRANSPORTATION & WAREHOUSING
EMPLOYMENT HAMILTON CMA, 2025

6.0%
POPULATION GROWTH 2016-2021



Property **Photos**









Property **Photos**









VALERY ANCASTER INDUSTRIAL CAMPUS



VALERY
PROPERTIES

For over 50 years, Valery Properties has developed and managed residential and commercial real estate across Southern Ontario. With a longstanding presence in the Hamilton region, the company brings extensive experience in development, leasing, operations and property management.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates is North America's largest broker-owned commercial real estate firm, providing brokerage and advisory services across industrial, office, retail, land and investment markets. Lee & Associates Toronto combines local market expertise with the resources and reach of its North American network.

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