AVISON YOUNG

Hamilton industrial building for sale

766 Burlington Street E, Hamilton

- 12,172 sf on 0.46 acres with 1,732 sf of mezzanine space
- Close proximity to 12 msf Slate Industrial Development
- Industrial space is partially air conditioned
- Vacant possession available

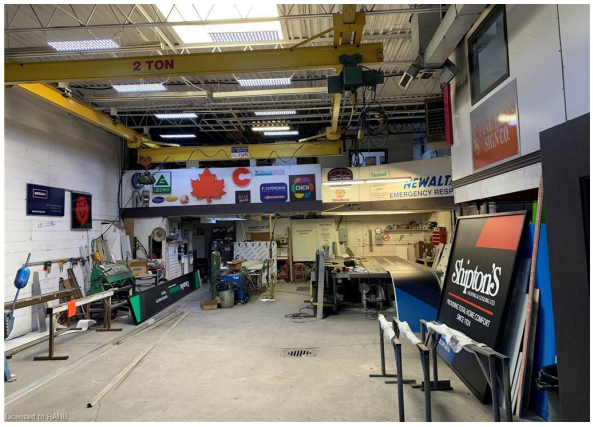
Get more information

Matt Perco
Sales Representative, Senior Associate
+1 226 366 9001

Erik Dahm
Broker, Vice President
+1 226 366 9013

Property details

Building size	12,172
Lot size	0.458 acres
Frontage	100 feet
Clear height	15.5 feet
Power	600V / 200A
Shipping	Five drive in doors
Zoning	M5
Taxes (2022)	$31,227
Asking price	$2,295,000



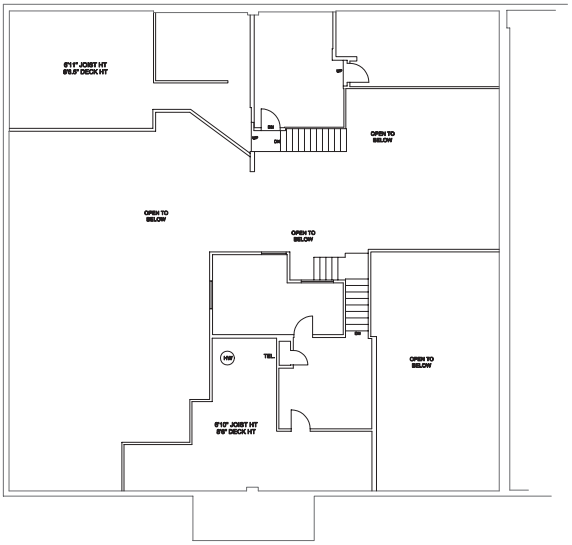
Comments

- Several cranes throughout
- Building can be easily divided into five units
- Easy access to the QEW via Nikola Tesla Boulevard

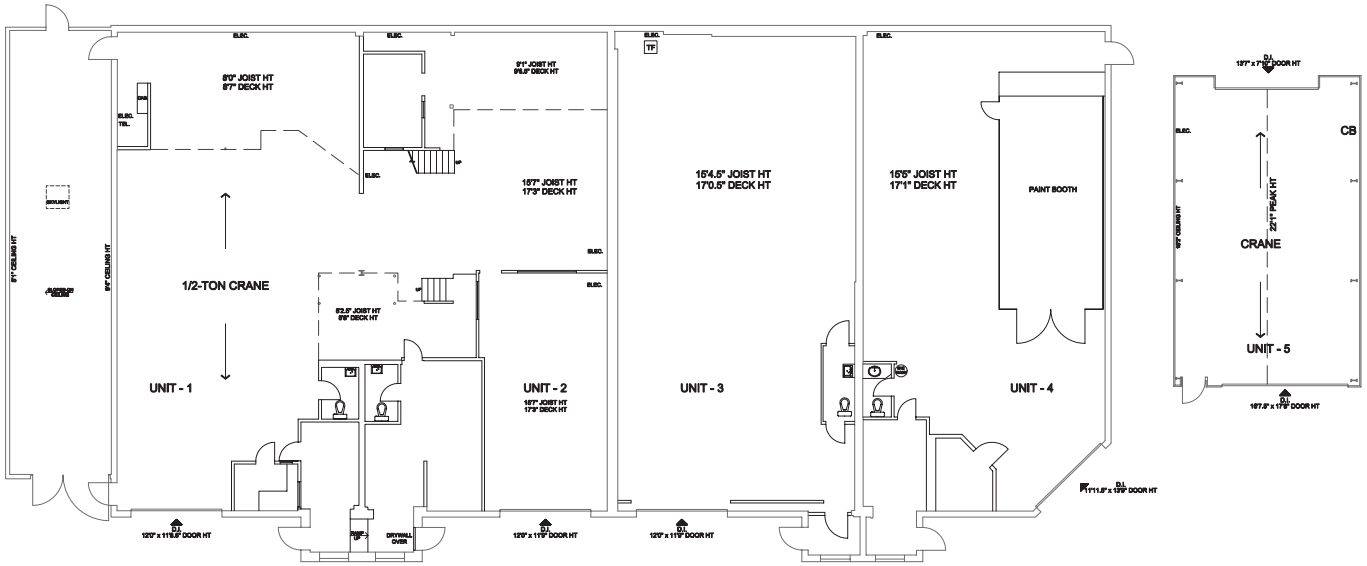
Permitted uses in M5 Zone

- Building or contracting supply establishment
- Commercial motor vehicle sales, rental, services and washing establishment
- Communications establishment
- Dry cleaning plant
- Equipment and machinery sales, rental, and service establishment
- Financial establishment
- Landscape contracting establishment
- Manufacturing
- Motor vehicle collision repair, service station, washing, and/or wrecking establishment
- Office
- Research and development establishment
- Restaurant
- Salvage yard
- Surveying, engineering, planning or design business
- Towing establishment
- Trade school
- Tradesperson's shop
- Transport terminal
- Warehouse
- Waste processing and/or transfer facility

Floor plans



MEZZANINE



GROUND FLOOR
8,596 SF
+ 830 SF ENDCAP
+ 1,014 SF - UNIT 5
10,440 SF TOTAL GROUND FLOOR
+ 1732 SF MEZZANINE

Industrial For Sale

766 Burlington Street E, Hamilton

Demographics within 3km	69,149 Population	90,767 Daytime population	37.2 Median age

Legend

1. Hamilton-Oshawa Port Authority Centre (HOPA)
2. Max Aicher North America (MANA)
3. Stelco: Hamilton Works
4. Dofasco
5. GFL Hamilton
6. Lafarge
7. Vopak
8. Heddle Marine
9. Kubes Steel
10. Aim Recycle
11. Triple M Metal
12. Arcelormittal
13. Air Liquide Canad
14. Nucor
15. Slate site

Get more information

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matt.perco@avisonyoung.com

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erik.dahm@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5
T +1 226 366 9090 **F** +1 866 541 9755

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