

INDUSTRIAL FOR LEASE

566 HIGHWAY 6, HAMILTON, ON

linksix

World-class, 415,000 SF
Industrial Development



Welcome to

linksix

LinkSix is a Class A industrial development standing at 415,000 SF. It is strategically located on the Hamilton/Burlington border fronting Highway 6 and offering optimal connectivity throughout the GTHA and beyond.

BUILDING FEATURES:

Size:	415,000 SF
Office:	To suit
Clear Height:	40'
Loading:	59 truck-level doors, 2 drive-in doors
Bay Size:	40' x 54', Marshalling bay min. 60'
Power:	3,000 Amps
Trailer Parking:	86 trailers
Car Parking:	249 cars
Asking Net Rent:	Contact listing agent
TMI:	Contact listing agent



Large Opportunity

LinkSix is situated on 19.49 acres, offering an extremely rare opportunity for large bay users. The development features 59 truck-level doors and ample parking with spaces for 249 cars, 8 tractors, and 86 trailers. LinkSix boasts 40' ceiling height and 3,000 amps of power and its frontage onto Highway 6 affords a tenant prominent corporate signage with excellent Highway exposure.

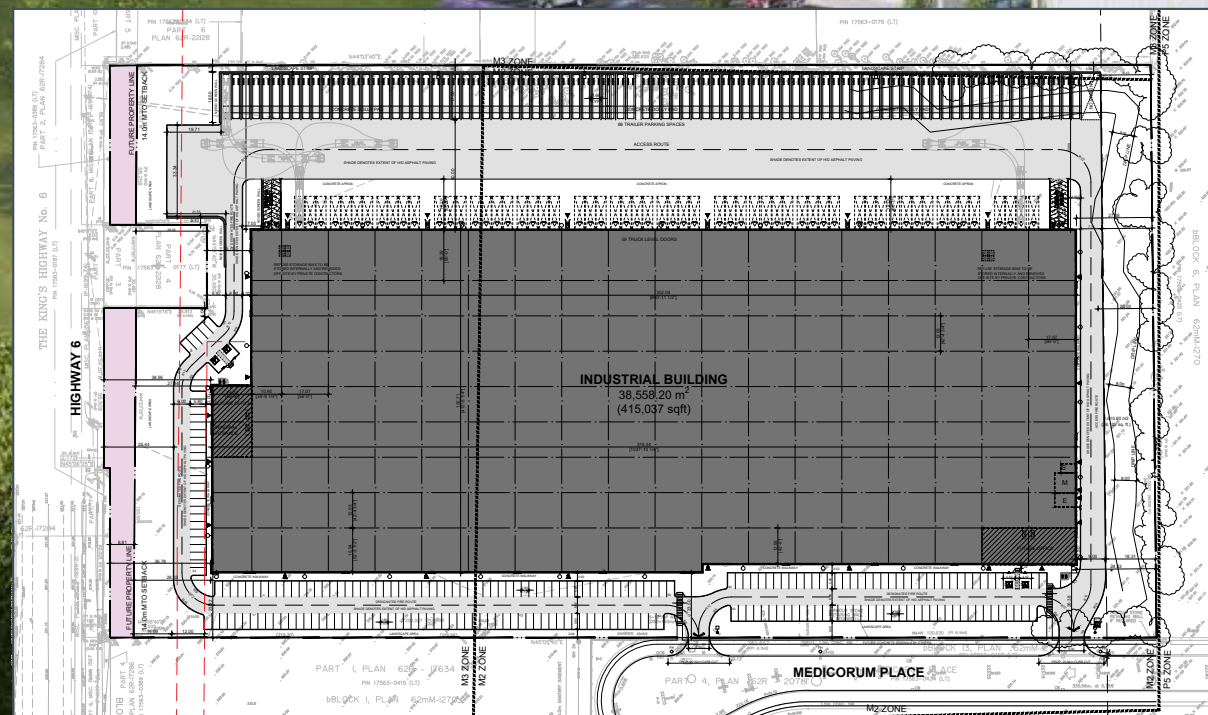
415,000
SF TOTAL BUILDING AREA

60'
MIN. MARSHALLING BAY

40' x 54'
STANDARD BAY

59
TRUCK-LEVEL DOORS

86
TRAILER PARKING



249
CAR PARKING

40'
CLEAR HEIGHT

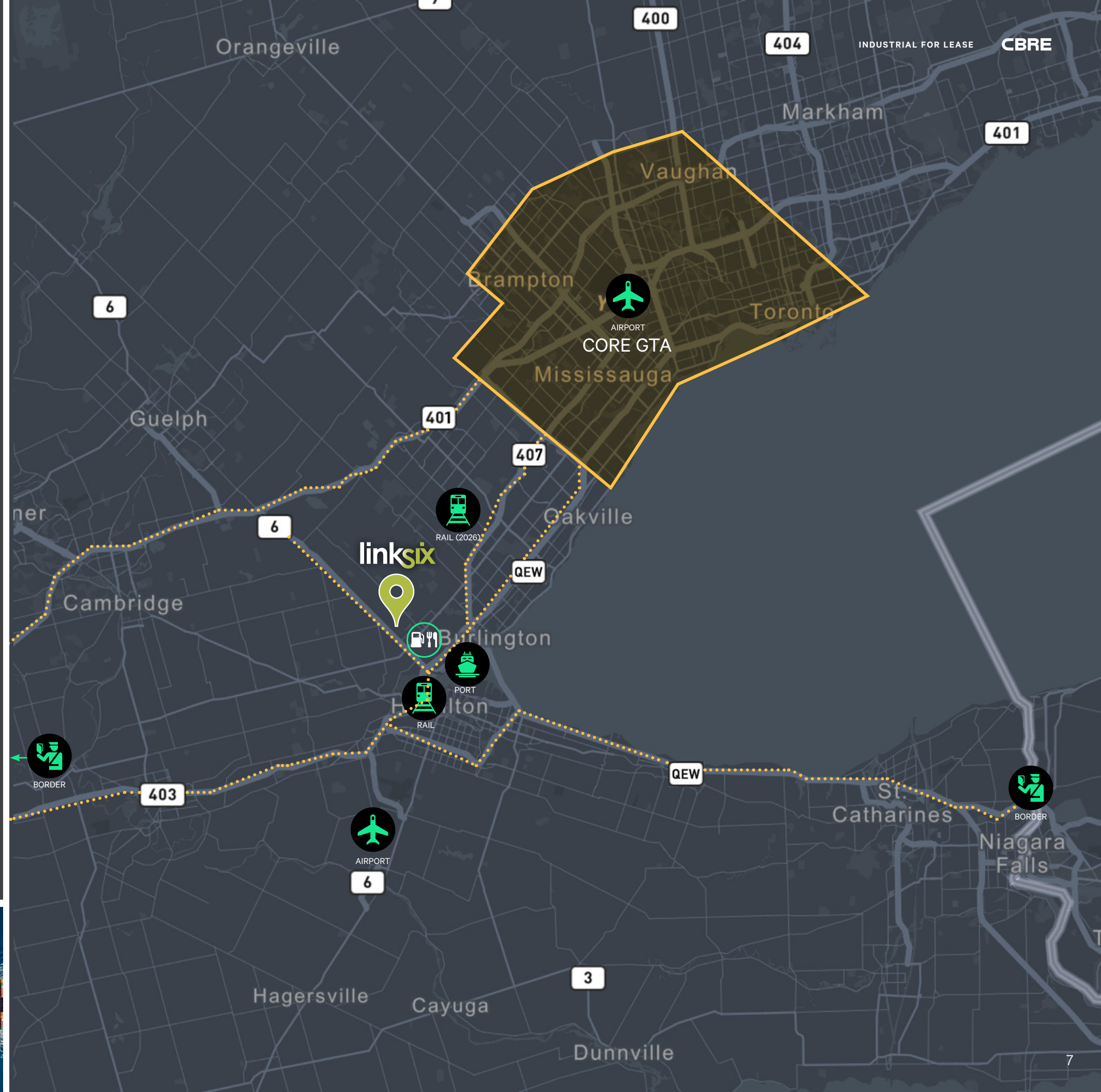
3,000
AMPS OF POWER

Superior Logistics Connectivity

Easily accessible by highway, LinkSix offers superior connectivity to the QEW, 401, and 403, all via Highway 6. Its placement in between Burlington and Hamilton offers the site the added benefit of being equally close to Toronto and the core of the GTA as it is to the US border.

The development is located within a convenient distance from a multi-modal access hub, which offers road, rail, and shipping port connections.

LOCATION	DRIVE TIME
QEW	3 min
Burlington	15 min
Hamilton (various areas)	15-25 min
Hamilton Airport	15 min
Port of Hamilton	15 min
Hwy 401	20 min
Kitchener/Waterloo/Cambridge	30 min
Brantford	30 min
Pearson Airport	45 min
US Border (Buffalo)	50 min
US Border (Detroit)	3h 15 min



Transit Access & Abundant Labour Pool

LinkSix is serviced by the #18 bus transit route directly linking to Aldershot GO station and the vast Hamilton transit network. Given its location, the property is ideally positioned to capitalize on continued e-commerce growth. The property can leverage Hamilton and Burlington's excellent labour pools - Hamilton being the third* largest labour force in the GTHA.

*Excluding Toronto



Demographics (2023)

10 KM RADIUS	20 KM RADIUS	30 KM RADIUS
63.8% Labour Force	64.9% Labour Force	66.4% Labour Force
257,156 Estimated Population	853,833 Estimated Population	1,301,747 Estimated Population
\$117,398 Avg. Household Income	\$130,467 Avg. Household Income	\$143,989 Avg. Household Income



In Good Company

LinkSix is optimally situated in an already-serviced, master-planned business park, with high profile corporate neighbours, local amenities and everyday conveniences for employees to take advantage of, including a Walmart, Canadian Tire, No Frills, RONA, and more.

Trusted Partners

OleaDev acquires, develops, and invests with their institutional partners in investment grade quality commercial, industrial, and value-add re-development projects throughout Quebec and Ontario. They provide their clients with trusted guidance based upon decades of expertise in acquisitions/value add opportunities, development/construction projects, and asset/investment management services. Partnering with the Bank of Montreal on the LinkSix industrial development, together they will bring the same level of expertise and professionalism, guaranteeing only the highest level of industrial product on the market today.





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CONTACT US TO LEARN MORE ABOUT THIS OPPORTUNITY:

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Private Equity Fund

