



Upper James Landing

BUSINESS PARK

MODERN MULTI-MODAL INDUSTRIAL BUSINESS PARK

2876 Upper James St, Hamilton | 2026 Occupancy

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Developed By:



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Rendering shown is for illustration purposes only and is not reflective of the final building design

WELCOME TO UPPER JAMES LANDING

Hamilton's Modern Multi-Modal Industrial Business Park

Upper James Landing is a speculative industrial development offering multiple configurations and flexibility. Strategically located in the Airport Business Park of Hamilton International Airport, Canada's busiest overnight express cargo airport, Upper James Landing is perfectly situated and designed to accommodate your supply chain needs.



An industrial development with flexible design options of one/two buildings, with opportunities for demised space to suit



Adjacent to Hamilton International Airport with the potential for through-the-fence access to the airport's cargo facility



up to 40' clear ceiling height

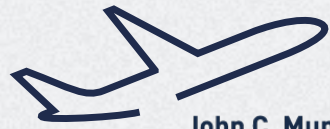


2026 Occupancy

The Hamilton Airport continues to grow. Play, A major European airline is now operating through John C. Munro Hamilton International Airport, this attracts the Toronto marketplace, from Niagara through Toronto. It also adds a major airline to the low-cost operation airport.



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John C. Munro

HAMILTON INTERNATIONAL AIRPORT

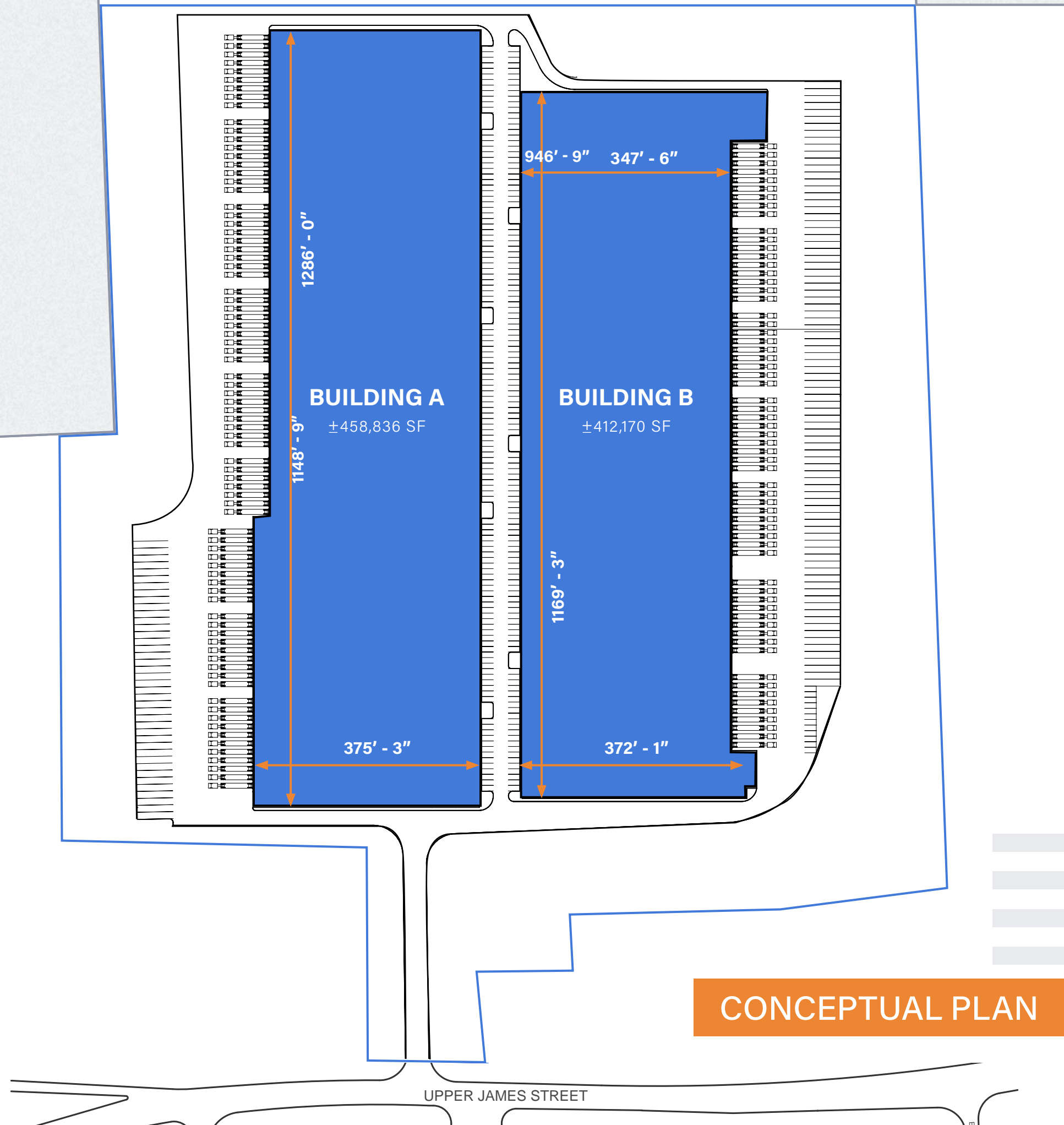
Building A

✓ Building Size	458,836 SF
✓ Office	2% or build-to-suit
✓ Clear Height	up to 40'
✓ Staging Bay	60' Staging Bay
✓ Bay Size	50' x 54'
✓ Shipping	81 Truck level doors*
✓ Trailer Parking Stalls	40*
✓ Car Parking Stalls	123*
✓ Security	Ability to secure

Building B

✓ Building Size	412,170 SF
✓ Office	2% or build-to-suit
✓ Clear Height	up to 40'
✓ Staging Bay	60' Staging Bay
✓ Bay Size	50' x 54'
✓ Shipping	63 Truck level doors*
✓ Trailer Parking Stalls	87*
✓ Car Parking Stalls	137*
✓ Security	Ability to secure

*Approximate Numbers



CONCEPTUAL PLAN

UPPER JAMES STREET

SURROUNDED BY A THRIVING BUSINESS COMMUNITY & NEARBY CONVENIENCES

Amenities within 10 KM Radius

168 Shopping places

7 Banks

117 Cafés and restaurants

11 Gas stations



BRIDGESTONE

inform

amazon

IRON MOUNTAIN

Atlantic

CANADA BREAD

Continental

MAPLE LEAF

NAVISTAR

ups

Purolator

ups

DHL

CARGOJET

HAMILTON INTERNATIONAL AIRPORT



PURE MOVEMENT

Start, Relocate, Expand

Located in the country's economic hub, Upper James Landing supports all forms of transportation - e-commerce, heavy/project cargo or commodities offering convenient connections via highway, rail, air, port and U.S. border distribution points.

Adjacent to Hamilton International Airport - Canada's largest overnight express cargo airport and a hub for e-commerce, Upper James Landing provides access to Canada's best domestic cargo freighter distribution network.



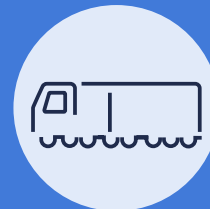
14% Increase since 2021¹

877 million kilograms in total cargo aircraft landed billable weight in 2022. This represented a steady 14% increase compared to the previous year and a notable 65% increase compared to pre-pandemic cargo activity levels.¹



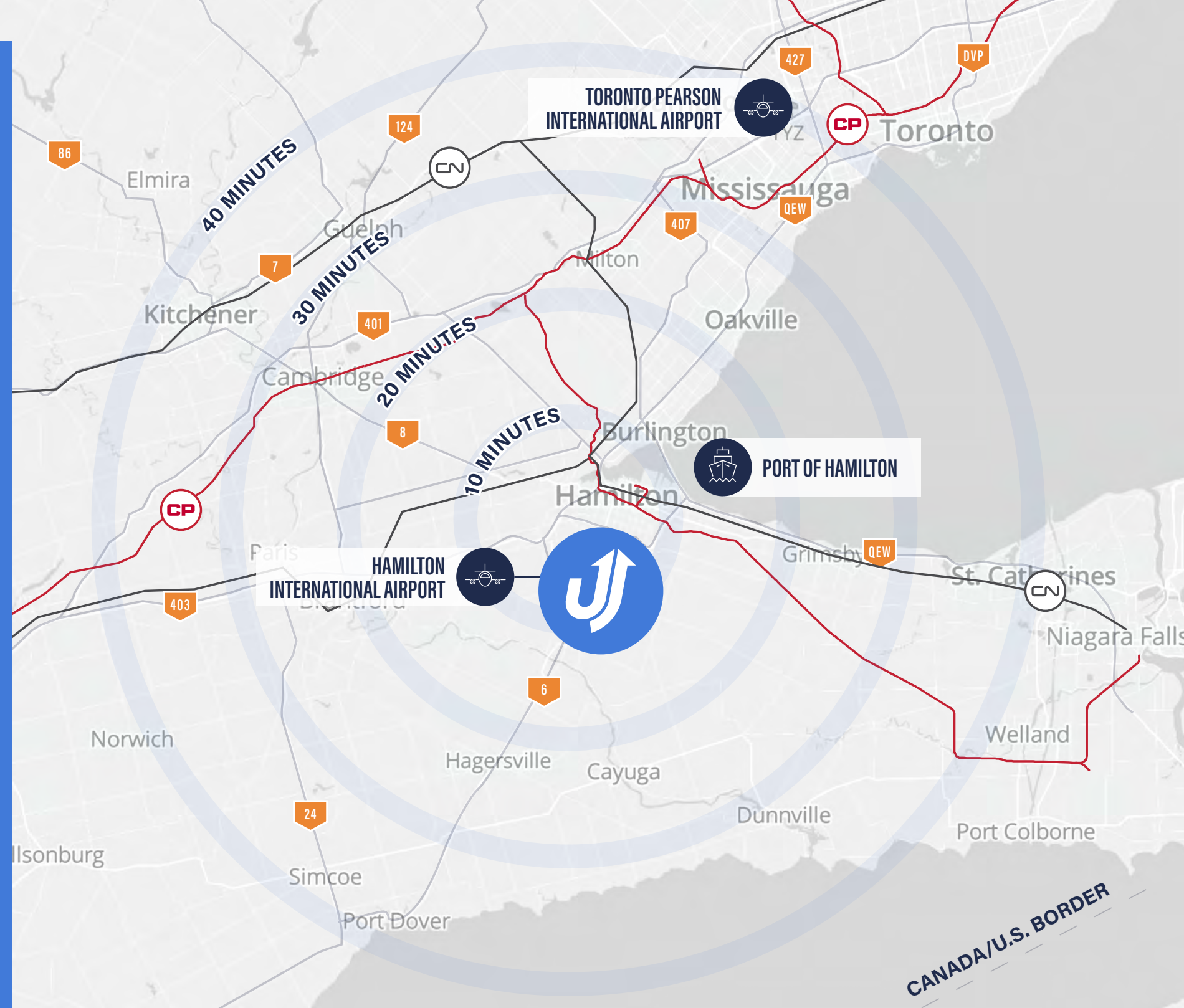
Cargo partners

Cargojet, DHL Express, UPS, Canada Post, Purolator and Amazon



150 million+

consumers of 1-day trucking catchment



DRIVE TIMES


23 minutes
 HWY 403
 Port of Hamilton

403/QEW
33 Minutes
 HWY 403/QEW
 to Oakville/Burlington

401/8
45 Minutes
 HWY 401/8 to Cambridge,
 Kitchener & Waterloo

6/401
45 Minutes
 HWY 6/401
 to Guelph

403/401
45 Minutes
 HWY 403/401
 to Woodstock


50 Minutes
 U.S. Border
 in Lewiston


50 Minutes
 Toronto Pearson
 International Airport

1. <https://flyhamilton.ca/2022-year-in-review/#:-:text=Passenger%20volumes%20rebounded%20at%20Hamilton,%25%20of%20pre%2Dpandemic%20volume.>

2. <https://bayobserver.ca/hamilton-airport-continues-to-grow-its-cargo-business/>

PURE WORKFORCE

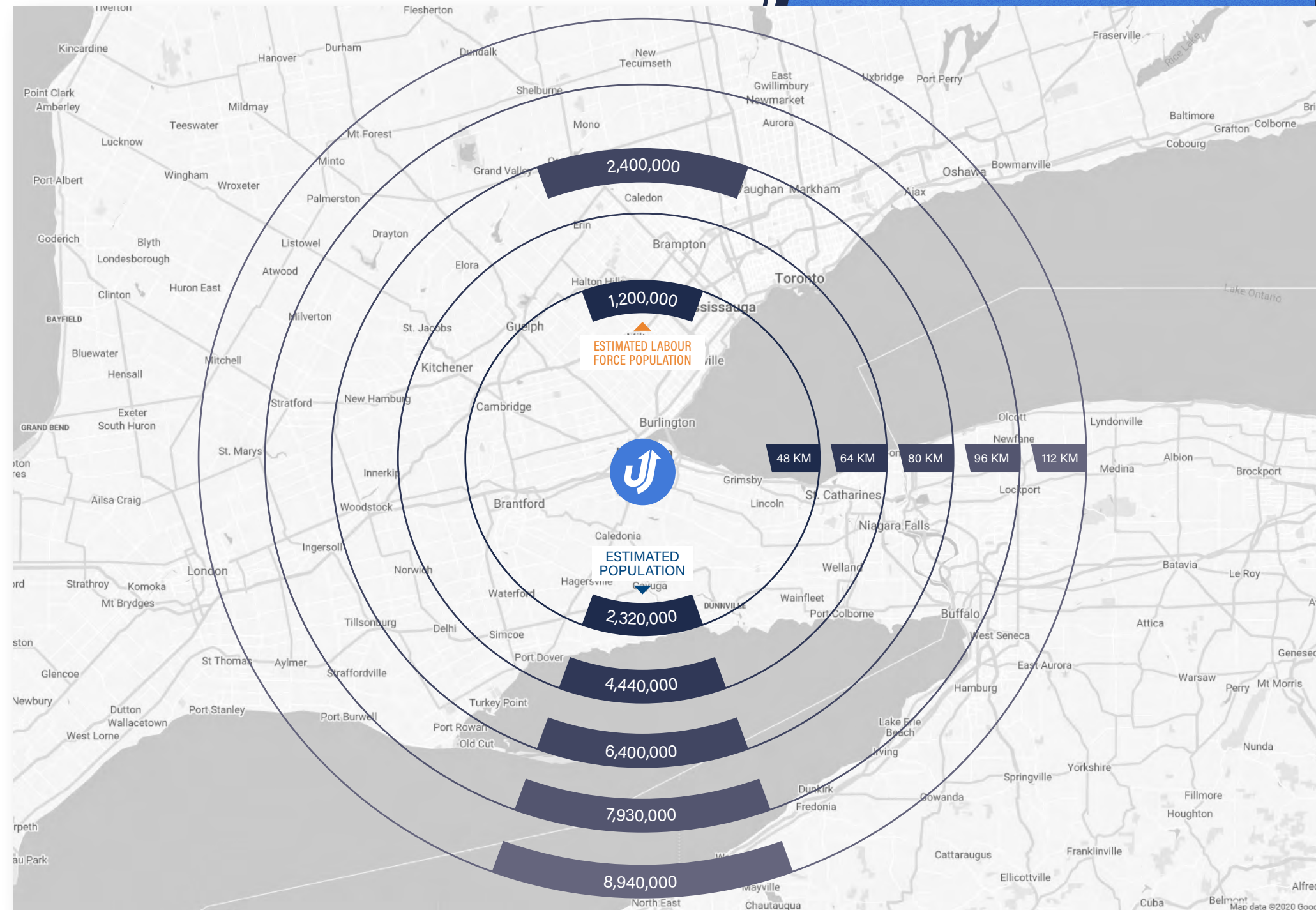
Hamilton is the 3rd Largest City in Ontario*

Hamilton is the **9th largest city** in Canada by population and ranked **3rd in Ontario** following Toronto and Ottawa. Hamilton has a skilled workforce of over **400,000 people** and greater than **2,000,000 people** within an hour drive. With top-tier universities and colleges, such as McMaster University and Mohawk College, Hamilton provides excellent recruitment opportunities.

 **POPULATION**
729,000*

 **FROM TORONTO, MISSISSAUGA, OAKVILLE & BURLINGTON**
40,000 Commuters*

 **MID-SIZED CITIES OF THE AMERICAS IN CONNECTIVITY**
Ranked Top 2*



* Source: civicplan.ca/wp-content/uploads/2018/02/Where_Hamilton_Works.pdf

PURE ACCESS

Canada's busiest economic hub

Hamilton offers an opportunity for businesses to grow, while still being close to North America's large customer and supply chain pools.

Hamilton's proximity to the U.S. border crossings and major international airports – provides businesses with ample opportunities for trade, transportation, and talent acquisition.



AFFORDABILITY

Hamilton provides a lower cost alternative to the GTA while providing superior access to labour and efficient connectivity to the GTA and U.S. border.



MAJOR TRADE HUB

Hamilton has two ports of entry and is a major trade hub for air, sea, rail, and surface cargo. In addition, Hamilton is in close proximity to major trade hubs and urban centres.



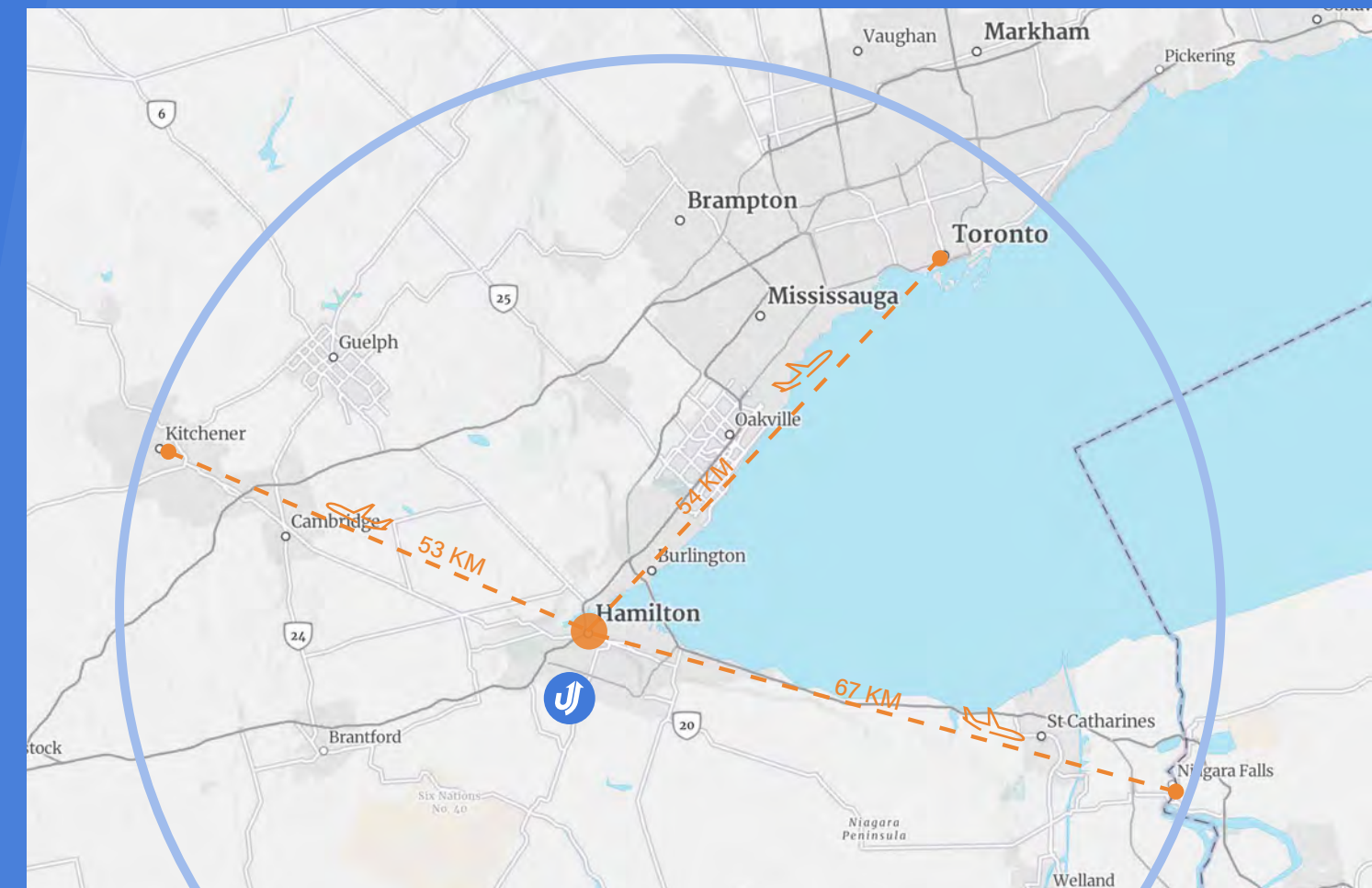
MULTI-MODAL

Home to Hamilton International Airport and Port of Hamilton, with rapid connectivity to major highway networks.

Sources: investinhamilton.ca/discover-hamilton/location/hamilton.ca/moving-hamilton/economic-development/location-advantage

Hamilton's Advantage

The Queen Elizabeth Way provides ready access to both the Greater Toronto Area and Highway 401. Highway 401 is the Canadian link to the NAFTA super highway connecting Ontario with the I-75 serving Michigan, Ohio, Kentucky, Tennessee, Georgia and Florida and the I-90 connections to the eastern seaboard. With the United States border only an hour's drive away, Upper James Landing is within half a day's drive of key major urban markets in the United States.



Hamilton is close to major business hubs, ports of entry, and Canada's busiest international airport. The Port of Hamilton is the busiest in all of the Canadian Great Lakes and the Hamilton International Airport is the busiest overnight express cargo airport in the country.

PURE DELIVERS

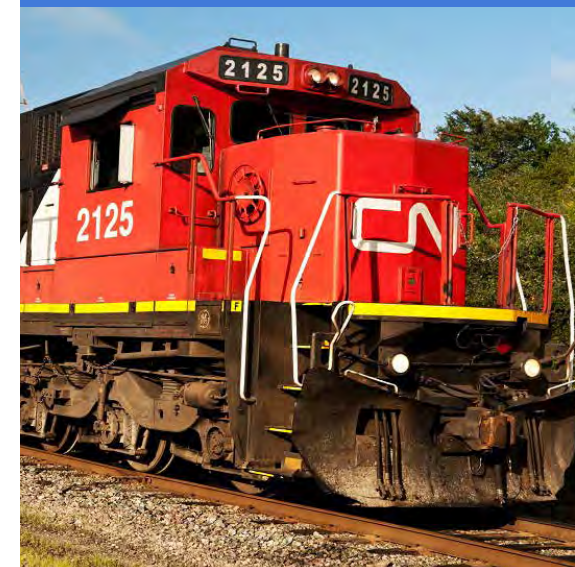
The Gateway for Goods Movement

Hamilton International Airport



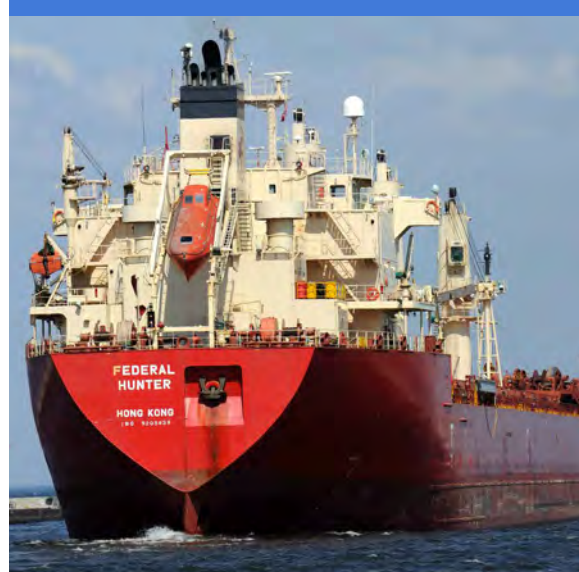
- Canada's largest overnight express cargo airport & hub for e-commerce
- 24/7 unrestricted operations
- 24 hour on-site Canada Customs
- 10,000 ft. & 6,000 ft. runways

Rail & Surface Transportation



- Two Class 1 railways: Canadian Pacific & Canadian National Railway
- Direct connections to 400-series highways
- Intermodal/transload facilities available
- Direct rail-to-port capabilities
- Two major expressways run through Hamilton with connectivity to major HWY systems, 400 series, QEW & Highway 6

Hamilton Port Authority



- Busiest of all Canadian Great Lake Ports
- Available multi-modal options with direct rail access
- 26% of all Canadian Great Lakes-St. Lawrence Seaway cargo moves through Hamilton
- Key supply chains: Steel, Agri-Food, Manufacturing, Construction Material
- The Hamilton Oshawa Port Authority (HOPA) saw a 9% increase in cargo from 2020-2021

Hamilton Foreign Trade Zone (FTZ)



- One of Canada's leading multi-modal cities, Hamilton is a prime gateway for Canadian businesses looking to export their product
- Hamilton is the ideal location for business and international trade
- Businesses can expand their reach to international markets through a combination of tax and duty relief programs, tariff exemptions and exclusive concierge investment services by a dedicated group of sector experts

PURE LINK

Linking Hamilton to North America, South America and Europe

As an established cargo gateway, Hamilton International continues to improve and expand its cargo service and link international goods movement to its existing domestic network.



Key Strategic Advantages

Hamilton International Airport provides Air Cargo

1 Convenience

24-hour operations, no slot restrictions or ramp congestions, quick turnarounds, dual runway system (10,000 ft. and 6,000 ft.), on-site Canadian Border Service Agency operations.

2 Cost Effective

Lower aeronautical fees in comparison to YYZ and opportunity for incentives on new routes.

3 Location

50 minutes from downtown Toronto and several Canada/ U.S. border crossings, 90-minute catchment of 8.8 million, 24-hour catchment of over 150 million.

4 Transportation Network

Home to Canada's best domestic cargo freighter distribution network, direct access to major highways, 15 minutes from busiest port in the Great Lakes.

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the

needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

PUREINDUSTRIAL.CA



Rice Group is a vertically integrated retail, industrial, and infrastructure developer with a proven track record of executing on its project strategies.

RICEGROUP.CA



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Upper James Landing

BUSINESS PARK

MODERN MULTI-MODAL INDUSTRIAL BUSINESS PARK FOR LEASE

UPPERJAMESLANDING.COM

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