












For Sale

37 Lloyd Street
Hamilton, Ontario
1.69 Ac. | 11,905 SF



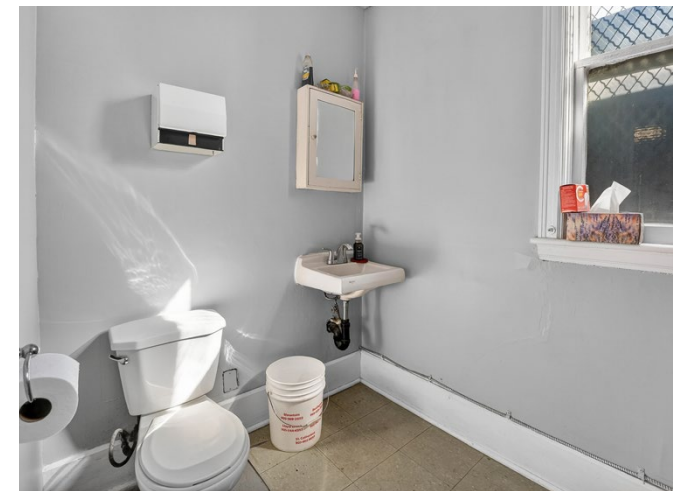
Property details

	Property address	37 Lloyd Street, Hamilton, Ontario
	Lot size	1.69 acres
	Building area	11,905 SF
	Industrial area	95%
	Office	5%
	Clear height	11 ft
	Drive-in doors	7
	Zoning	M6 - Light Industrial
	Asking price	\$3,273,875
	Taxes	\$18,096.49 (2025)
	Possession date	Immediate



Property highlights

- 11,905 SF of cumulative industrial space between 4 buildings situated on 1.69 Acres approximately
- 1.2 acres of useable excess land with M6 Zoning allowing for outdoor storage along with various other industrial uses
- Yard is fenced and gated
- Additional income generated from telecommunications tower located on site
- Close proximity to major highways and amenities
- Clean Phase I ESA (May 2026) available upon request



Site plan



Photos



Location overview

Located in Hamilton, Ontario, this property sits within Canada's Golden Horseshoe region, one of the most economically dynamic areas in North America. Hamilton is strategically positioned between Toronto and Niagara Falls, offering excellent connectivity to major markets and transportation networks.

Transportation and accessibility:

- Direct access to the Queen Elizabeth Way (QEW) and Highway 403
- Approximately 45 minutes to downtown Toronto
- Close proximity to Hamilton's GO Transit stations providing rail connections to the Greater Toronto Area
- Hamilton John C. Munro International Airport within the city
- Major shipping ports including the Port of Hamilton on Lake Ontario

Local amenities:

- Walking distance to Hamilton's downtown core
- Access to healthcare facilities including Hamilton Health Sciences
- Proximity to recreational areas and the Hamilton Harbour waterfront
- Close to shopping districts and restaurant corridors



Amenity map



Drive Times

56 Min

Downtown Toronto

45 Min

US Border

42 Min

Pearson Airport



For more information, contact:

Jamie McElroy*

Senior Sales Associate

+1 905 755 4652

jamie.mcelroy@jll.com