

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL CONDO UNITS FOR SALE

BBSREALTY.COM

FROM AS LOW AS
\$769,900

FROM
1,650-1,750 TO 6,600
SQUARE FEET



406 Pritchard Road, Hamilton, ON

Heritage Green Business Park, Phase II, a newly constructed Industrial Complex conveniently located near major roads and highways. M3 Zoning permits most industrial and office uses. Unit features 22' clear ceiling heights, drive in door, and rough-in for A/C. Up to 40% mezzanine area permitted. Base building condition ready for buildout, only a few units left. New build, Property taxes and Assessment not set. Units can be combined for larger spaces.

 **John Hryczynski**
Broker

Office: 905.529.5900 Ext. 240
Email: johnh@bbsrealty.com

 **Shawn Doiron**
Sales Representative

Office: 905.529.5900 Ext. 262
Email: doirons@bbsrealty.com

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

INDUSTRIAL CONDO UNITS FOR SALE

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PROPERTY DETAILS

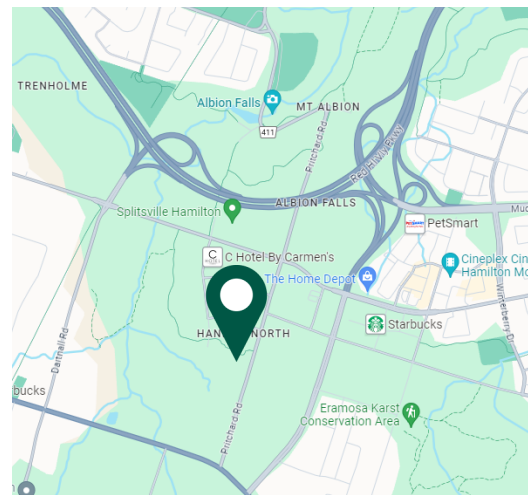
CLEAR HEIGHT	22'
DRIVE-IN DOOR*	(1) 9'10" x 11'
PARKING	Yes
POWER	120V
ZONING	M3



PROPERTY DETAILS

- Each unit includes (1) 9'10" x 11' drive-in door
- Units feature 22' ceiling heights and roughed-in air conditioning
- M3 zoning permits most industrial/office uses
- Quick access to Red Hill Valley Parkway with connections to the Linc, QEW, and Highway 403 making this an ideal shipping hub
- Nearby residential and commercial areas anchored by BestBuy & Home Depot

Unit	Price PSF	Square Footage
3	\$790,900	1,750 sq. ft.
4	\$790,900	1,750 sq. ft.
5	\$790,900	1,750 sq. ft.
8	\$790,900	1,750 sq. ft.
22	\$769,900	1,650 sq. ft.
23	\$769,900	1,650 sq. ft.
24	\$769,900	1,650 sq. ft.
25	\$769,900	1,650 sq. ft.
3-4	\$1,581,800	3,500 sq. ft.
3-5	\$2,372,700	5,250 sq. ft.
22-23	\$1,539,800	3,300 sq. ft.
22-24	\$2,309,700	4,950 sq. ft.
22-25	\$3,079,600	6,600 sq. ft.



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