

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL CONDOS FOR LEASE

BBSREALTY.COM

FROM  
**\$16.00-\$17.00**  
PER SQ. FT. NET

FROM  
**1,650-1,750 TO 3,500**  
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.

 **John Hryczynski**  
Broker

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### HAMILTON OFFICE

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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 LEASE

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. Units feature 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.

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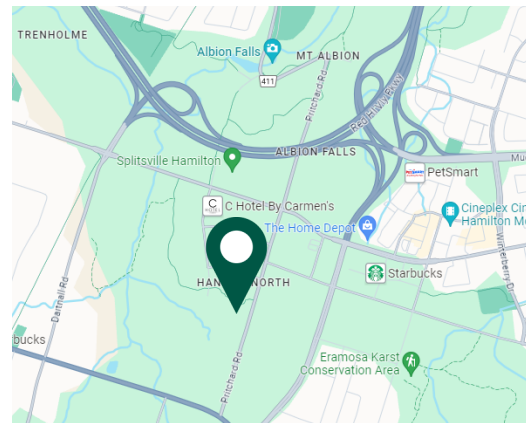


PROPERTY DETAILS	
TMI/CAM (2024)	\$6.50 PSF
CLEAR HEIGHT	22'
DRIVE-IN DOOR*	(1) 9'10" x 11'
PARKING	Yes
ZONING	M3



- | PROPERTY DETAILS   |  |
|--|--|
| <ul style="list-style-type: none"> <li>Each unit includes (1) 9'10" x 11' drive-in door</li> <li>Units feature 22' ceiling heights and roughed-in air conditioning</li> <li>M3 zoning permits most industrial/office uses</li> <li>Quick access to Red Hill Valley Parkway with connections to the Linc, QEW, and Highway 403 making this an ideal shipping hub</li> <li>Nearby residential and commercial areas anchored by BestBuy &amp; Home Depot</li> </ul> |  |

Unit	Price PSF	Square Footage
3	\$16.00	1,750 sq. ft.
4	\$16.00	1,750 sq. ft.
16	\$17.00	1,650 sq. ft.
17	Leased	1,650 sq. ft.
18	Leased	1,650 sq. ft.
19	Leased	1,650 sq. ft.
20	Leased	1,650 sq. ft.
1&2	Leased	3,500 sq. ft.



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