

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR SALE

BBSREALTY.COM

\$619,900
ASKING PRICE

\$12,749.01
TAXES (2025)

1,606
SQUARE FEET



406 Pritchard Road, Unit 8, Hamilton, ON

Heritage Green Business Park, Phase II, a newly constructed Industrial Condo Complex conveniently located in the Rymal Industrial Park district and near major roads and highways. M3 zoning permits most industrial/office uses. Unit features 22' - 6" clear ceiling heights, rear drive-in door, rough-in for A/C, up to 40% mezzanine area permitted. Base building condition ready for buildout, only one unit left. Immediate possession.

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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 PROPERTY FOR SALE

Heritage Green Business Park, Phase II, a newly constructed Industrial Condo Complex conveniently located in the Rymal Industrial Park district and near major roads and highways.



PROPERTY DETAILS

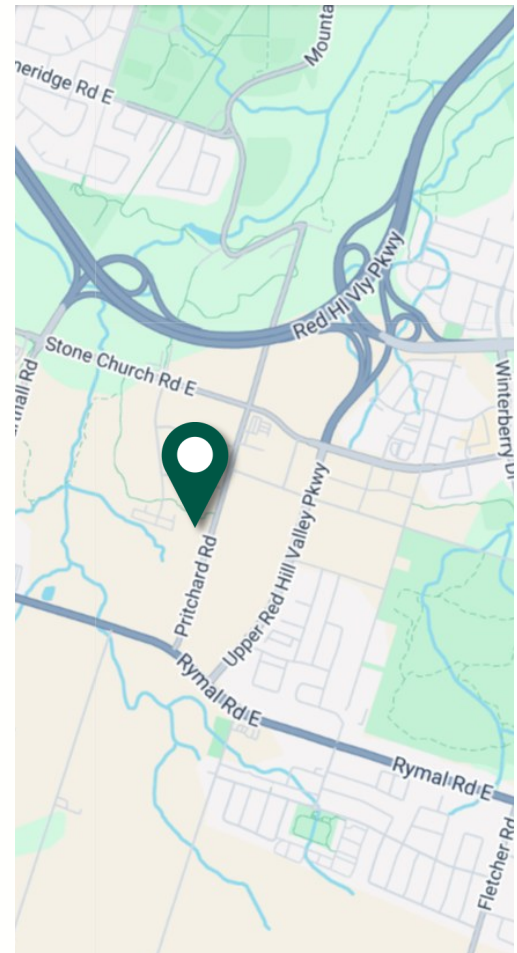
DOORS - GRADE LEVEL (1) 10'2 x 11'

LEVELS 1

POSSESSION Immediate

ZONING M3

- M3 zoning permits most industrial/office uses
- Unit features 22' - 6" clear ceiling heights, rear drive-in door, rough-in for A/C, up to 40% mezzanine area permitted
- Base building condition ready for buildout, only one unit left
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