

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$15.95 PSF
NET LEASE RATE

\$9.89 PSF
T.M.I. (2026)

1,750
SQUARE FEET

406 Pritchard Road, Unit 4, Hamilton, ON

Heritage Greene Business Park, Phase II, a newly constructed Industrial Condo Complex conveniently located near major roads and highways. M3 zoning permits most industrial/office uses. Unit features 22'-6" clear ceiling heights, rear drive-in rear door, rough in for A/C and up to 40% mezzanine buildout permitted. Last unit available for lease. Unit is in base building condition ready for buildout, immediate possession. Minimum 5-year lease term.

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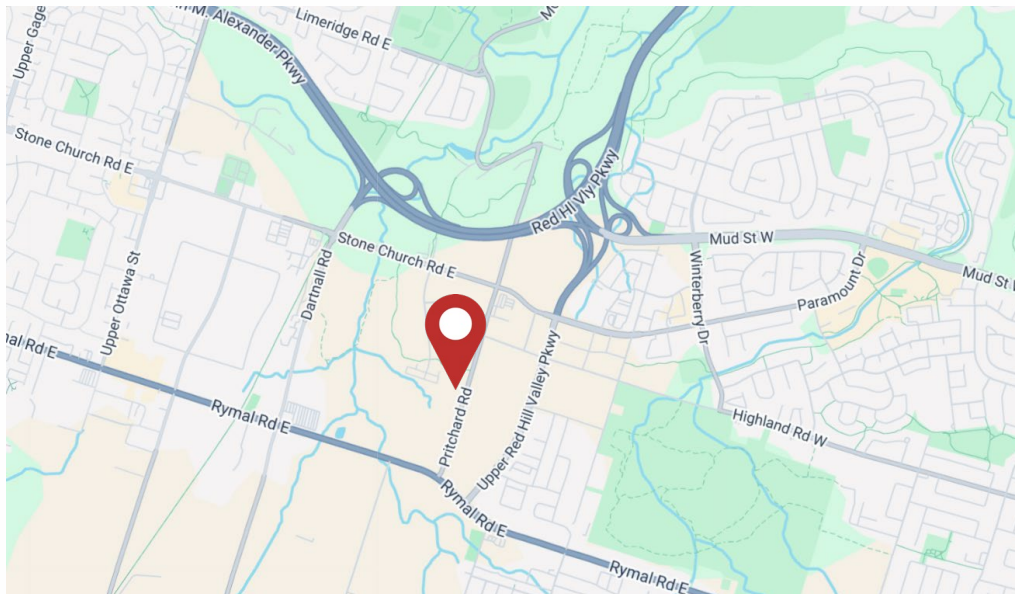
HAMILTON MAIN OFFICE

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 UNIT FOR LEASE

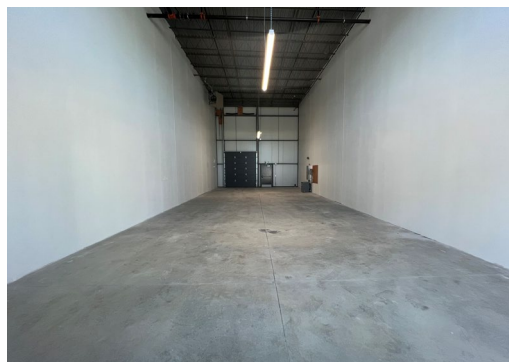
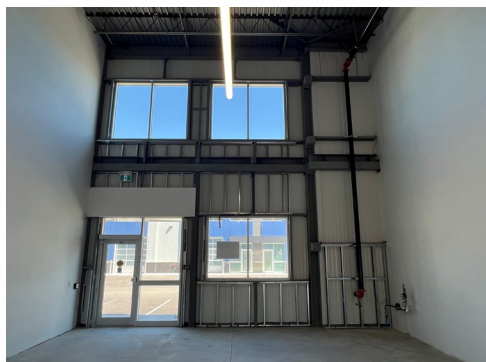
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DETAILS

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 rear door, rough in for A/C and up to 40% mezzanine buildout permitted
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