

# 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 finished condition, ready to move in, immediate possession. Minimum 5-year lease term.

### John Hryczynski Broker

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### John Macnamara Sales Representative Senior Vice President

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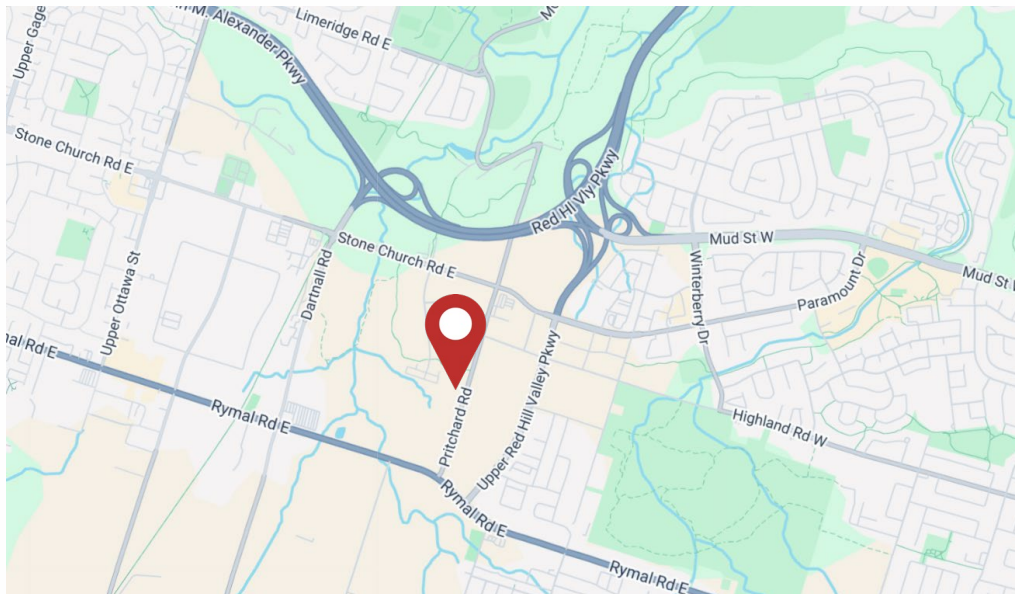
#### HAMILTON MAIN OFFICE

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

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# INDUSTRIAL UNIT FOR LEASE

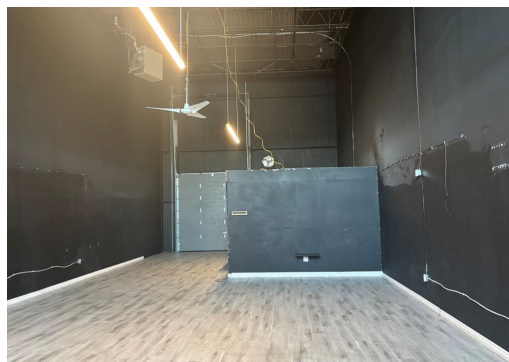
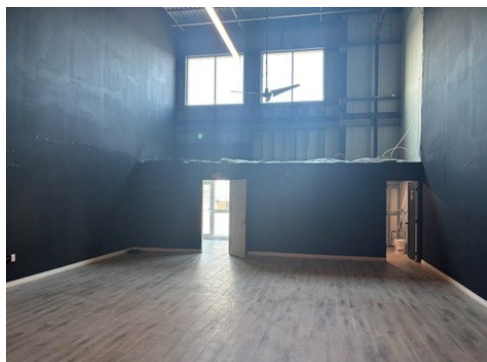
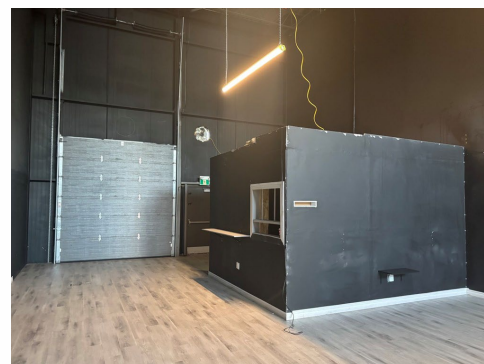
Heritage Greene Business Park, Phase II, a newly constructed Industrial Condo Complex conveniently located near major roads and highways.



## DETAILS

<b>DOORS - GRADE LEVEL</b>	(1) 10'2 x 11'
<b>LEVELS</b>	1
<b>POSSESSION</b>	immediate
<b>ZONING</b>	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
- Last unit available for lease
- Unit is in finished condition, ready to move in, immediate possession
- Minimum 5-year lease term



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