



**TEAM MURRAY  
& FALDOWSKI**

**24 Ditton Drive, Hamilton**

# State-of-the-art small bay industrial units **for sale**



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Accelerating success.

# Property Overview

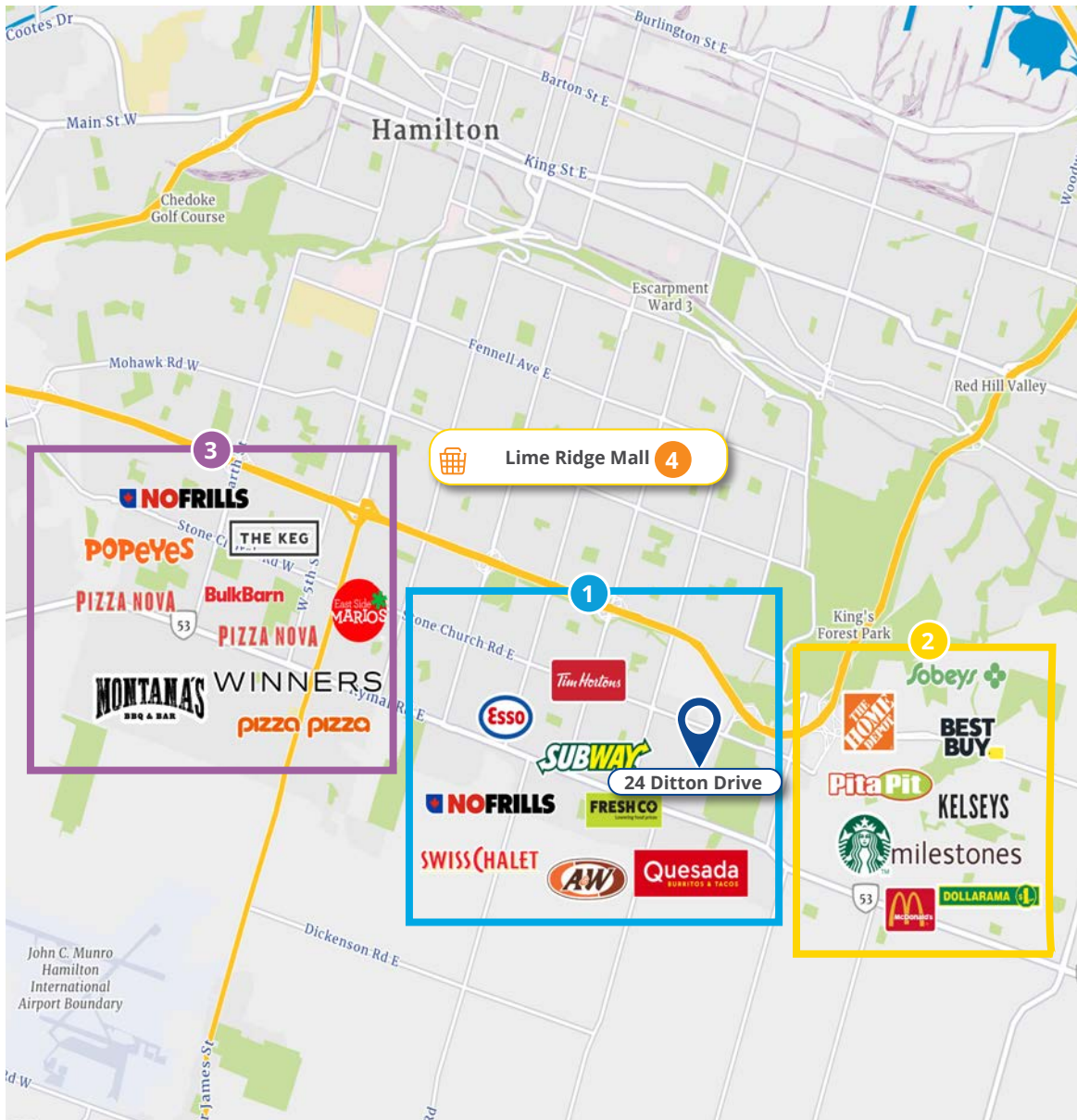
Industrial units for sale in a sought-after area of Hamilton. Close to many major amenities and minutes away from major highways.

<b>Address</b>	24 Ditton Drive, Hamilton
<b>Building Area</b>	Between 3,035 SF - 6,070 SF for sale
<b>Clear Height</b>	24'
<b>Zoning</b>	M3
<b>Shipping</b>	1 - 12x12 Drive-in loading door
<b>Taxes &amp; Condo Fees</b>	To be assessed

Unit	Size (SF)	Power	List Price
3	3,035	100 Amps/600 Volts	\$1,153,300
4	3,035	100 Amps/600 Volts	\$1,153,300
3 & 4	6,070	100 Amps/600 Volts	\$2,306,600
6	3,035	100 Amps/600 Volts	\$1,138,125
10	3,121	100 Amps/600 Volts	\$1,170,375



# Nearby Amenities



- 1** 1- 2 KM | 3-5 Minute Drive
 

Esso	No Frills	A & W
Tim Hortons	Swiss Chalet	Subway
- 2** 3 - 4 KM | 6-8 Minute Drive
 

Home Depot	Starbucks	McDonald's
Pita Pit	Kelsey's	Milestones
- 3** 11 - 14 KM | 10-13 Minute Drive
 

Popeyes	The Keg	Popeyes
Montana's	Winners	
- 4** 6.8KM | 9 Minute Drive
 

Lime Ridge Mall		
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[View full mall directory here.](#)







# Zoning M3

## Prestige Business Park

### Permitted Uses

- › Alcohol Production Facility
- › Artist Studio
- › Aquaponics
- › Building and Lumber Supply Establishment
- › Building or Contracting Supply Establishment
- › Cannabis Growing and Harvesting Facility
- › Commercial Motor Vehicle Sales, Rental and Service Establishment
- › Communications Establishment
- › Contractor's Establishment
- › Conference of Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Greenhouse
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Office
- › Private Power Generation Facility
- › Production Studio
- › Repair Service
- › Surveying, Engineering, Planning or Design Business
- › Private Power Generation Facility
- › Repair Service
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse

M3 Zoning Learn More ►



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\*Sales Representative \*\*Broker

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