



TEAM MURRAY  
& FALDOWSKI



**38 Bigwin Road, Unit B6, Hamilton**

1,600 SF Office and Industrial Space  
with Easy Highway Access  
For Sale



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# Property Overview

## Key Highlights

- Modern office space with a spacious industrial area
- Quick access to the Red Hill Parkway and Alexander Parkway
- Bonus mezzanine space not included in square footage

**Address** 38 Bigwin Road, Unit B6

**Location** Hamilton

**Office** 40%

**Warehouse** 60%

**Total Area** 1,600 SF

**Zoning** M3

**Condo Fee** \$523.07

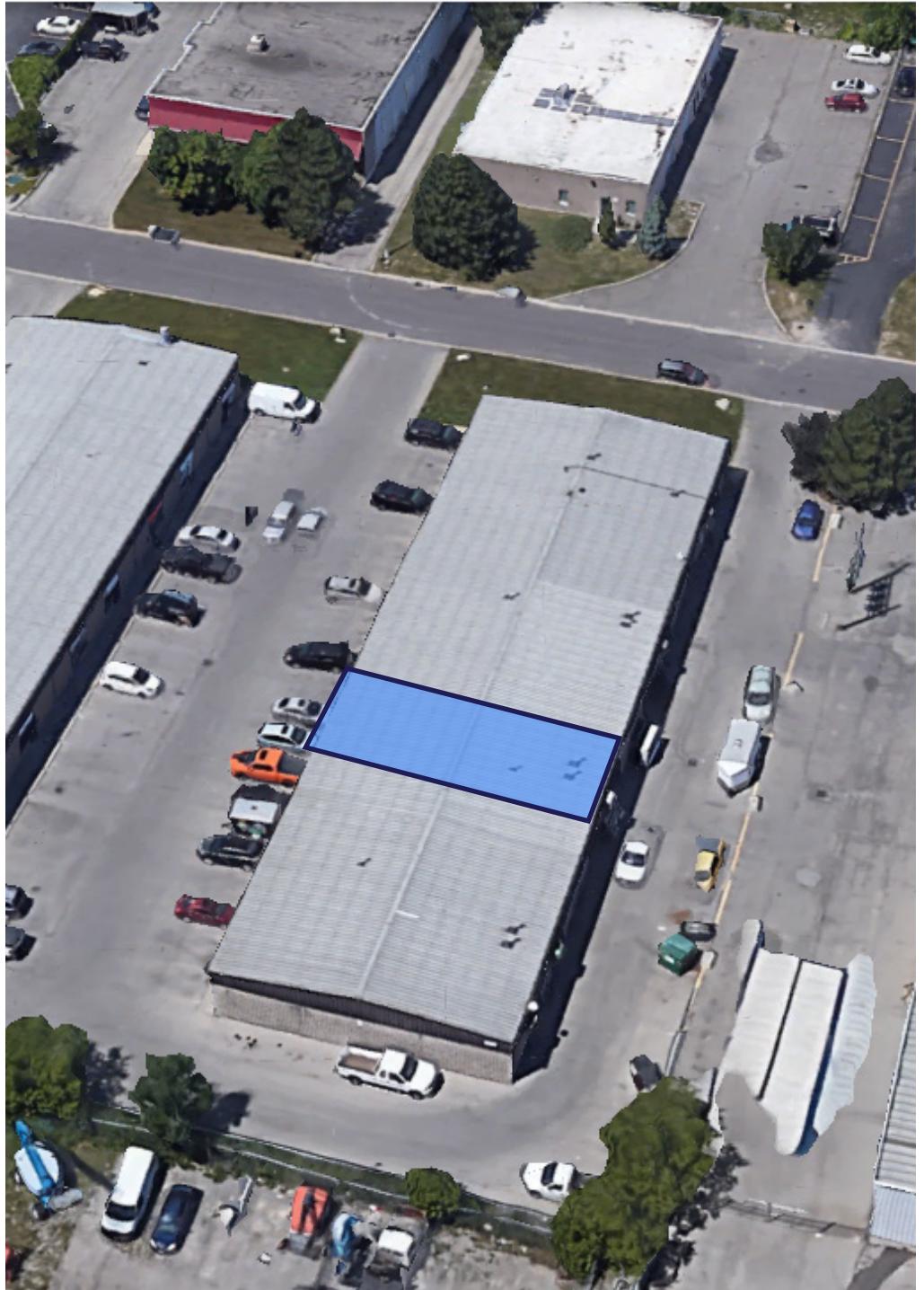
**Shipping Doors** 1 Drive-In

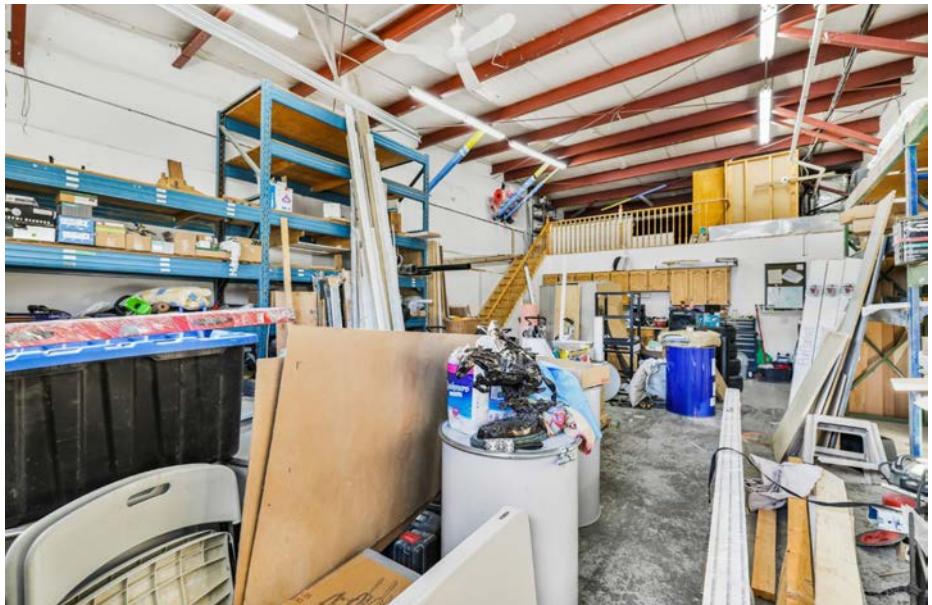
**Clear Height** 14'-16'

**Power** 100 Amps/600 Volts

**Sale Price:**  
**\$525,000**

**Taxes (2024):**  
**\$5,734.44**







# Floor Plan

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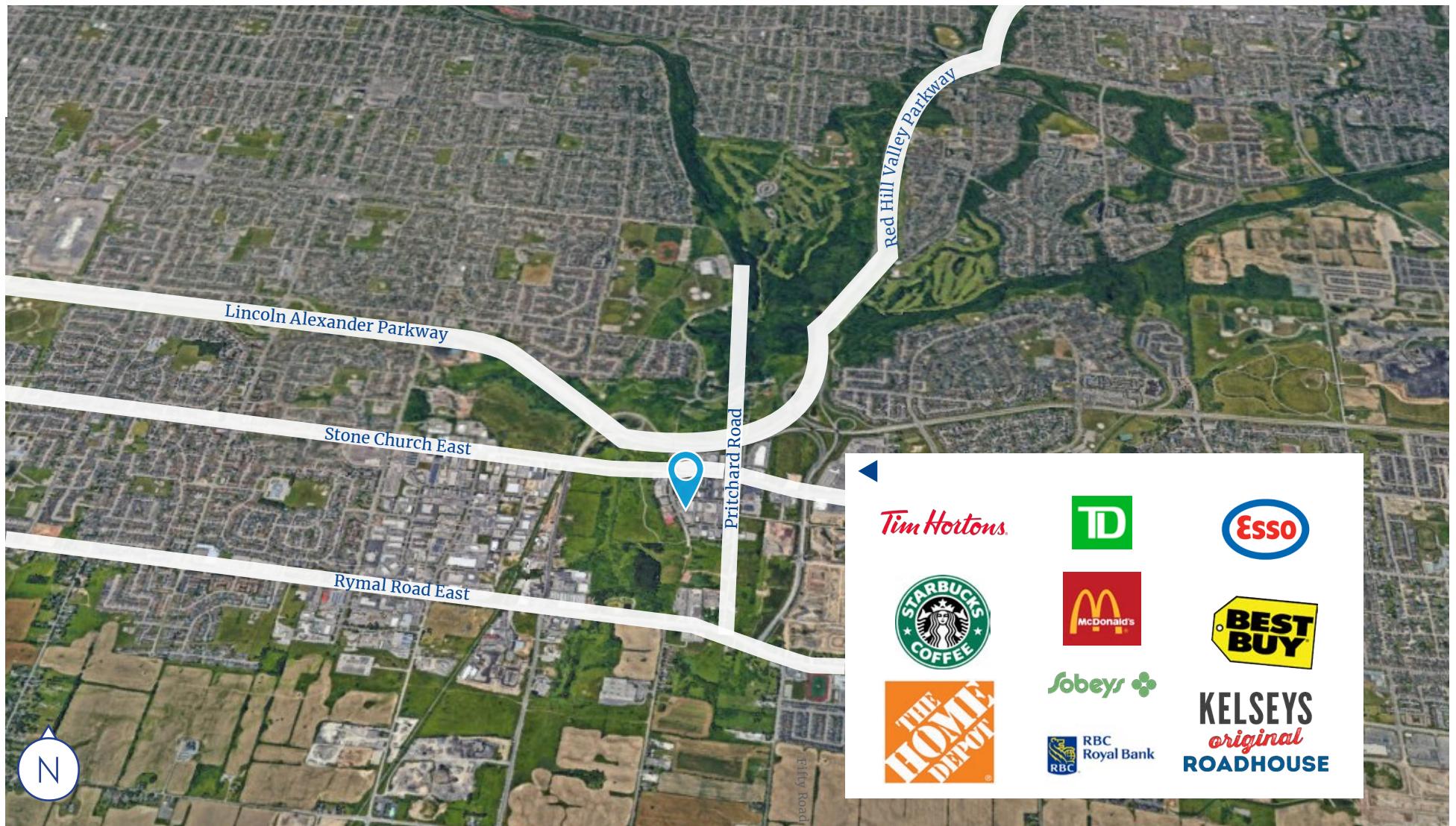
# Location & Nearby Amenities



Toronto  
65 minute drive

US Border  
60 minute drive

Niagara  
55 minute drive



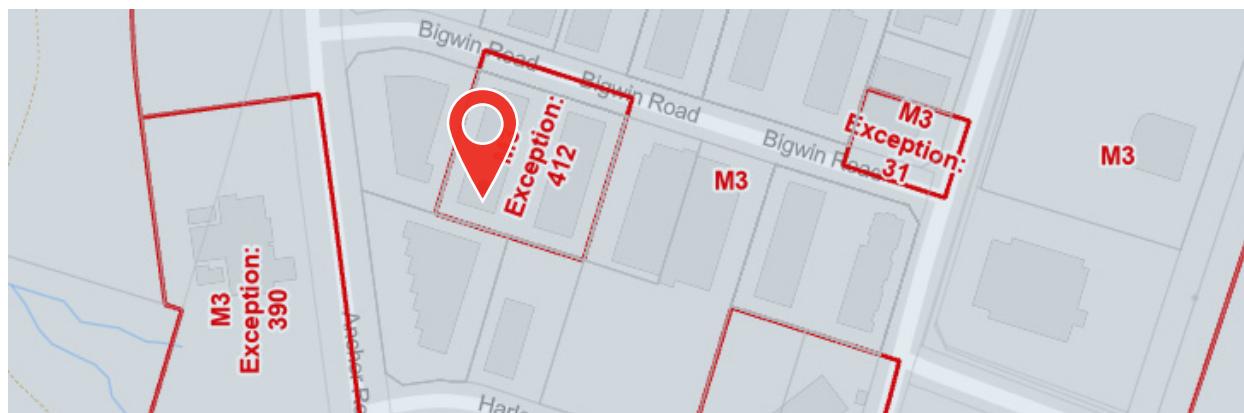
# M3 Zoning

## Permitted Uses

### Prestige Business Park

- › Alcohol Production Facility
- › Aquaponics
- › Artist Studio
- › 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
- › Conference or Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Equipment and Machinery Sales, Rental and Service Establishment Labour Association Hall
- › Greenhouse
- › Hotel

- › 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
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse



Learn More





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