



**TEAM MURRAY
& FALDOWSKI**



38 Bigwin Road, Unit B6, Hamilton

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



Kennedy Banks*

Senior Sales Representative
+1 289 266 1002
kennedy.banks@colliers.com



Bryan Faldowski*, CNE

Executive Vice President
+1 289 266 1009
bryan.faldowski@colliers.com

Colliers International

Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
P: + 416 777 2200



Accelerating success.

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

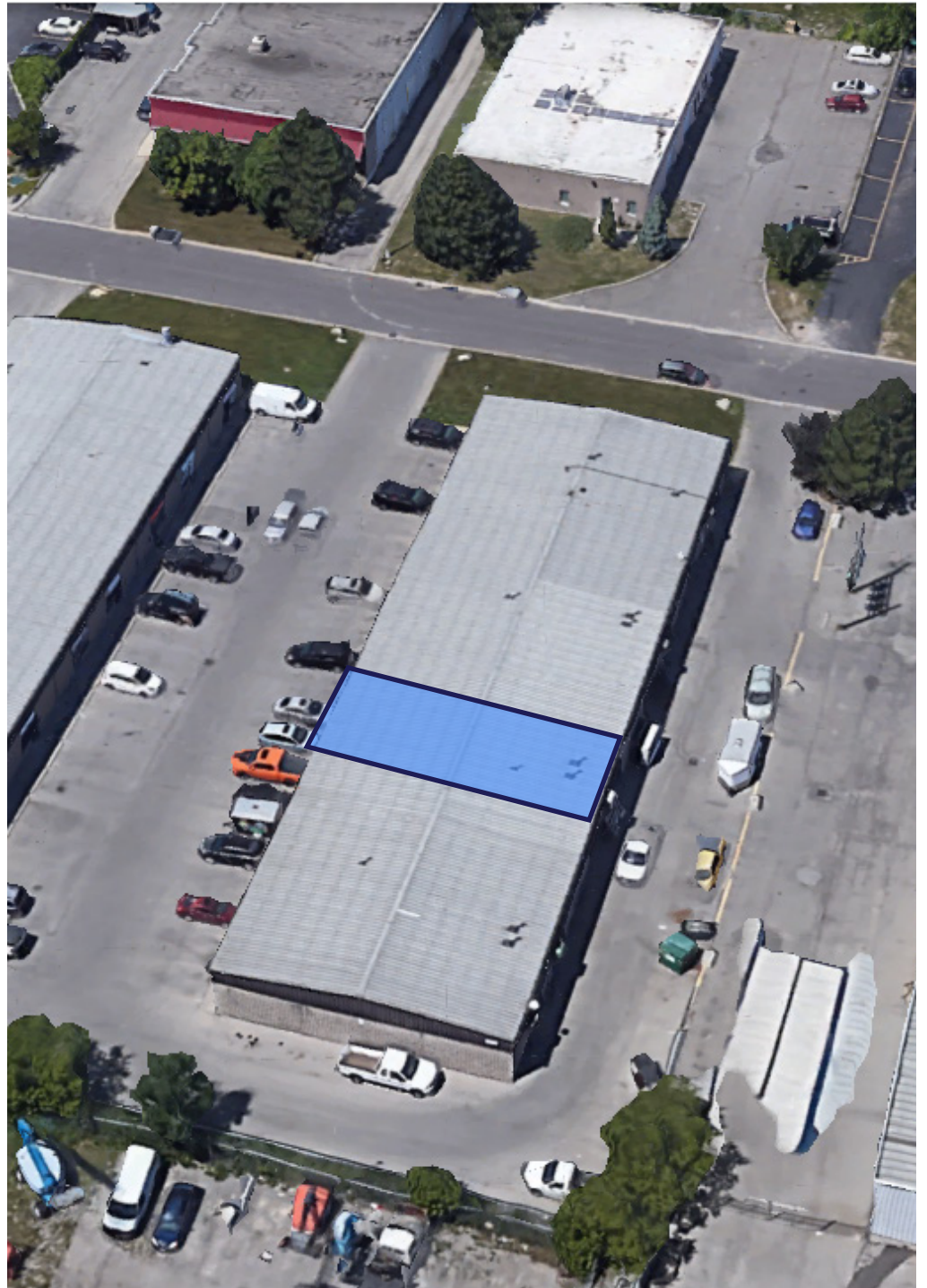
Shipping Doors 1 Drive-In

Clear Height 14'-16'

Power 100 Amps/600 Volts

Sale Price:
\$525,000

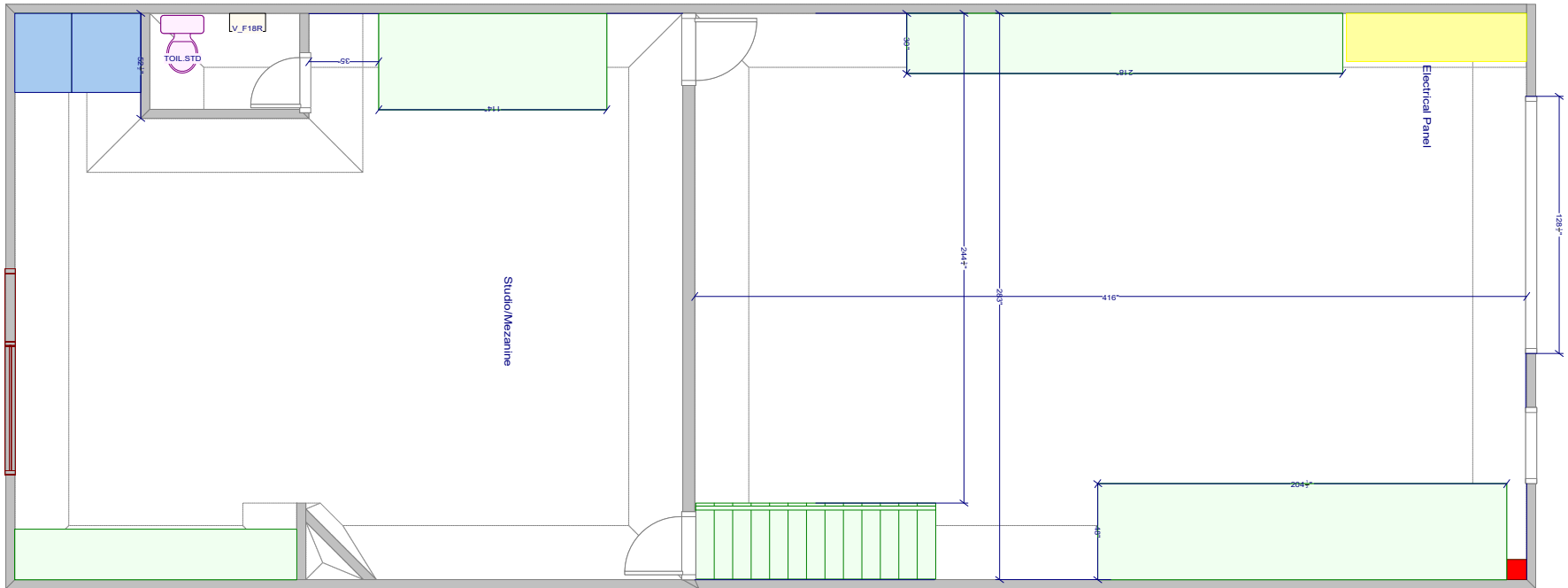
Taxes (2024):
\$5,734.44







Floor Plan



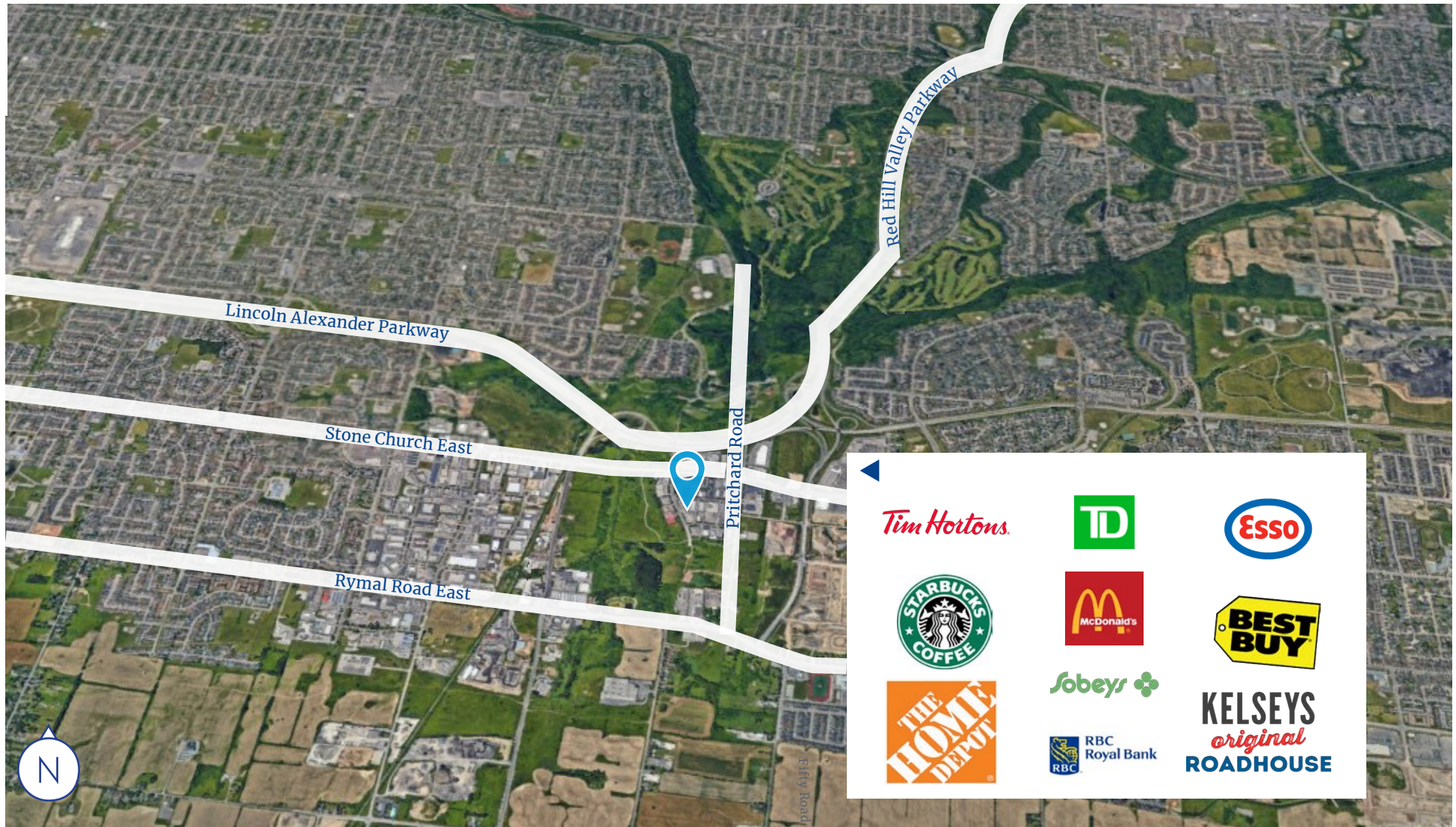
Location & Nearby Amenities



Toronto
65 minute drive

US Border
60 minute drive

Niagara
55 minute drive

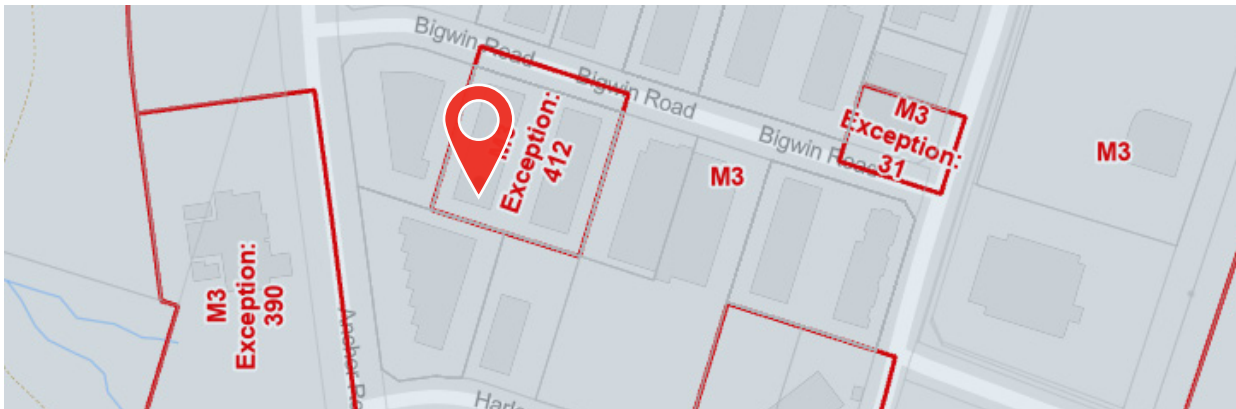


M3 Zoning

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](#)





**TEAM MURRAY
& FALDOWSKI**

38 Bigwin Road, Unit B6, Hamilton

Kennedy Banks

Senior Sales Representative
+1 289 266 1002
kennedy.banks@colliers.com

Bryan Faldowski*, CNE

Executive Vice President
+1 289 266 1009
bryan.faldowski@colliers.com

*Sales Representative **Broker

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.



collierscanada.com

Accelerating success.