

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

\$14.95psf
NET LEASE RATE

\$5.00psf
T.M.I. (2024)

26,399
SQUARE FEET



Artist's Rendering

610 Tradewind Drive, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$14.95 PSF
T.M.I./C.A.M. (2024)	\$5.00 PSF
TOTAL AREA	26,399 SF
A/C	YES
CLEAR HEIGHT	23.5'
PARKING	SURFACE
TRUCK LEVEL	5
GRADE LEVEL	5
ZONING	M2

New build starting in Fall of 2024. Currently building. Can be leased as 26,399 sf or units of 6145.13 sf, 6193.63 sf or 14,061 sf. Located at Tradewind Drive and Cormorant Road. Access to Highway 403 with connections to Brantford, Toronto, and Niagara Region.

Gary D. Stapleton
Broker

Office: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com

HAMILTON 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.

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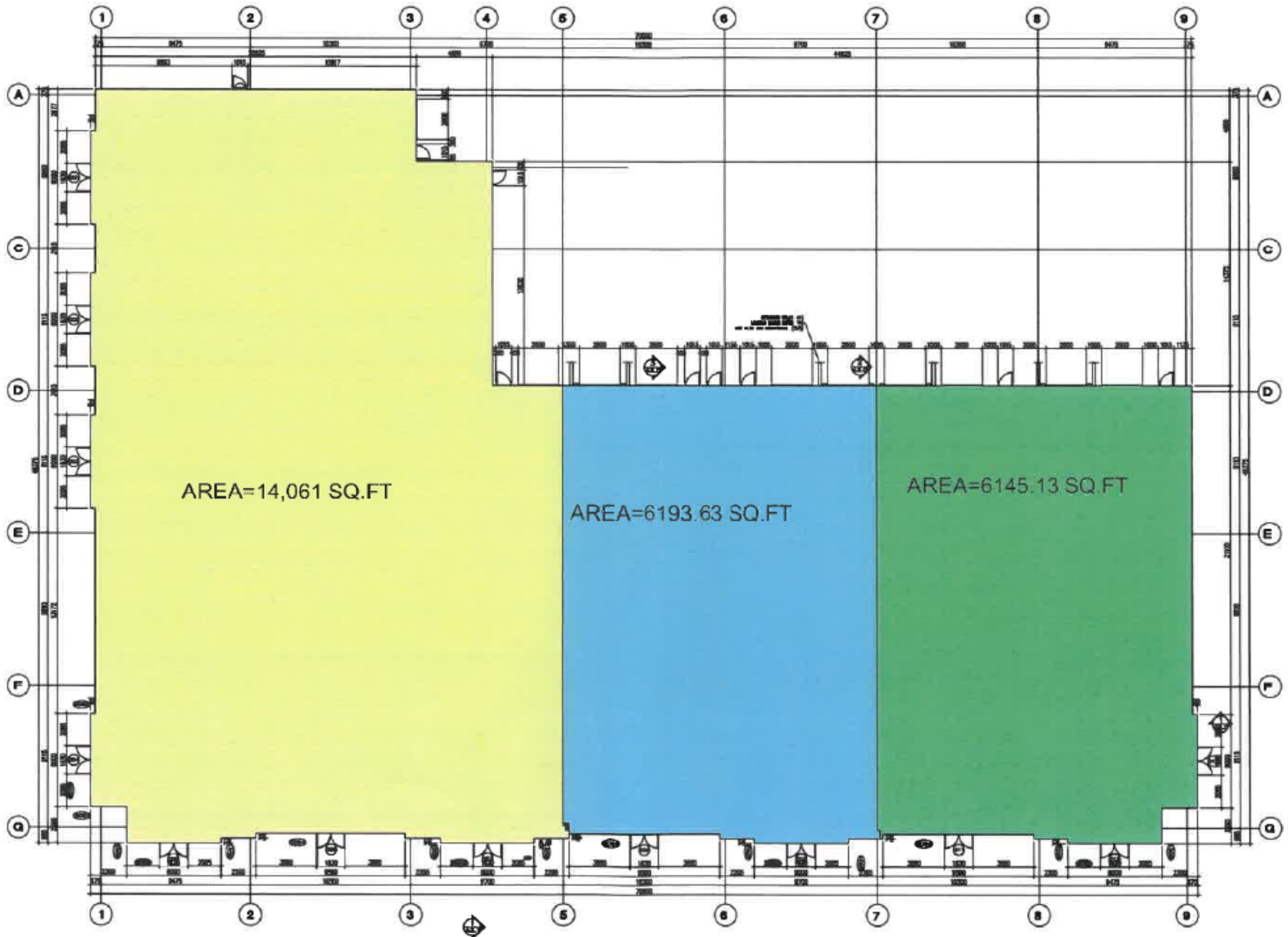
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FLOOR PLAN



GROUND FLOOR PLAN

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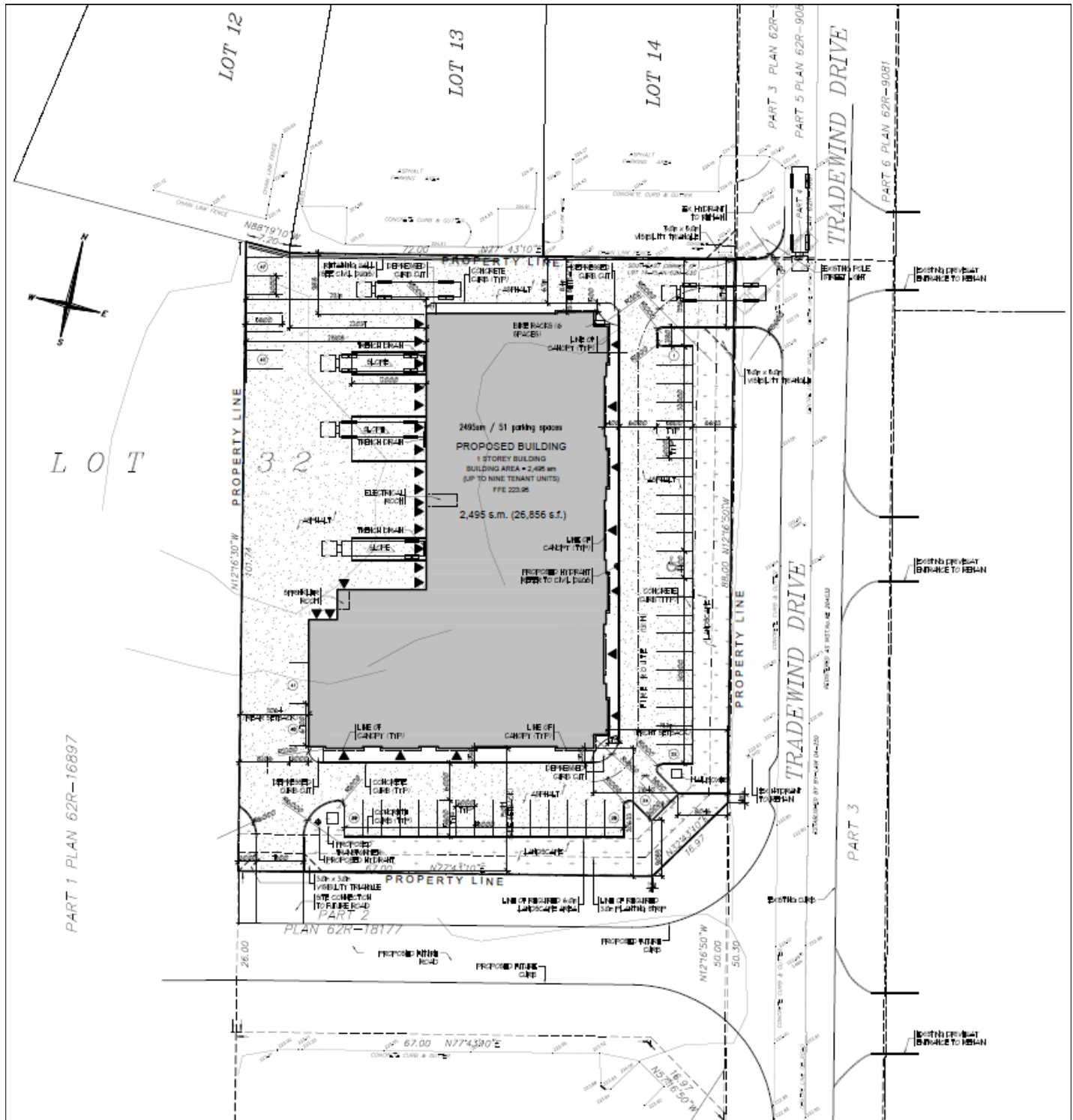
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SITE PLAN



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