

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95psf
NET LEASE

\$4.28psf
T.M.I. (2024)

2,400
SQUARE FEET



1310 Osprey Drive, Ancaster, ON

Industrial unit for lease in the Ancaster Business Park. Well finished office space with warehouse attached. One 10' x 10' drive-in door. Easy access to Highway 403 and minutes to commercial amenities. Steps to HSR public transit with connections to Hamilton Mountain via Garner Road.

PROPERTY DETAILS

ASKING RENT	\$13.95 PSF
T.M.I. (2024)	\$4.28 PSF
SIZE	2,400 SF
OFFICE AREA	1,600 SF
CLEAR HEIGHT	14'
DRIVE-IN DOOR	(1) 10' x 10'
PARKING	6 Spaces
POWER	575V; 60A
ZONING	M2 Exp. 678

Drew Blair
Broker of Record

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HAMILTON OFFICE

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