



1430 CORMORANT ROAD

ANCASTER, ONTARIO

Andrew Patrick Blair
Broker of Record
Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Gary D. Stapleton
Broker
Office: 905.529.5900 Ext. 227
Email: stapleton@bbsrealty.com

Alexandra Blair
Sales Representative
Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com



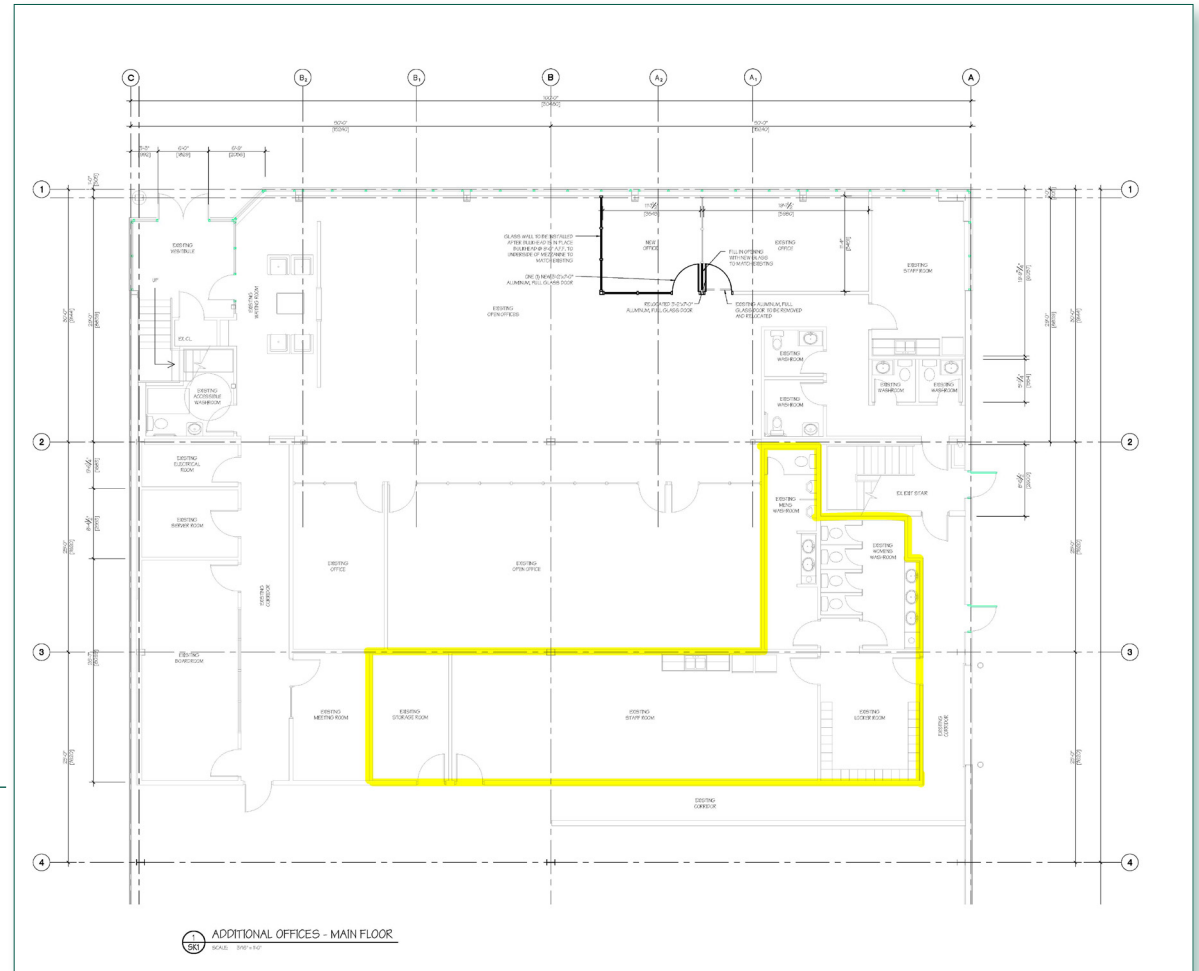
PROPERTY DETAILS

Building Size	89,300 sf
Warehouse Space	85,000 sf
Net Lease Rate	\$15.95 psf net
T.M.I. (2023)	\$4.25 psf (estimate for utilities included in T.M.I.)
Clear Height	23' - 29'6"
Cross Street	Tradewind Drive
Lot Frontage	569.13'
Parking	50 Spaces
Power	600V; 400A
Truck Level Doors	(9) 10' x 8'
Drive-In Doors	(1) 14' x 16'
Grade Level Doors	(2) 12' x 12'
Washrooms	5
Zoning	M2 Exp. 678

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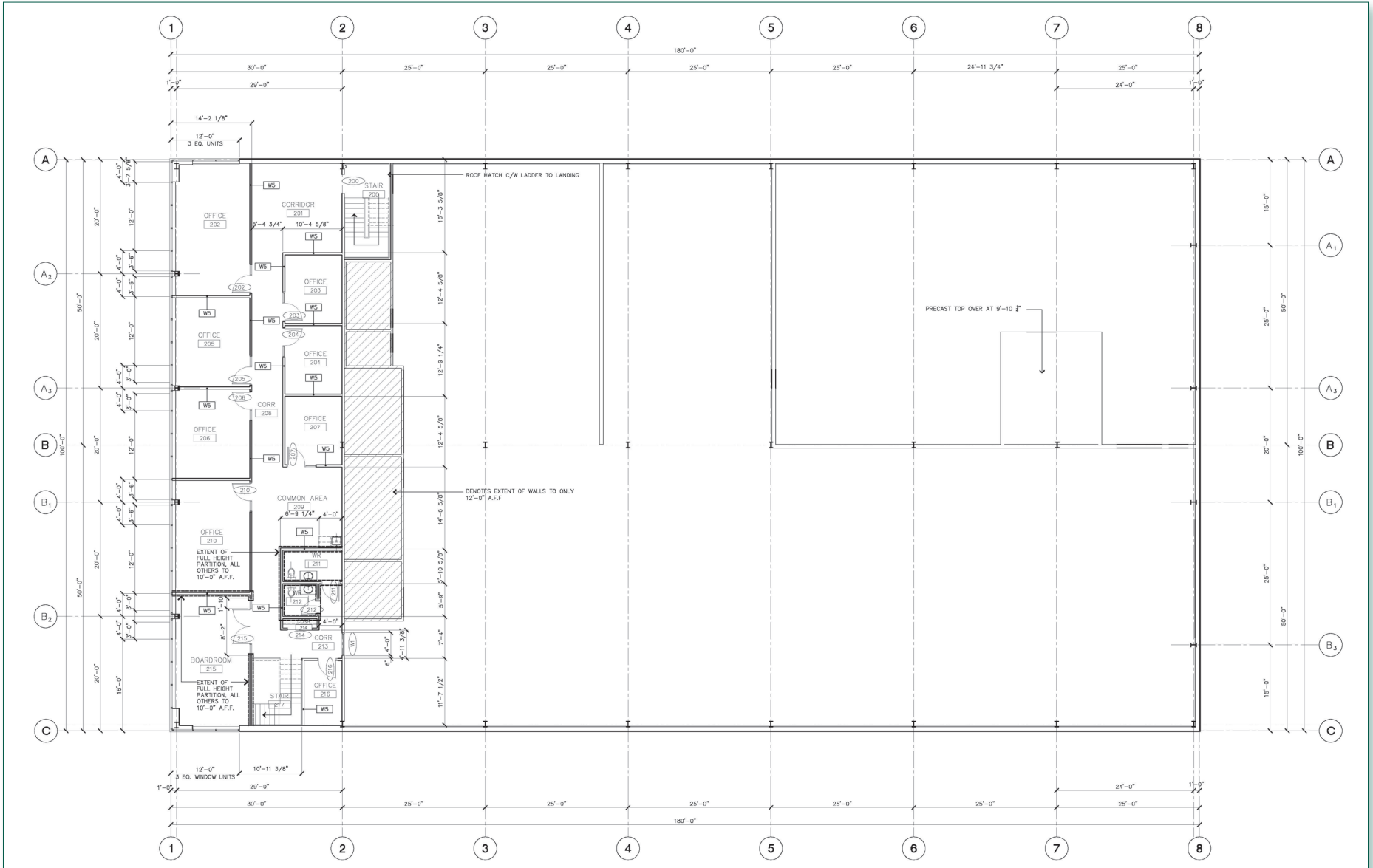
PROPERTY INFORMATION

- ▶ Large industrial warehouse unit for lease in the Ancaster Business Park
- ▶ Well finished office space with warehouse attached
- ▶ Lunch room and changeroom off of warehouse
- ▶ Yellow highlighted office space on first floor is included
- ▶ Warehouse fully racked and fully fenced yard
- ▶ Excellent clear height ranging from 23' to 29'6"
- ▶ Easy access to Highway 403 and minutes to commercial amenities
- ▶ Steps to HSR public transit with connections to Hamilton Mountain via Garner Road
- ▶ TMI includes an estimate for utilities
- ▶ [Click here to view a 360° virtual tour](#) and [click here to see a fly-by](#)



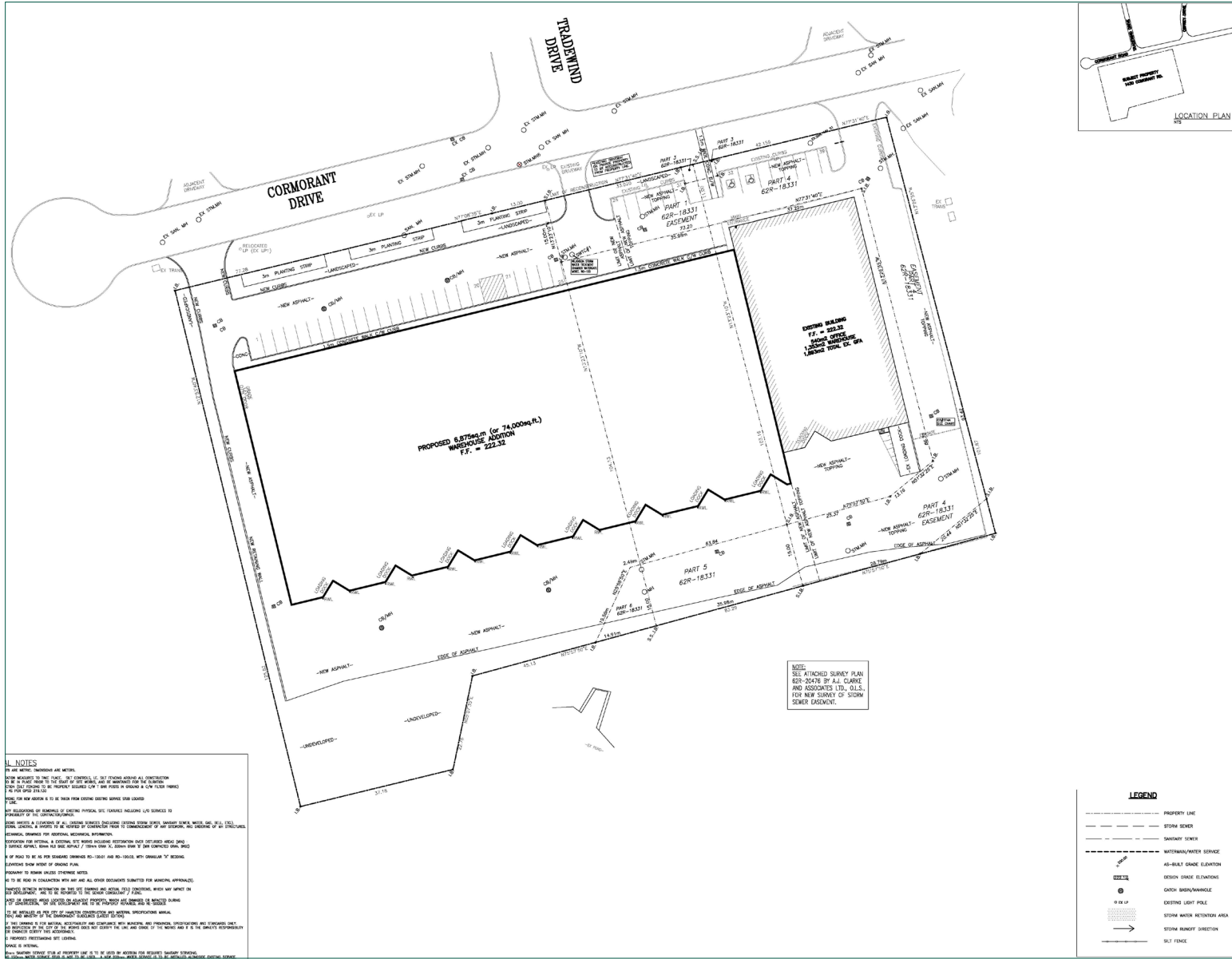
1st Floor Office Plan

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2nd Floor Office Plan

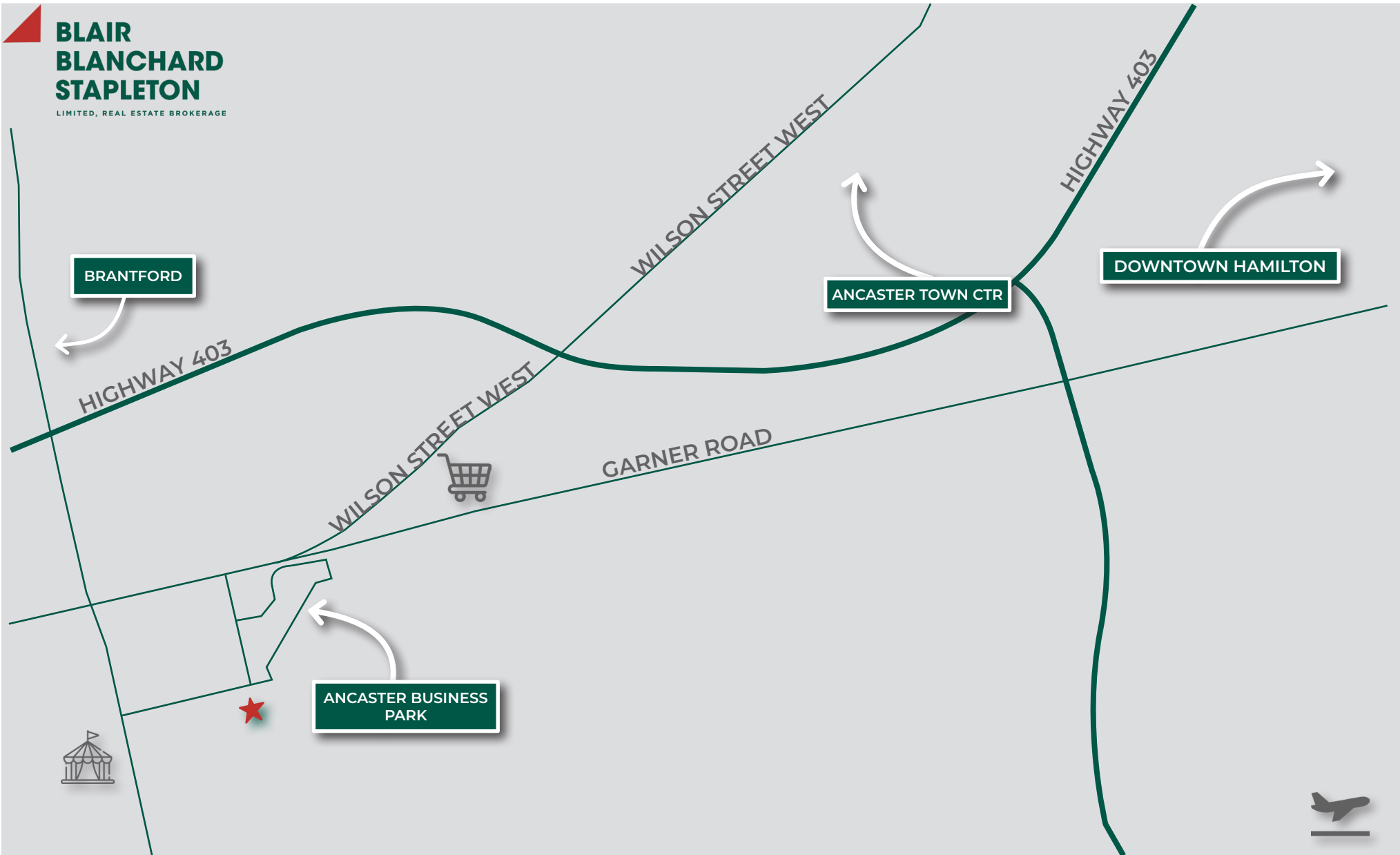
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**BLAIR
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STAPLETON**

LIMITED, REAL ESTATE BROKERAGE



 **1430 Cormorant Road, Ancaster, ON**

 **13.5 km** to John C Munro International Airport



1.2 km to Ancaster Fairgrounds



1.7 km to Major Commercial Centre (*Walmart, Canadian Tire, RONA, Longos, Starbucks, GoodLife, & more*)

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 herein contained is subject to change without notice.



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