

# FREESTANDING INDUSTRIAL



# 1430 CORMORANT ROAD

**ANCASTER, ONTARIO**

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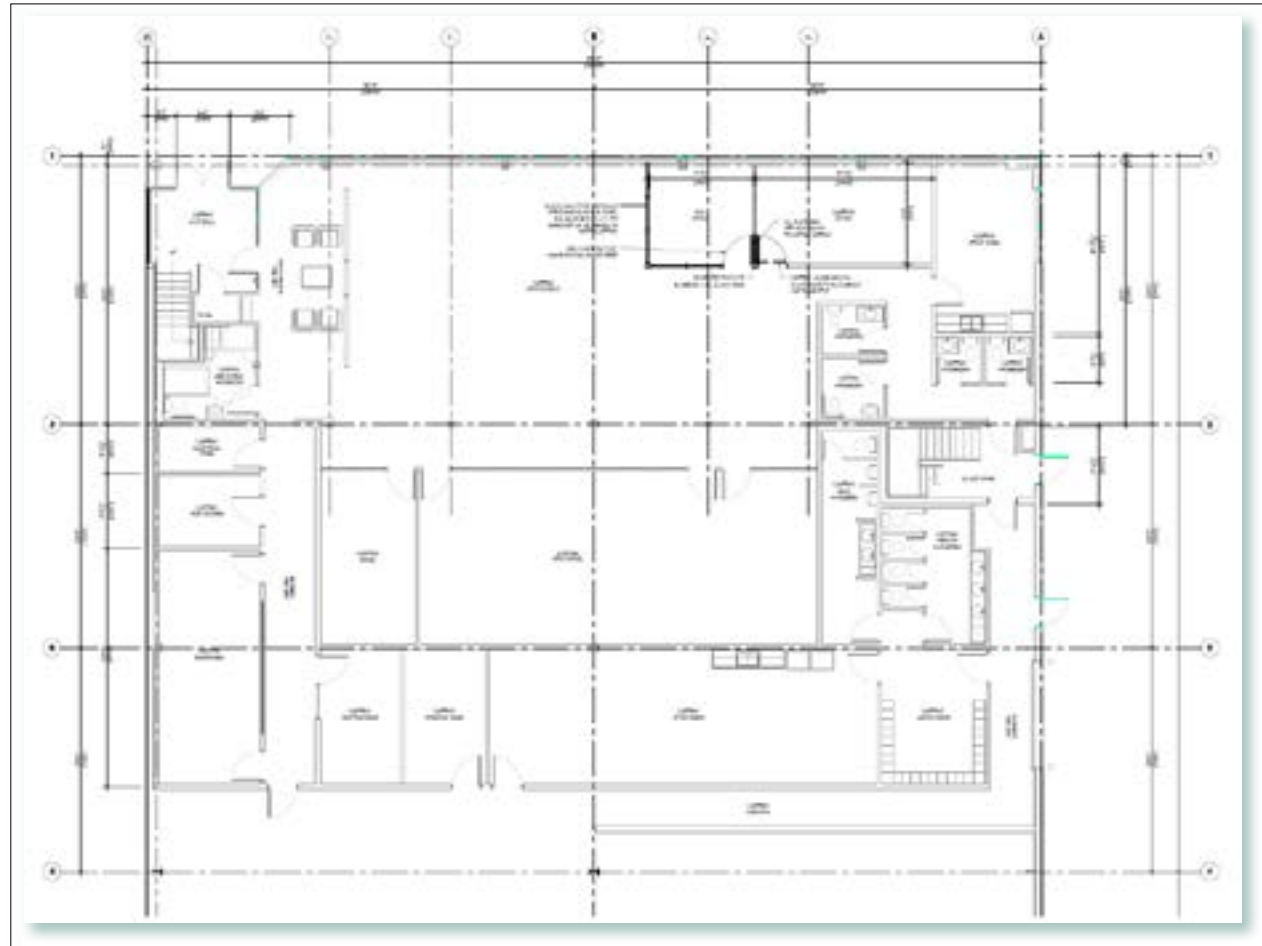
## PROPERTY DETAILS

Net Lease Rate	\$15.95 psf net
T.M.I. (2024)	\$4.25 psf
Building Size	94,176 sf
Office Space	9,773 sf
Warehouse Space	84,403 sf
Clear Height	23' - 29'6"
Cross Street	Tradewind Drive
Lot Frontage	569.13'
Parking	50 Spaces
Power	3 Phase; 600V; 400A
Sprinklers	Full
Truck Level Doors	(9) 10' x 8'
Drive-In Doors	(1) 16' x 14'
Grade Level Doors	(2) 12' x 12'
Washrooms	10
Zoning	M2 Exception 678

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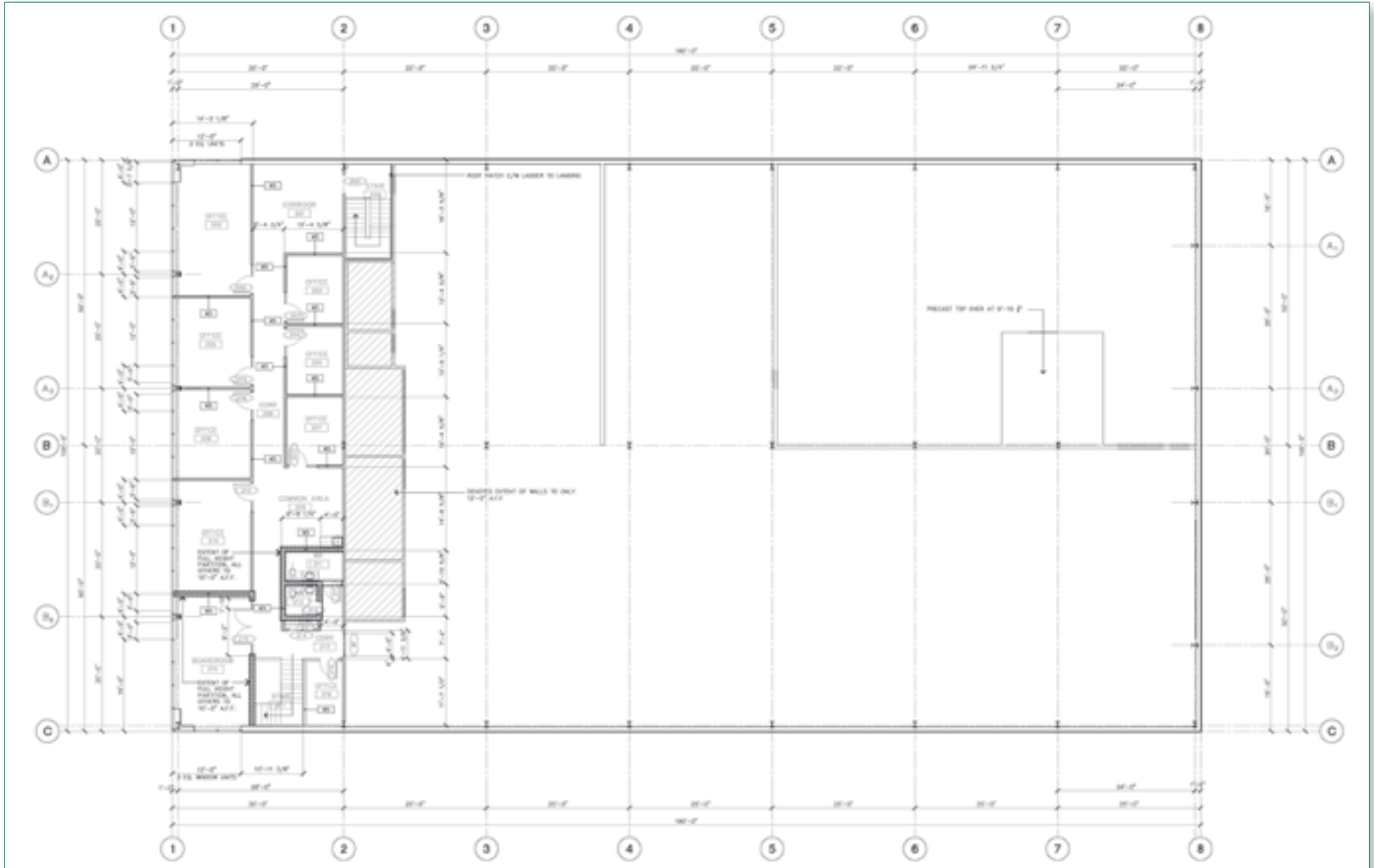
### PROPERTY INFORMATION

- ▶ 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
- ▶ 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
- ▶ [Click here to view a drone view of property](#)
- ▶ [Click here to view a fly-by of the front of the building](#)



*1st Floor Office Plan*

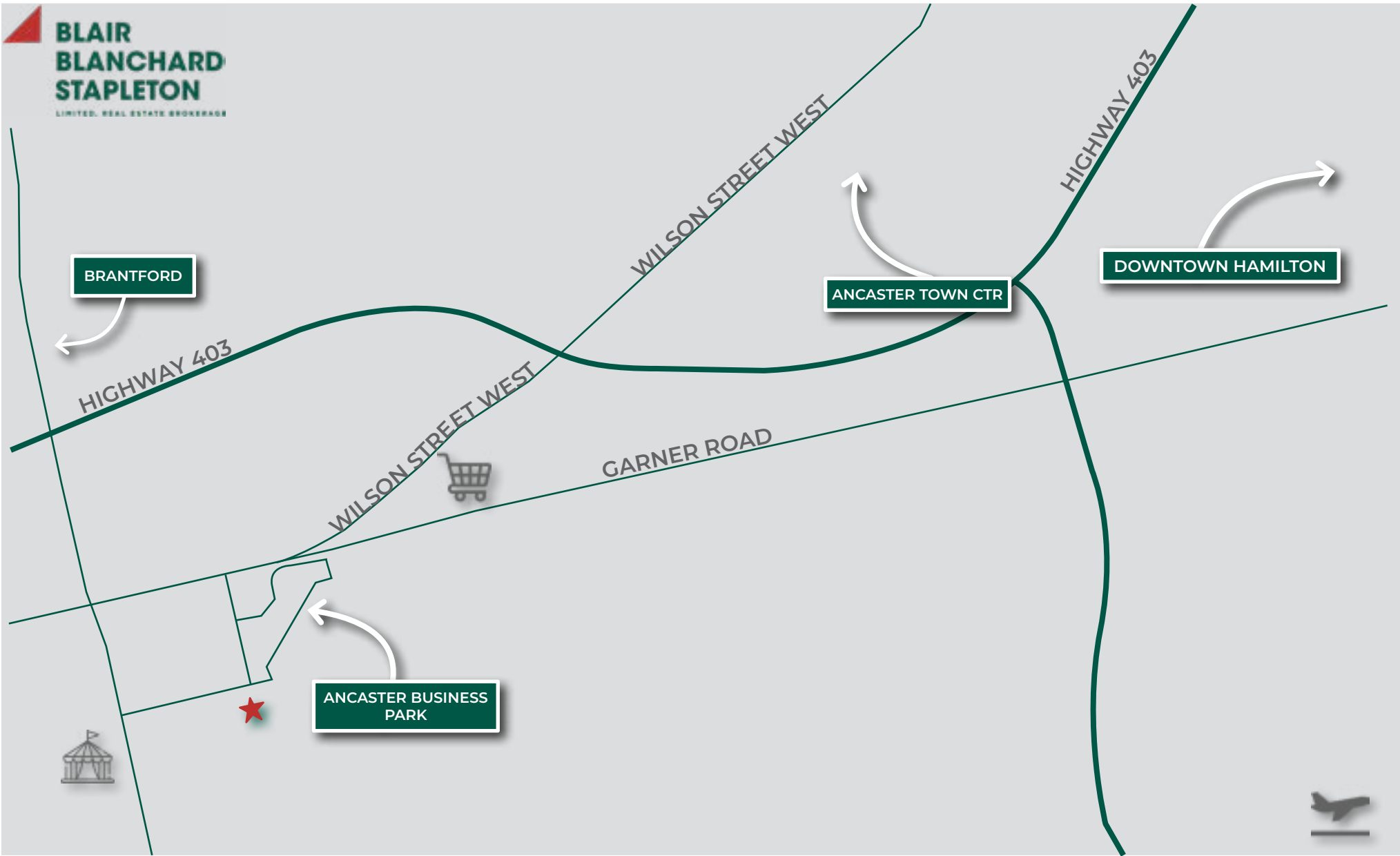
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*2nd Floor Office Plan*

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 **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*)





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