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FREESTANDING INDUSTRIAL



1430 CORMORANT ROAD

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List Price	\$29,194,560.00
Taxes (2024)	\$191,977.00
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' × 12'
Washrooms	10
Zoning	M2 Exception 678

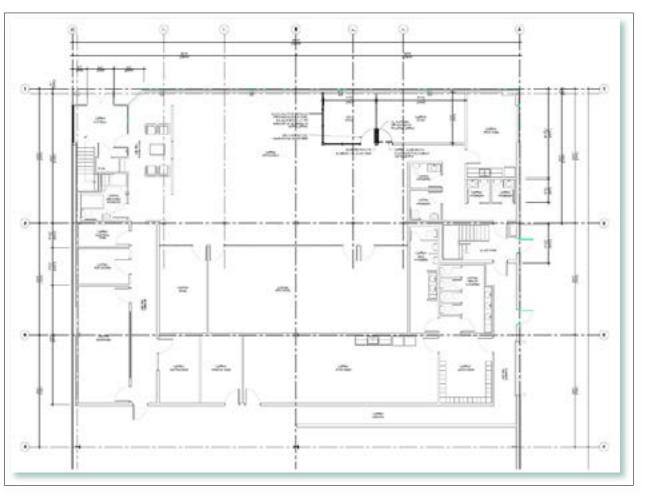
1430 CORMORANT ROAD ANCASTER, ONTARIO





PROPERTY INFORMATION

- Large industrial warehouse located 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 video of the property
- Click here to view a fly-by of the front of the building



1st Floor Office Plan







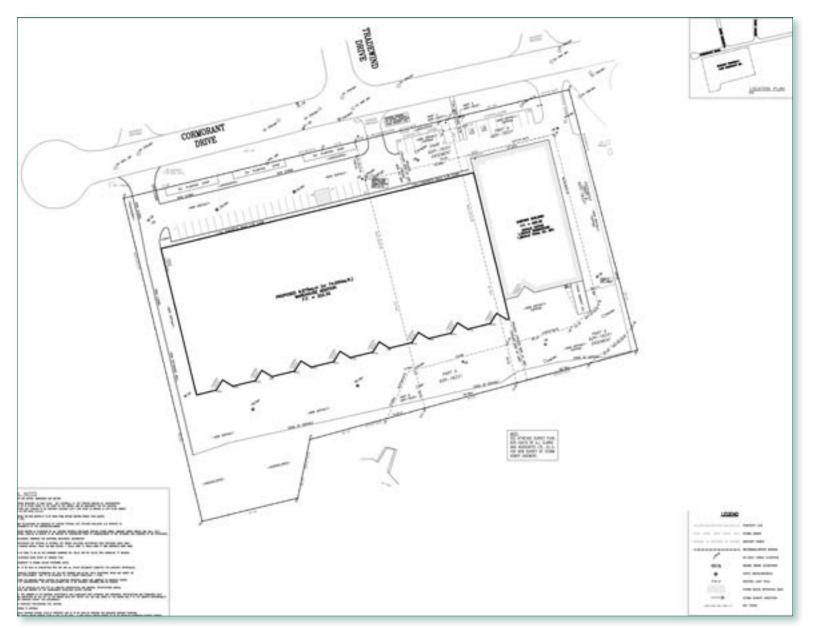


2nd Floor Office Plan

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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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