



1430 CORMORANT ROAD

ANCASTER, ONTARIO

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AVAILABLE UNITS

Unit	Area (sf)	Asking Net Rate / TMI (psf)	Loading Doors
1*^	27,498	\$15.95 / \$4.25	Dock Level: (3) 10' x 8' Drive-In: (1) 14' x 16'
2*	27,498	\$15.95 / \$4.25	Dock Level: (3) 10' x 8'
3*	18,332	\$15.95 / \$4.25	Dock Level: (2) 10' x 8'
4*	15,942	\$15.95 / \$4.25	Dock Level: (1) 10' x 8' Drive-In: (2) 12' x 12'
Building	89,270	\$15.95 / \$4.25	Dock Level: (9) 10' x 8' Drive-In: (1) 14' x 16' (2) 12' x 12'

Landlord to provide office buildout 5% of gross floor area for units 1, 2 and 3

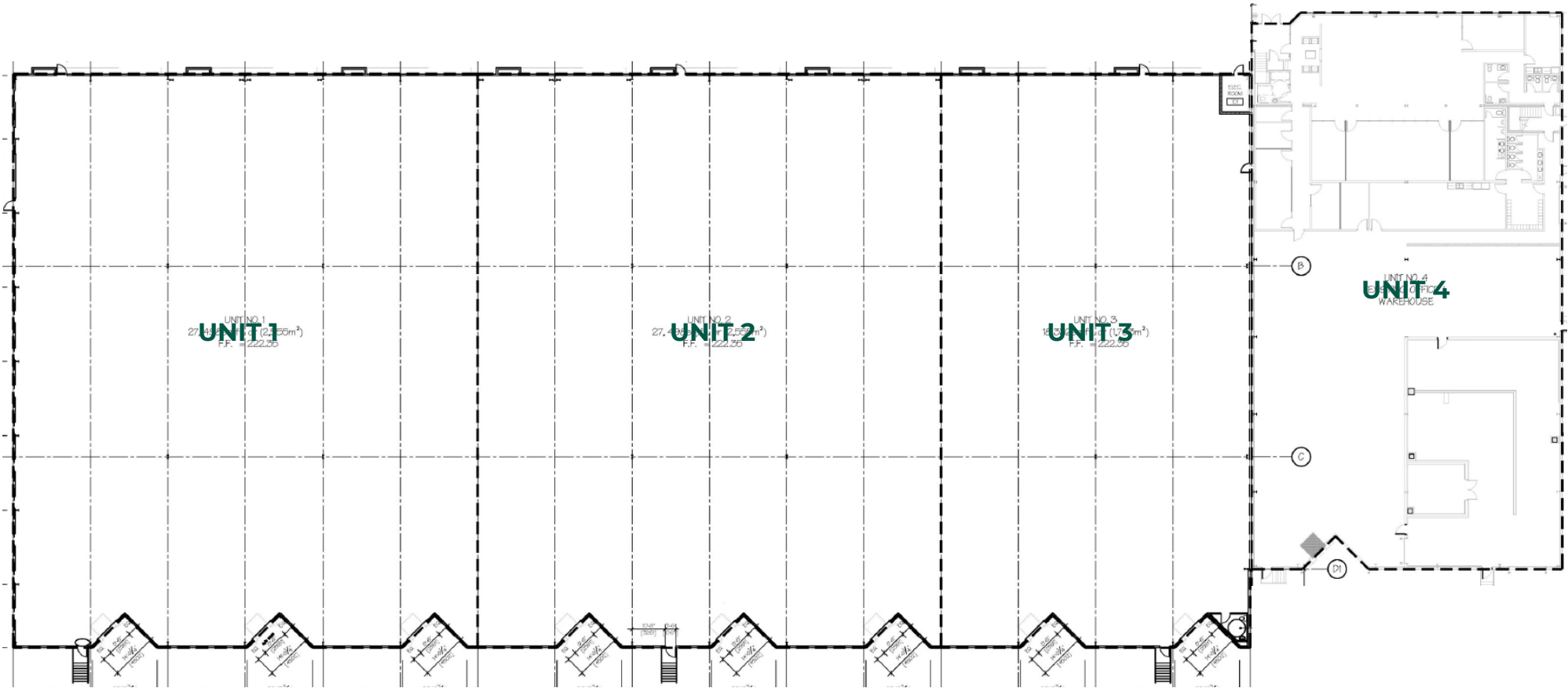
*Combinable with adjoining unit(s)

^Divisible into 9,350 sf, each unit of such size to have (1) dock level door



- ▶ Industrial warehouse units for lease in the Ancaster Business Park
- ▶ Landlord to provide office buildout 5% of gross floor area for units 1, 2 and 3
- ▶ Lunch room and change room off of warehouse (Unit 4)
- ▶ Fully fenced yard to be shared with other applicable tenants
- ▶ Excellent clear height of 28 ft in units 1, 2 and 3. Unit 4 clear height of 23 ft
- ▶ Unit(s) to be separately metered
- ▶ Easy access to Highway 403
- ▶ Steps to HSR public transit with connections to Hamilton Mountain via Garner Road
- ▶ [Click here to view a 360° virtual tour](#) and [click here to see a fly-by](#)

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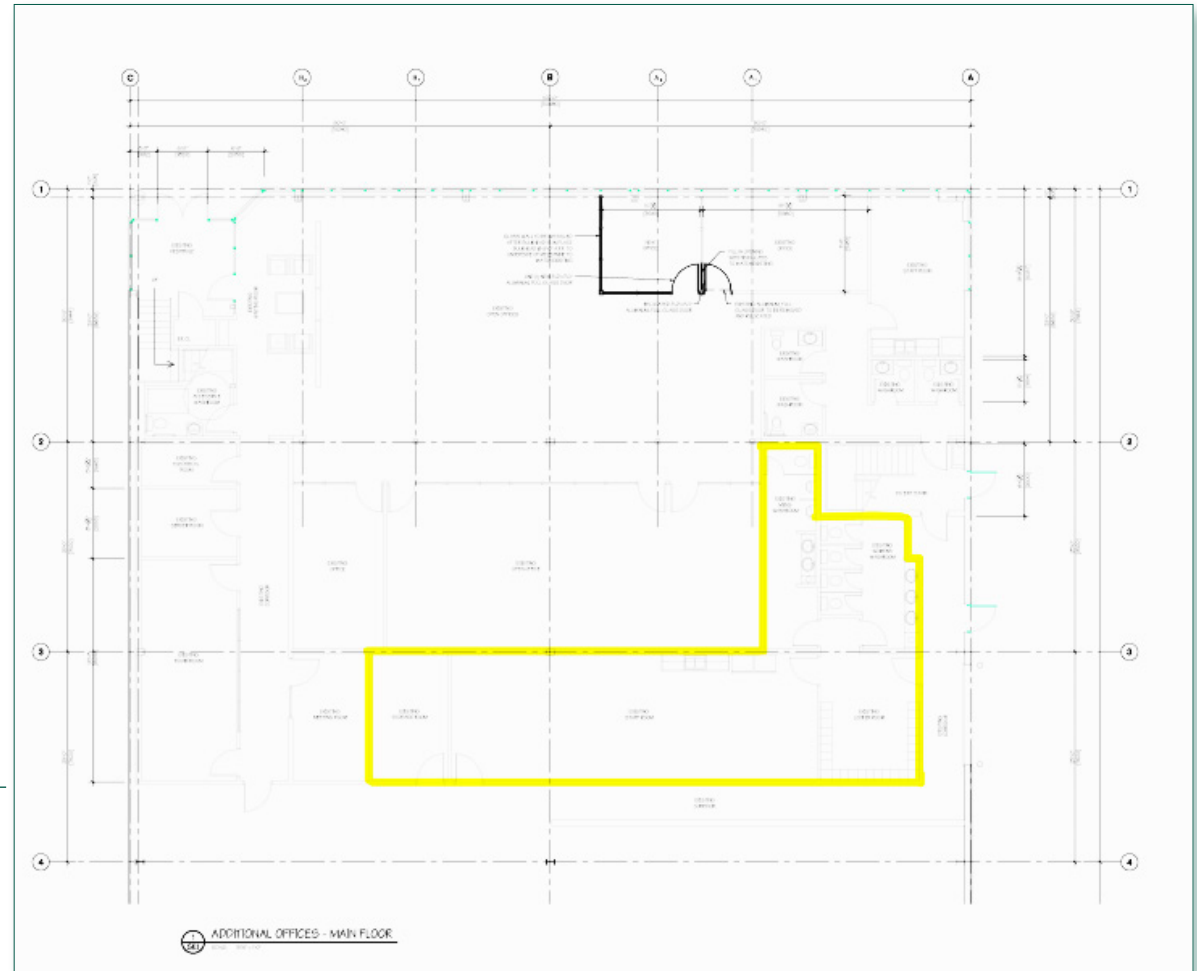
ENTIRE WAREHOUSE DETAILS

Building Size	89,270 sf
Warehouse Space	86,255 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' (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](#)



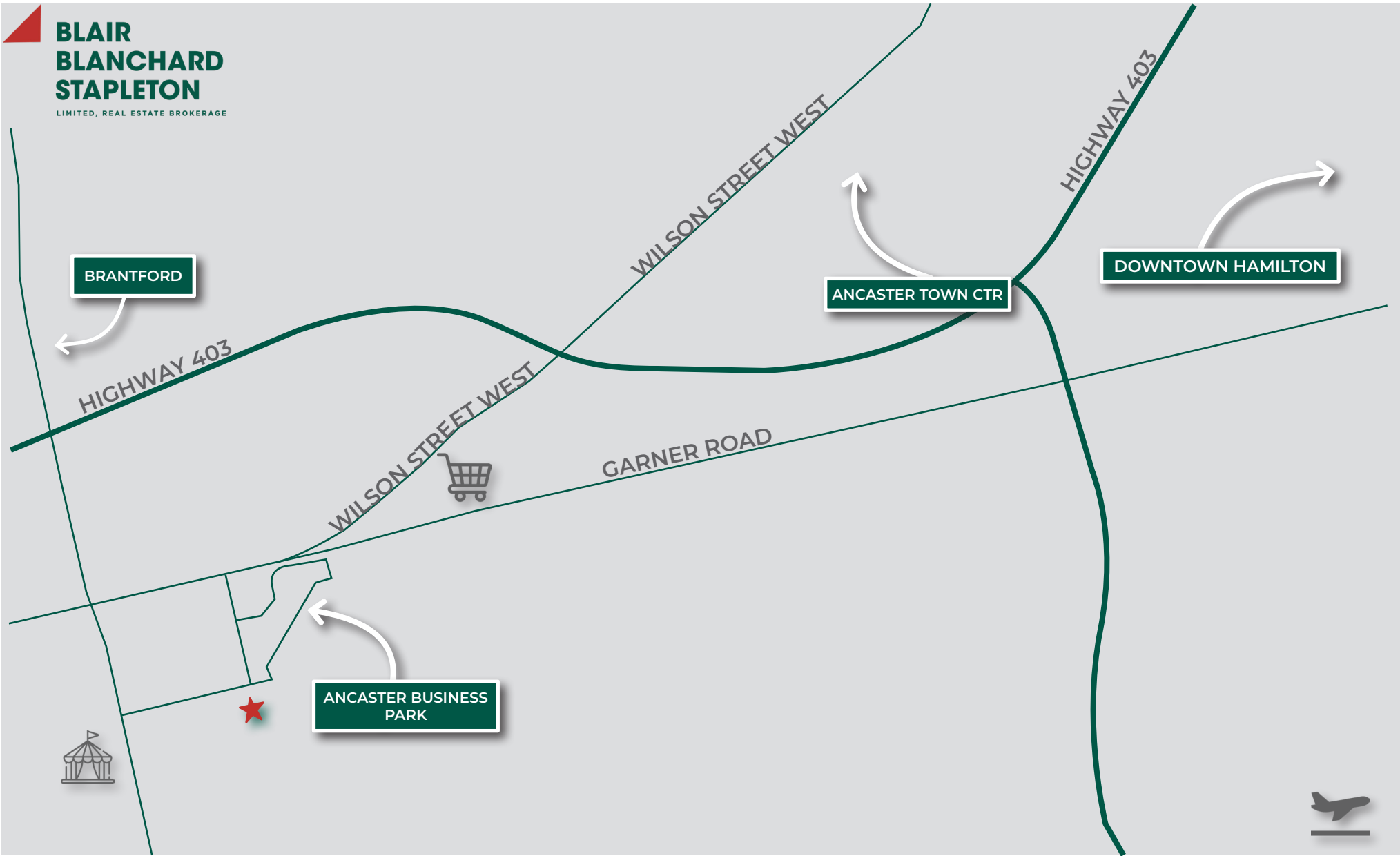
1st Floor Plan (Warehouse, Office, Change Room, Lunch Room)



2nd Floor Plan (Office)

**BLAIR
BLANCHARD
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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