

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

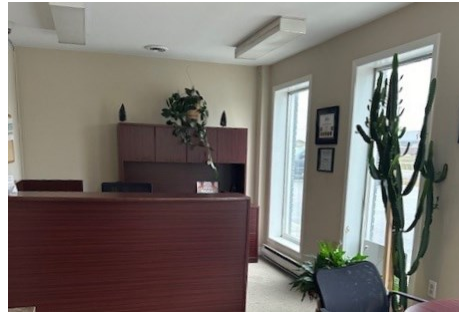
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\$12.95psf

NET LEASE RATE

2,500

SQUARE FEET



7 Trinity Road South, Unit 6, Ancaster, ON

2,500 square foot end unit with good visibility from Trinity Road and quick access to Hwy 403. Approximately 20-30% office space with balance warehouse. Unit available June 1, 2024.

Gary Stapleton

Broker

Office: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com

Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213

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HAMILTON OFFICE

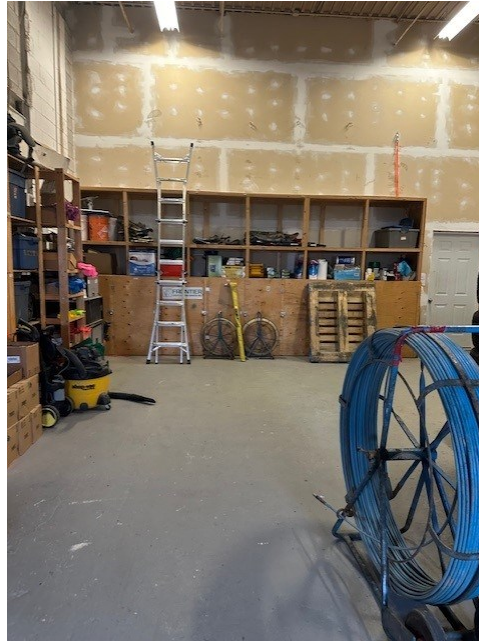
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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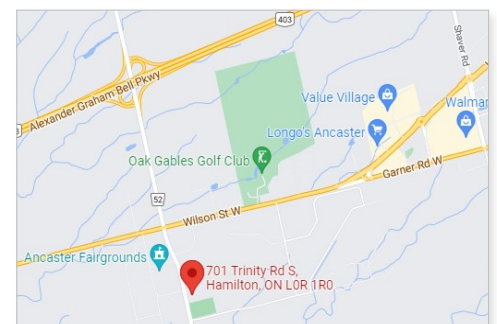
PROPERTY DETAILS

| | |
|-----------------|--------------|
| NET LEASE RATE | \$12.95 psf |
| T.M.I. (2024) | \$4.50 psf |
| SIZE | 2,500 sf |
| CLEAR HEIGHT | 16' |
| LOADING (GRADE) | 12' x 14' |
| OCCUPANCY | June 1, 2024 |
| OFFICE | 20-30% |
| ZONING | M3-678 |

PROPERTY DETAILS

- 2,500 square foot unit with 20% - 30% office
- Building located at corner of Trinity Rd & Claybar Rd
- Good visibility from Trinity Road
- Great location within close proximity of a variety of amenities
- Easy access to Hwy #403 / Alexander Graham Bell Parkway

MAP



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