

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.75PSF
NET LEASE RATE

\$5.20PSF
T.M.I. (2024)

4,800
SQUARE FEET



1377 Cormorant Road, Unit 104, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.75 psf
T.M.I. (2024)	\$5.20 psf
UNIT SIZE	4,800 sf
AIR CONDITIONING	Yes
CLEAR HEIGHT	22'
PARKING	10 SPACES
POWER	575V, 100A
WASHROOMS	2
ZONING	M2 Exp. 678

Industrial unit for lease in the Ancaster Business Park. Approximately 1,000 square feet of office space. Great unit with plentiful natural light in office and large high bay space with overhead door (12' x 14'), along with dock level loading (8' x 8'). Minutes to Highway 403. Public transit nearby. Ample parking and nearby commercial amenities. Possession September 1, 2024.

Andrew Blair
Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

HAMILTON OFFICE

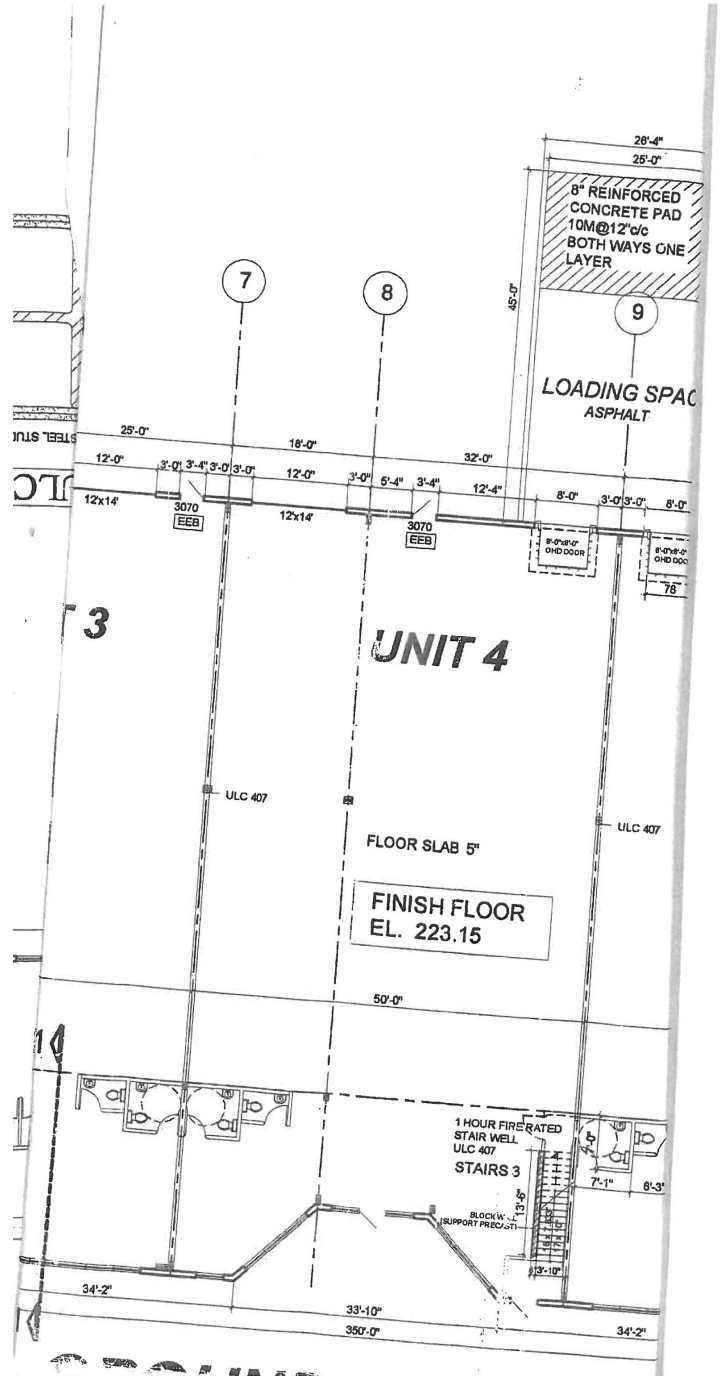
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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INDUSTRIAL UNIT FOR LEASE

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PICTURES



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

Alexandra Blair
Sales Representative
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