

# 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. Available immediately.

**Andrew Blair**  
Broker of Record

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**Alexandra Blair**  
Sales Representative

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### HAMILTON OFFICE

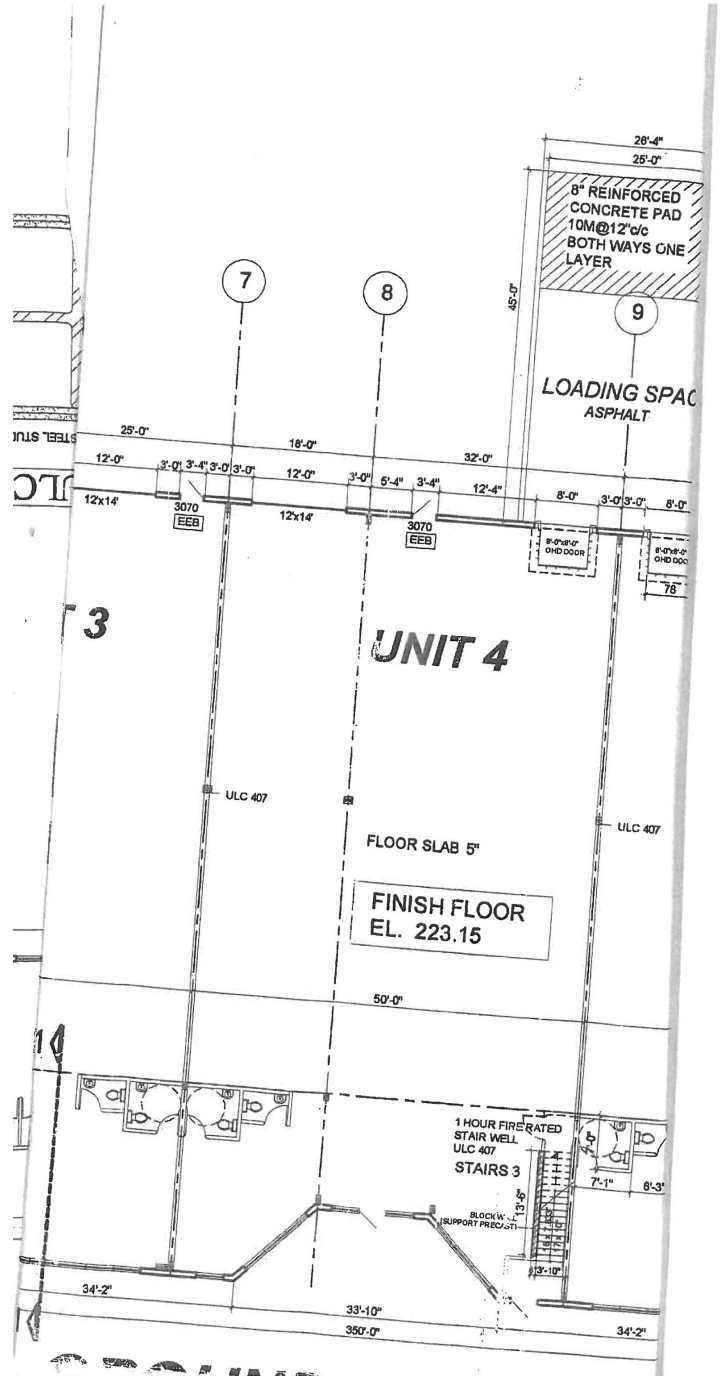
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
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# INDUSTRIAL UNIT FOR LEASE

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## PICTURES



### Drew Blair

Broker of Record

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