

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL BUILDING WITH FENCED YARD FOR LEASE

BBSREALTY.COM

**\$7,900**  
NET RENT

**\$21,406**  
TAXES (2024)

**4131**  
SQUARE FEET



## 1362 Sandhill Drive, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$7,900.00
TAXES (2024)	\$21,406.00
SIZE	4,131sf
FLOORS	1 floor
LAND SIZE	104.53'x340.53' / 0.8ac
LOADING	(2) drive-in - 12'x14'
PARKING	(8) surface
ZONING	M2

Fully fenced compound yard with repair facility for lease in the Ancaster Business Park, just minutes from Highway 403. 2 bays with recently repaved lot. Tenant responsible for taxes, building insurance, snow removal & landscaping. Note that the small building in rear of property is not included in the lease.

**Drew Blair**  
Broker of Record

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### HAMILTON OFFICE

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