



# 586

TRADEWIND DR.  
ANCASTER

### **Drew Blair**

Broker of Record

905.529.5900 ext. 225

[blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

### **Alexandra Blair**

Sales Representative

905.529.5900 ext. 213

[alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

### **Co-Listed w/Colliers International**

Team Murray & Faldowski

905.333.8849

[Bryan.Faldowski@colliers.com](mailto:Bryan.Faldowski@colliers.com)

**FOR LEASE**  
**Industrial Units**

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 contained herein is subject to change without notice.

Brand new industrial units for lease in the Ancaster Business Park, situated at the entrance to the park. Lease rate includes 5% of office finish. Easy access to Highway 403 and minutes to commercial amenities. Steps to HSR public transit with connections to Hamilton Mountain via Garner Road.

Unit(s) can be combined with adjoining unit(s) available.

## AVAILABLE SUITES

Units	Area (sf)	Net / TMI (psf)
1*	25,895	\$14.95 / \$5.00
2 & 3*	16,816	\$14.95 / \$5.00
4 & 5*	16,816	\$14.95 / \$5.00

\*Can be combined with adjoining units



## PROPERTY HIGHLIGHTS

- Clear height: 28'
- Doors:
  - Unit 1 – (1) 12'x14' Drive-in, (2) 8'x10' Truck Level
  - Unit 2&3 – (2) 12'x14' Drive-in, (2) 8'x10' Truck Level
  - Unit 4&5 – (2) 12'x14' Drive-in, (2) 8'x10' Truck Level
- Fire: Full sprinkler system
- Parking: 20+ parking spaces per unit
- Power: 575 Volts; 200 Amps; 3-phase per unit
- Zoning: M3
- Possession: 90 days



Multiple Square  
Foot Options  
Starting at  
16,816 sq ft

**\$14.95**  
PSF NET RENT

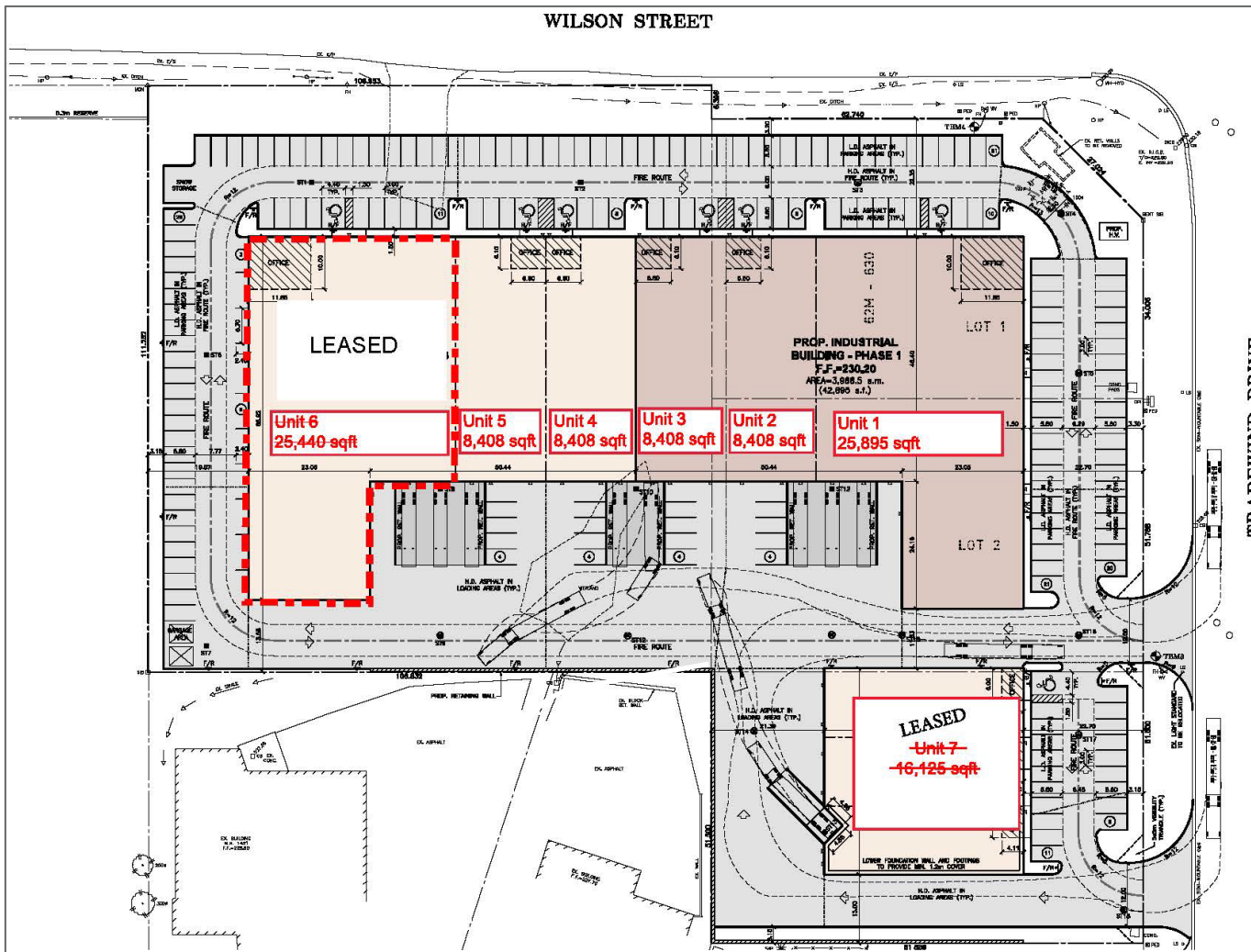
**\$5.00**  
PSF  
T.M.I. (2024)

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TRADEWIND DR.  
ANCASTER, ON

HAMILTON OFFICE

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



**BLAIR  
BLANCHARD  
STAPLETON**  
LIMITED, REAL ESTATE BROKERAGE

**Multiple Square  
Foot Options  
Starting at  
16,816 sq ft**

**\$14.95  
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