



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

Team Murray & Faldowski  
905.333.8849  
[Bryan.Faldowski@colliers.com](mailto:Bryan.Faldowski@colliers.com)



**FOR LEASE**  
**Industrial Unit**

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Brand new industrial unit 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.

## AVAILABLE SUITE

Units	Area (sf)	Net / TMI (psf)
1	25,895	\$14.95 / \$5.00



## PROPERTY HIGHLIGHTS

- Clear height: 28'
- Doors:  
Unit 1 – (1) 12'x14' Drive-in, (2) 8'x10' Truck Level
- Fire: Full sprinkler system
- Parking: 10+ parking spaces per unit
- Power: 575 Volts; 200 Amps; 3-phase per unit
- Zoning: M3
- Possession: 90 days

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

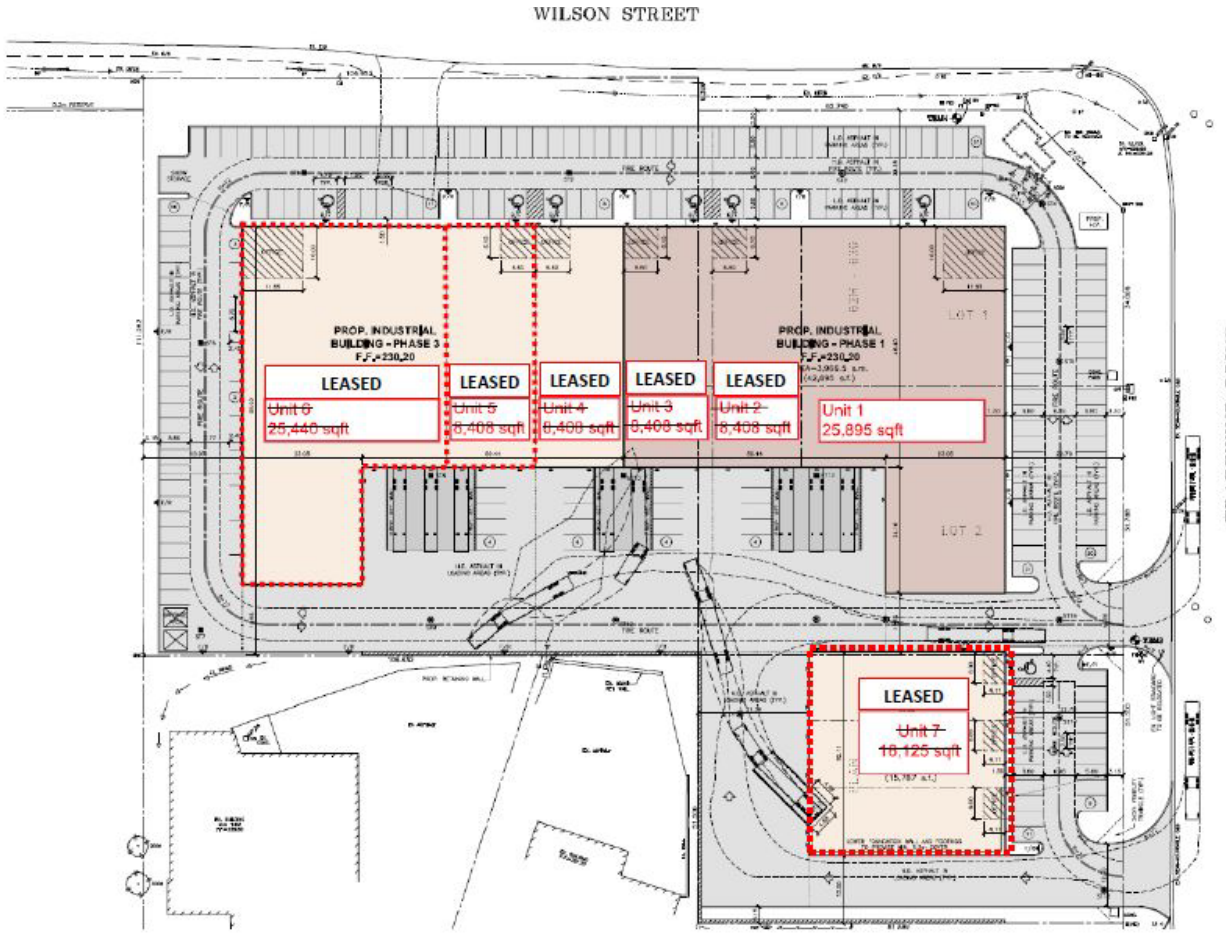
**25,895  
square feet**

**\$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

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**Square feet**

**\$14.95**  
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