

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$11.95psf
NET RENT

\$4.50psf
T.M.I. (2024)

2,800-5,600
SQUARE FEET



1334 Osprey Drive, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$11.95 psf
T.M.I. (2023)	\$4.50 psf
SIZE	2,800 - 5,600 sf
CLEAR HEIGHT	20'
LOADING	Drive-In
PARKING	Outside / Surface
VOLTS / AMPS	575 / 60
ZONING	M2 Exception 678

Industrial units for lease in the Ancaster Business Park. Minutes to highway 403. Public transit nearby. Nearby commercial amenities. Available immediately.

Andrew Patrick Blair

Broker of Record

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Alexandra Blair

Sales Representative

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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.

INDUSTRIAL UNITS FOR LEASE

Industrial units for lease in the Ancaster Business Park. Minutes to highway 403. Public transit nearby. Nearby commercial amenities. Available immediately.



UNIT 1

SIZE	2,800 sf
LOADING	(1) 8' x 10' Drive-In
OFFICE SPACE	300 sf
PARKING	(5) Outside / Surface
WASHROOM	1

- Small office with washroom, nicely finished, with remainder of space as warehouse
- New LED lighting & floor drain in warehouse portion



UNIT 2

SIZE	2,800 sf
LOADING	(1) 8' x 10' Drive-In
OFFICE SPACE	300 sf
PARKING	(5) Outside / Surface
WASHROOM	1

- Two small offices and washroom, nicely finished, with remainder of space as warehouse
- New LED lighting & floor drain in warehouse portion

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