

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET RENT

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

3,557-7,114
SQUARE FEET



1469 Sandhill Drive, Units 4 & 5, Ancaster, ON

Fully air conditioned industrial units for lease in the Ancaster Business park. Units have drive-in door & good depth as well as plentiful natural light. Minutes to Highway 403. Public transit nearby. Nearby commercial amenities. Units 4 and 5 can be combined for a total of 7,114 square feet.

Drew Blair Broker of Record

Office: 905.529.5900 Ext. 225
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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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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.

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UNIT 4	
NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
SIZE	3,557 sf
AIR CONDITIONED	Yes
CLEAR HEIGHT	16 ft
LOADING	Drive-In (12'x14')
OFFICE SPACE	Yes
PARKING	8 Surface
POWER	575V, 200A
ZONING	M3 Exp 380 & 678

PROPERTY DETAILS

- Fully air conditioned industrial unit
- Drive-in door
- Good depth
- Nicely finished office space
- Plentiful natural light
- Located in Ancaster Business Park
- Minutes to Highway 403
- Public transit nearby
- Nearby commercial amenities
- Available immediately
- Can be combined with Unit 5

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UNIT 5	
NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
SIZE	3,557 sf
AIR CONDITIONED	Yes
CLEAR HEIGHT	16 ft
LOADING	Drive-In (12'x14')
OFFICE SPACE	No
PARKING	8 Surface
POWER	575V, 100A
ZONING	M3 Exp 380 & 678



PROPERTY DETAILS

- Fully air conditioned industrial unit
- Drive-in door
- Good depth
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- Located in Ancaster Business Park
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- Available immediately
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