BLAIR BLANCHARD STAPLETON

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.C

LIMITED, REAL ESTATE BROKERAGE



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.



Office: 905.529.5900 Ext. 225 Email: blaird@bbsrealty.com



Alexandra Blair
Sales Representative

Sales Representative

Phone: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

INDUSTRIAL UNITS FOR LEASE

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.

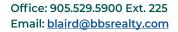


UNIT 4	4
NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
SIZE	3,557 sf
AIR CONDITIONED	Yes
CLEAR HEIGHT	16 ft
LOADING	Drive-In (12'x14')
OFFICE SPACE	Yes
PARKING	8 Surface
POWER	575V, 200A
ZONING	M3 Exp 380 & 678

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





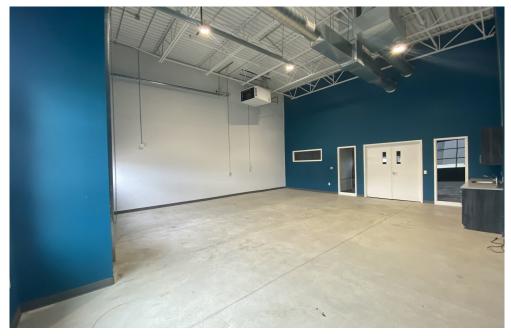


Alexandra Blair Sales Representative

Phone: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

INDUSTRIAL UNITS FOR LEASE

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.



UNIT5	
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
- 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 4



Drew Blair Broker of Record

Office: 905.529.5900 Ext. 225 Email: blaird@bbsrealty.com



Alexandra Blair Sales Representative

Phone: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com