

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$13.95PSF**  
NET RENT

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

**3,557**  
SQUARE FEET



### 1469 Sandhill Drive, Unit 4, Ancaster, ON

Fully air conditioned industrial unit for lease in the Ancaster Business park. Unit has drive-in door and good depth as well as plentiful natural light. Minutes to Highway 403. Public transit nearby. Nearby commercial amenities.

#### **Drew Blair** Broker of Record

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#### **Alexandra Blair** Sales Representative

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#### HAMILTON OFFICE

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# INDUSTRIAL UNIT FOR LEASE

Fully air conditioned industrial unit for lease in the Ancaster Business park. Unit has drive-in door and good depth as well as plentiful natural light. Minutes to Highway 403. Public transit nearby. Nearby commercial amenities.



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

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