

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET RENT

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

3,344-6,980
SQUARE FEET



1480 Sandhill Drive, Units 2 & 9, Ancaster, ON

Industrial units for lease in Ancaster Business Park. Units have good depth and clear height. Minutes to highway 403. Public transit nearby. Nearby commercial amenities.

Drew Blair
Broker of Record

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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.

INDUSTRIAL UNIT FOR LEASE: UNIT 2

Industrial unit for lease in the Ancaster Business Park; Unit has drive-in and dock door, as well as good depth; Nicely finished office space with plentiful natural light; Minutes to highway 403; Public transit nearby; Nearby commercial amenities; Available February 1, 2025.



UNIT 2	
NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
SIZE	3,344 sf
CLEAR HEIGHT	20'
DOORS (DRIVE-IN)	(1) 10' x 12'
ELECTRICAL	575V; 100A
PARKING	10 Spaces
ZONING	M2 Exp. 678

UNIT 2 DETAILS

- Industrial unit for lease in the Ancaster Business Park
- Unit has drive-in door, and good depth
- Nicely finished office space with plentiful natural light
- Minutes to highway 403
- Public transit nearby
- Nearby commercial amenities
- Available February 1, 2025



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INDUSTRIAL UNIT FOR LEASE: UNIT 9

Industrial unit for lease in the Ancaster Business Park; Unit has drive-in and dock door, as well as good depth; Nicely finished office space with plentiful natural light; Minutes to highway 403; Public transit nearby; Nearby commercial amenities; Available February 1, 2025.



UNIT 9

NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
SIZE	6,980 sf
CLEAR HEIGHT	20'
DOORS (DRIVE-IN)	(1) 10' x 12'
DOORS (DOCK)	(1) 8' x 8'
ELECTRICAL	575V; 200A
PARKING	10 Spaces
ZONING	M2 Exp. 678

UNIT 9 DETAILS

- Industrial unit for lease in the Ancaster Business Park
- Unit has drive-in and dock door, as well as good depth
- Nicely finished office space with plentiful natural light
- Corner unit
- Minutes to highway 403
- Public transit nearby
- Nearby commercial amenities
- Available February 1, 2025

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