

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR SUBLEASE

BBSREALTY.COM

**\$12.75PSF**  
NET RENT

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

**1,693**  
SQUARE FEET



## 1480 Sandhill Drive, Unit 9B, Ancaster, ON

Professional office unit for lease in the Ancaster Business Park; Nicely finished office space with plentiful natural light from the many windows in unit; Mix of good size private offices and open space; Minutes to highway 403; Public transit nearby; Nearby commercial amenities; Available March 1, 2025 to June 30, 2025.

### Andrew P Blair

Broker of Record

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#### HAMILTON OFFICE

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# INDUSTRIAL UNIT FOR SUBLEASE: UNIT 9B

Professional office unit for lease in the Ancaster Business Park; Nicely finished office space with plentiful natural light from the many windows in unit; Mix of good size private offices and open space; Minutes to highway 403; Public transit nearby; Nearby commercial amenities; Available March 1, 2025 to June 30, 2025.



UNIT 2	
NET LEASE RATE	\$12.75 psf
T.M.I. (2024)	\$5.00 psf
SIZE	1,693 sf
AIR CONDITIONING	Yes
CEILING HEIGHT	9'
PARKING	5 Spaces
WASHROOMS	1
ZONING	M2 Exception 678

## UNIT 2 DETAILS

- Professional office unit for lease in the Ancaster Business Park
- Nicely finished office space with plentiful natural light from the many windows in unit
- Mix of good size private offices and open space
- Minutes to highway 403
- Public transit nearby
- Nearby commercial amenities
- Available March 1, 2025 to June 30, 2025.

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