

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET RENT

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

7,325
SQUARE FEET



1500 Sandhill Drive, Unit 9, Ancaster, ON

Industrial unit for lease in the Ancaster Business Park; Unit has drive-in and dock door, as well as good depth/height; Nicely finished office space with plentiful natural light and spacious staff room/kitchen; Office space is a mix of open space, boardroom and four private offices; Natural light in warehouse, along with floor drain; Minutes to Highway 403; Public transit nearby; Nearby commercial amenities; Available February 1, 2025.

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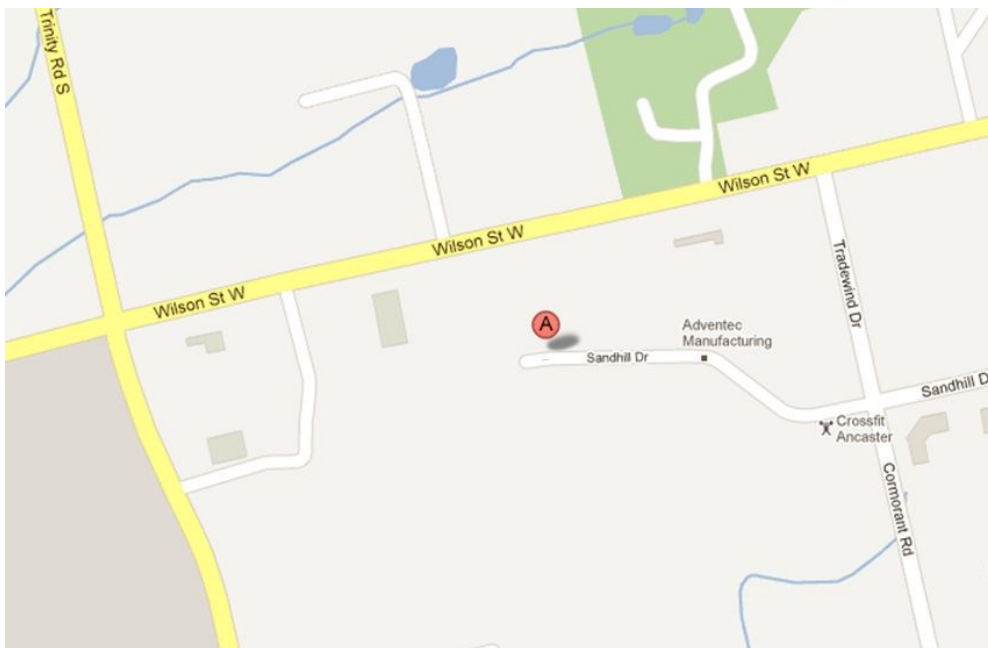
HAMILTON OFFICE

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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/height; Nicely finished office space with plentiful natural light and spacious staff room/kitchen; Office space is a mix of open space, boardroom and four private offices; Natural light in warehouse, along with floor drain; 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	7,325 sf
CLEAR HEIGHT	22'
DOORS (DOCK)	(1) 8' x 8'
DOORS (DRIVE-IN)	(1) 10' x 12'
ELECTRICAL	575V; 100A
PARKING	10 Spaces
ZONING	M2 Exception 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/height
- Nicely finished office space with plentiful natural light and spacious staff room/kitchen
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- Natural light in warehouse, along with floor drain
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