

# 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 immediately.

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

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### **Alexandra Blair** Sales Representative

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### HAMILTON OFFICE

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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 9

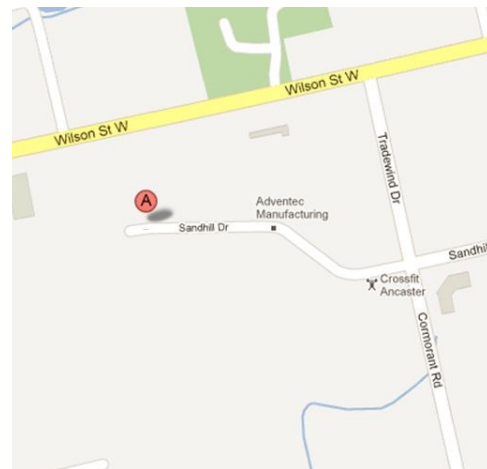
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## UNIT 9 DETAILS

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

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