

\$13.95 PSF

NET LEASE RATE

\$5.00 PSF

T.M.I. (2024)

2,597

SQUARE FEET



57 Bittern Street, Unit 3, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
UNIT 3	2,597 sf
CLEAR HEIGHT	24'
LOADING DOORS	Drive-In
PARKING	Surface
ZONING	M2 Exception 678

Industrial unit for lease in the Ancaster Business Park with great clear height & depth. Unit has drive-in doors & is fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.



Andrew Blair
Broker

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Alexandra Blair
Sales Representative

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HAMILTON OFFICE

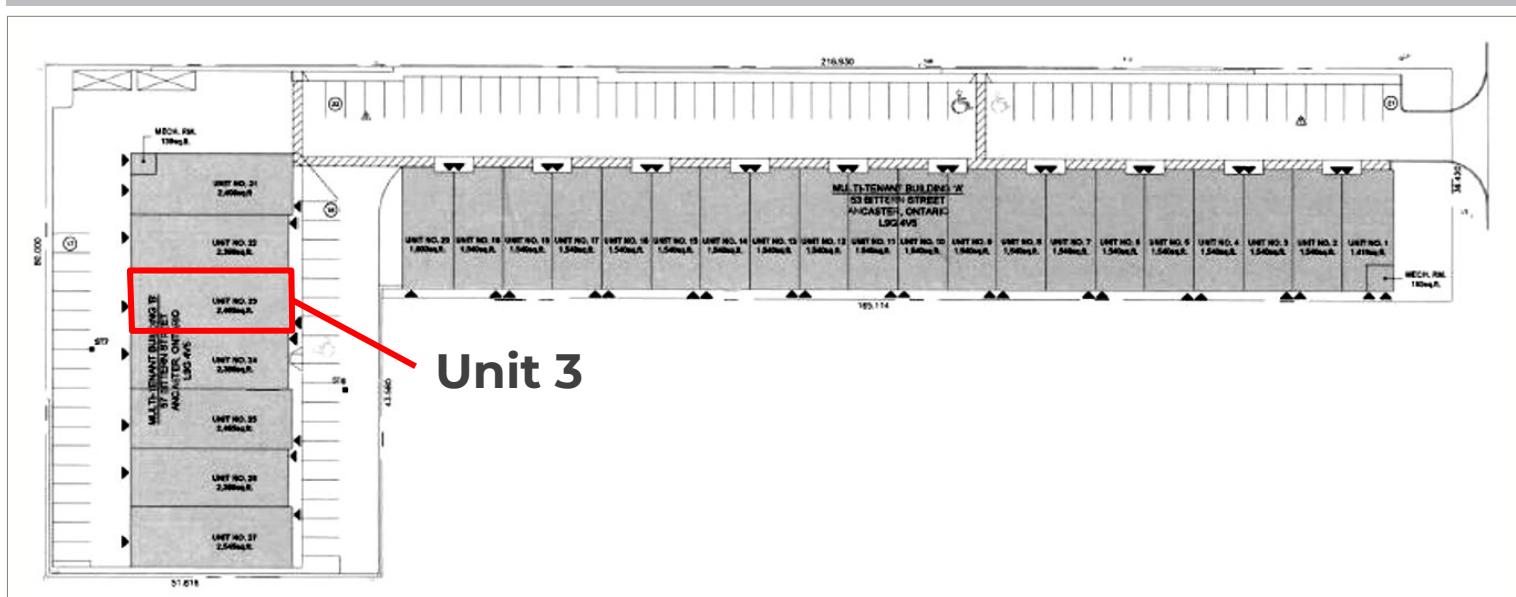
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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INDUSTRIAL UNIT FOR LEASE

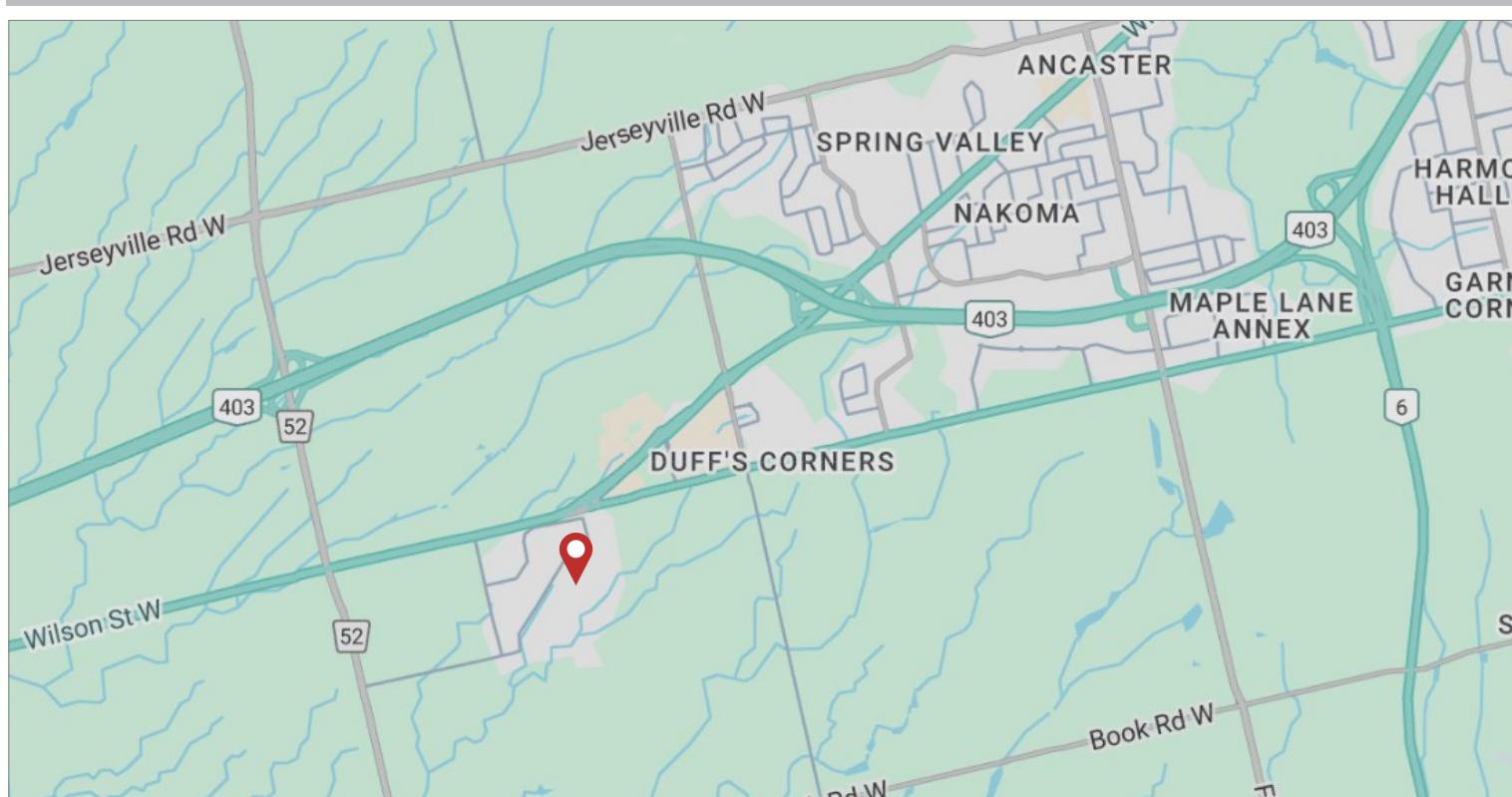
Industrial unit for lease in the Ancaster Business Park with great clear height & depth. Unit has drive-in doors & is fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

SITE PLAN



Unit 3

SITE PLAN



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INDUSTRIAL UNIT FOR LEASE: UNIT 3

Small industrial unit for lease in the Ancaster Business Park with great clear height & depth. Unit has drive-in doors & is fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

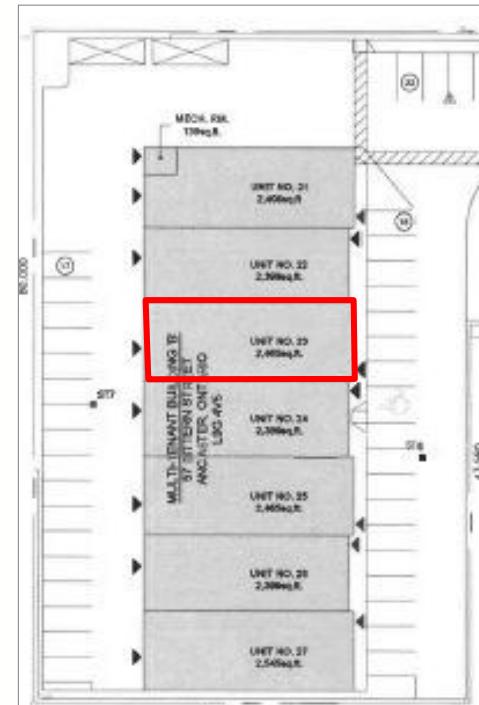
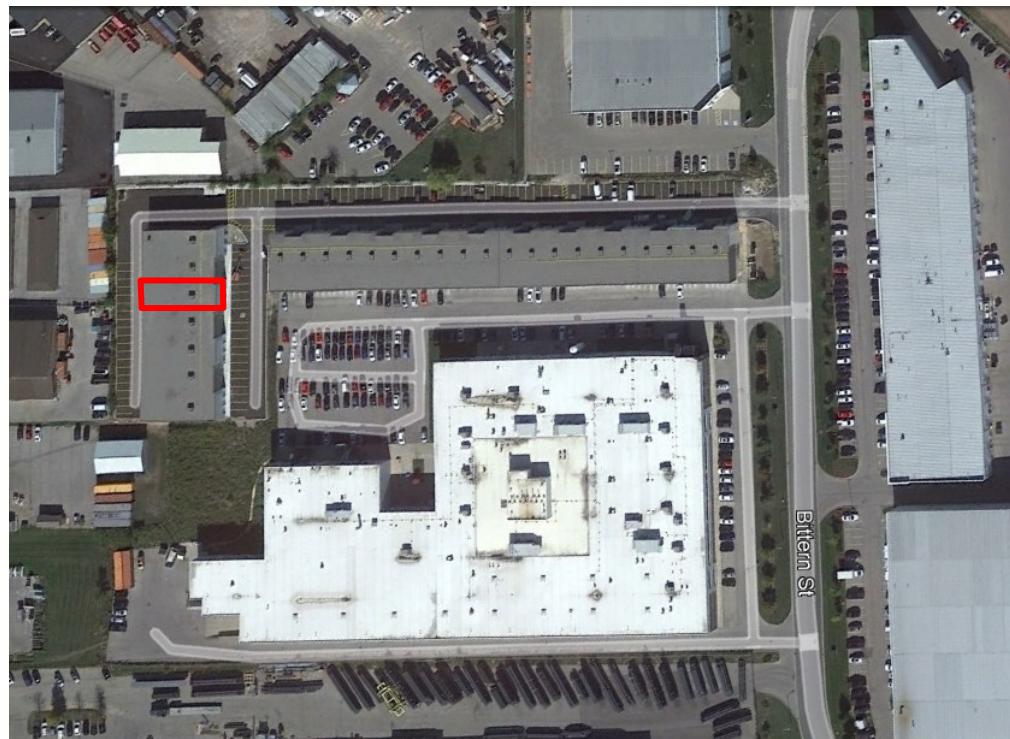


UNIT 3

SIZE	2,597 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 12' x 12'
WASHROOMS	1

UNIT 3 DETAILS

- Great clear height & depth
- Unit has drive-in door
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities.



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