

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$13.95PSF**  
NET LEASE RATE

**\$4.25PSF**  
T.M.I. (2024)

**6,800**  
SQUARE FEET



## 1404 Cormorant Road, Unit 4, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$4.25 psf
UNIT SIZE	6,800 sf
CLEAR HEIGHT	24'
DRIVE-IN DOOR	(1) 14' x 12'
TRUCK LEVEL DOOR	(1) 8' x 8'
PARKING	(10) Surface
POWER	575V, 200A
WASHROOMS	2
ZONING	M2 Exception 678

Industrial unit for lease in the Ancaster Business Park. Well maintained building and unit with both dock and drive-in doors. Ample access for trucks, as well as general parking for the unit. Minutes to Highway 403. Public transit nearby as well as commercial amenities. Available May 1, 2025.

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### HAMILTON OFFICE

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