

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET LEASE RATE

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

3,557 & 5,231
SQUARE FEET



1469 Sandhill Drive, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
UNIT 4	3,557 sf
UNIT 8	5,231 sf
AIR CONDITIONED	Yes
CLEAR HEIGHT	16 ft
PARKING	surface
ZONING	M2 Exception 380 & 678

Fully air conditioned industrial units for lease in the Ancaster Business park. Units have good depth. Minutes to Highway 403. Public transit nearby. Nearby commercial amenities.

Andrew Blair
Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
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HAMILTON OFFICE

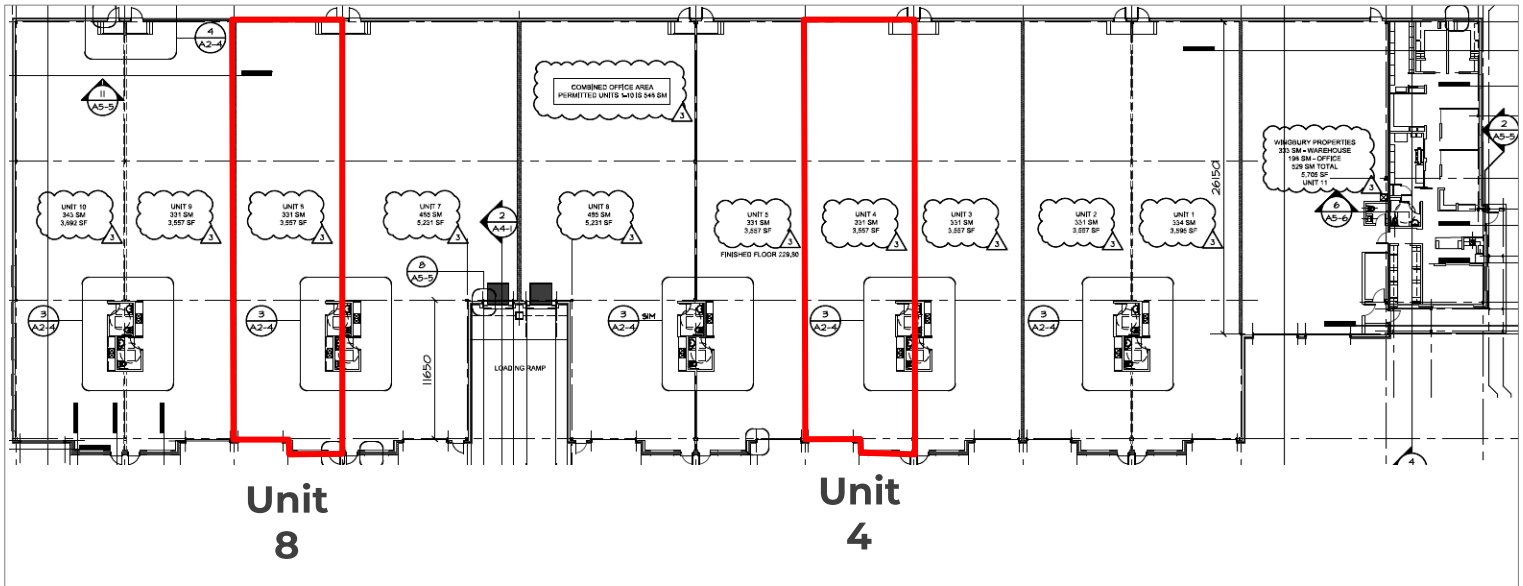
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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.

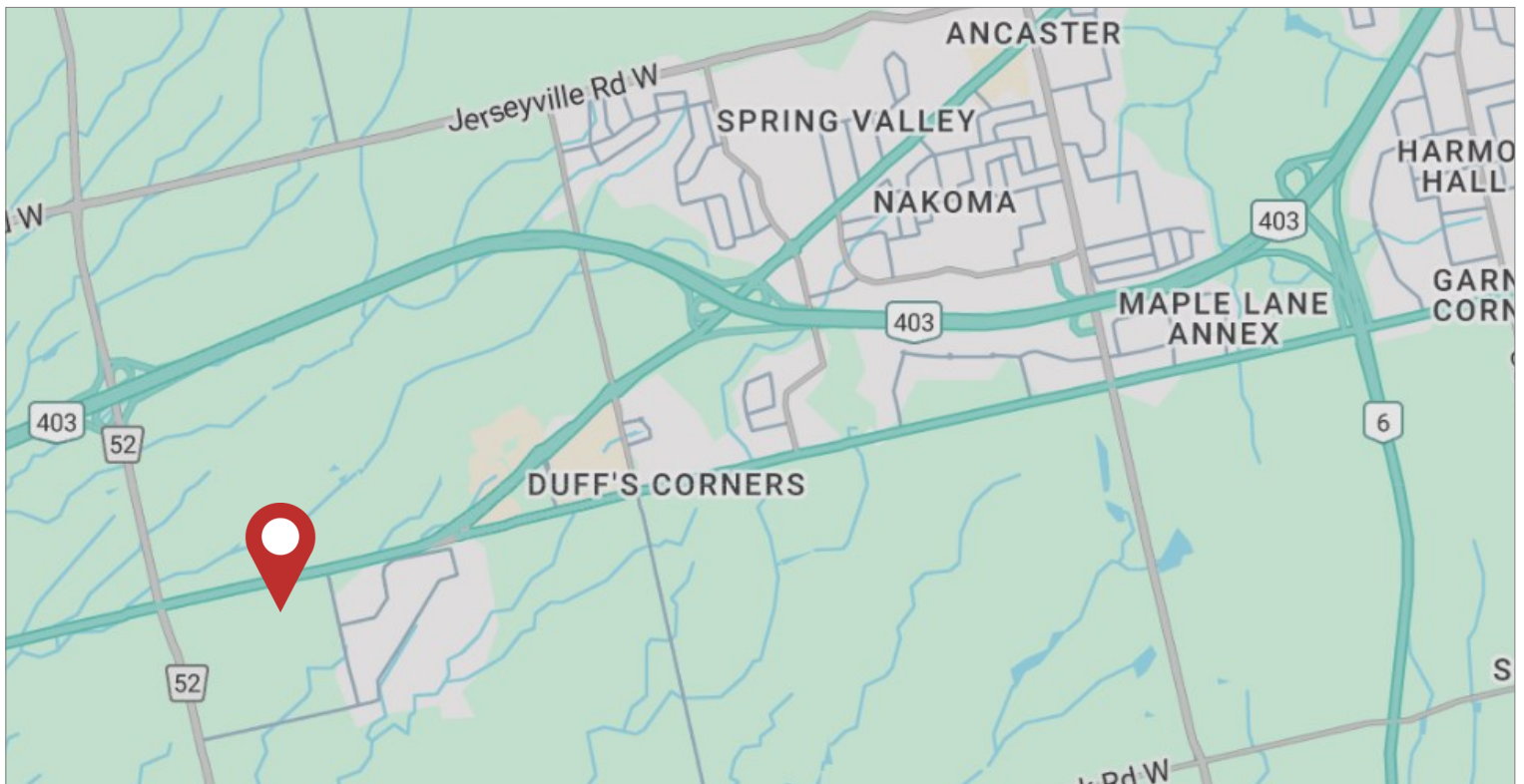
INDUSTRIAL UNITS FOR LEASE

Fully air conditioned industrial units for lease in the Ancaster Business park. Units have good depth. Minutes to Highway 403. Public transit nearby. Nearby commercial amenities.

SITE PLAN



SITE PLAN



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INDUSTRIAL UNITS FOR LEASE: UNIT 4

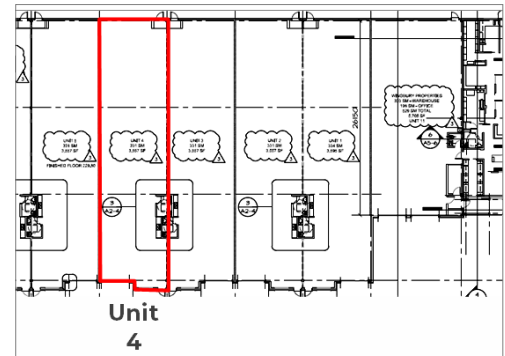
Fully air conditioned industrial unit for lease in the Ancaster Business park.
 Unit has drive-in door and good depth as well as plentiful natural light.
 Minutes to Highway 403. Public transit nearby. Nearby commercial amenities.



UNIT 4	
SIZE	3,557 sf
DOORS (DRIVE-IN)	(1) 14 ft x 12 ft
PARKING	(8) Surface
POWER	575 V / 200 A
WASHROOMS	1

UNITS 4 DETAILS

- Fully air-conditioned
- Drive-in door & good depth
- Plentiful natural light
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities



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INDUSTRIAL UNITS FOR LEASE: UNIT 8

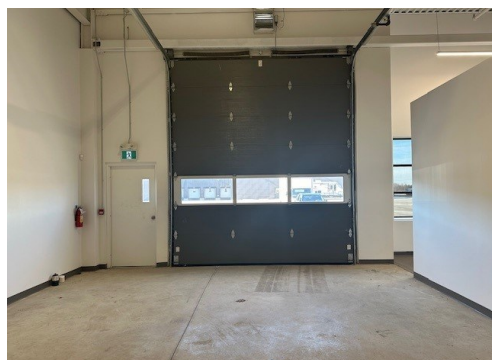
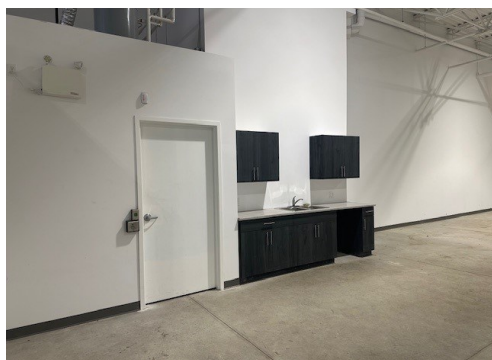
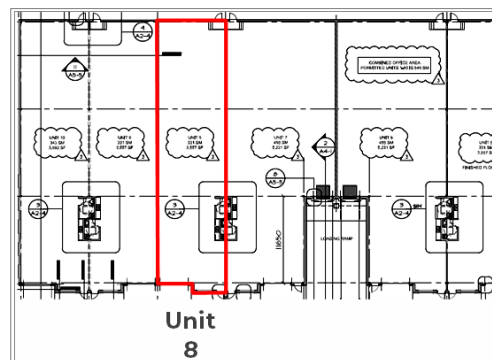
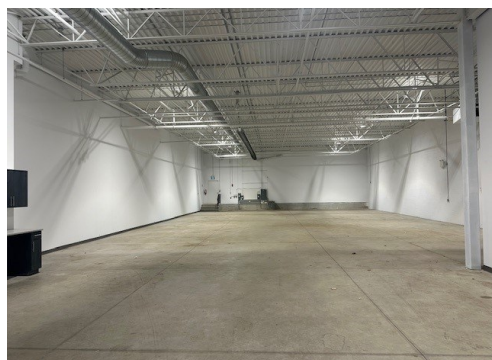
Small industrial unit for lease in the Ancaster Business Park with great clear height and depth. Unit has a drive-in and truck level door, and is fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.



UNIT 8	
SIZE	5,231 sf
DOORS (DRIVE-IN)	(1) 14 ft x 12 ft
DOORS (TRUCK)	(1) 8 ft x 8 ft
OFFICE	Yes
POWER	575 Volts, 100 amps
PARKING	(10) Surface
WASHROOMS	1

UNITS 8 DETAILS

- Fully air-conditioned
- Drive-in door & good depth
- Truck-level door
- Plentiful natural light
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities



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