

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET LEASE RATE

\$4.25PSF
T.M.I. (2025)

6,800
SQUARE FEET



1404 Cormorant Road, Unit 4, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2025)	\$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. Located in a well maintained building, the unit has both dock & drive-in doors, as well as ample access for trucks and general parking for the unit. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas, while also being minutes to Highway 403. Available May 1, 2025.

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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.

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