

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$4.75 PSF
T.M.I. (2025)

5,500
SQUARE FEET



1367 Osprey Drive, Unit 5 & 6, Ancaster, ON

Industrial unit for lease in the Ancaster Business Park with two dock-level doors and automatic dock levelers. The office has a mix of open/ private space, as well as kitchenette. The building has plentiful parking, easy access to Hwy 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas.

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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.

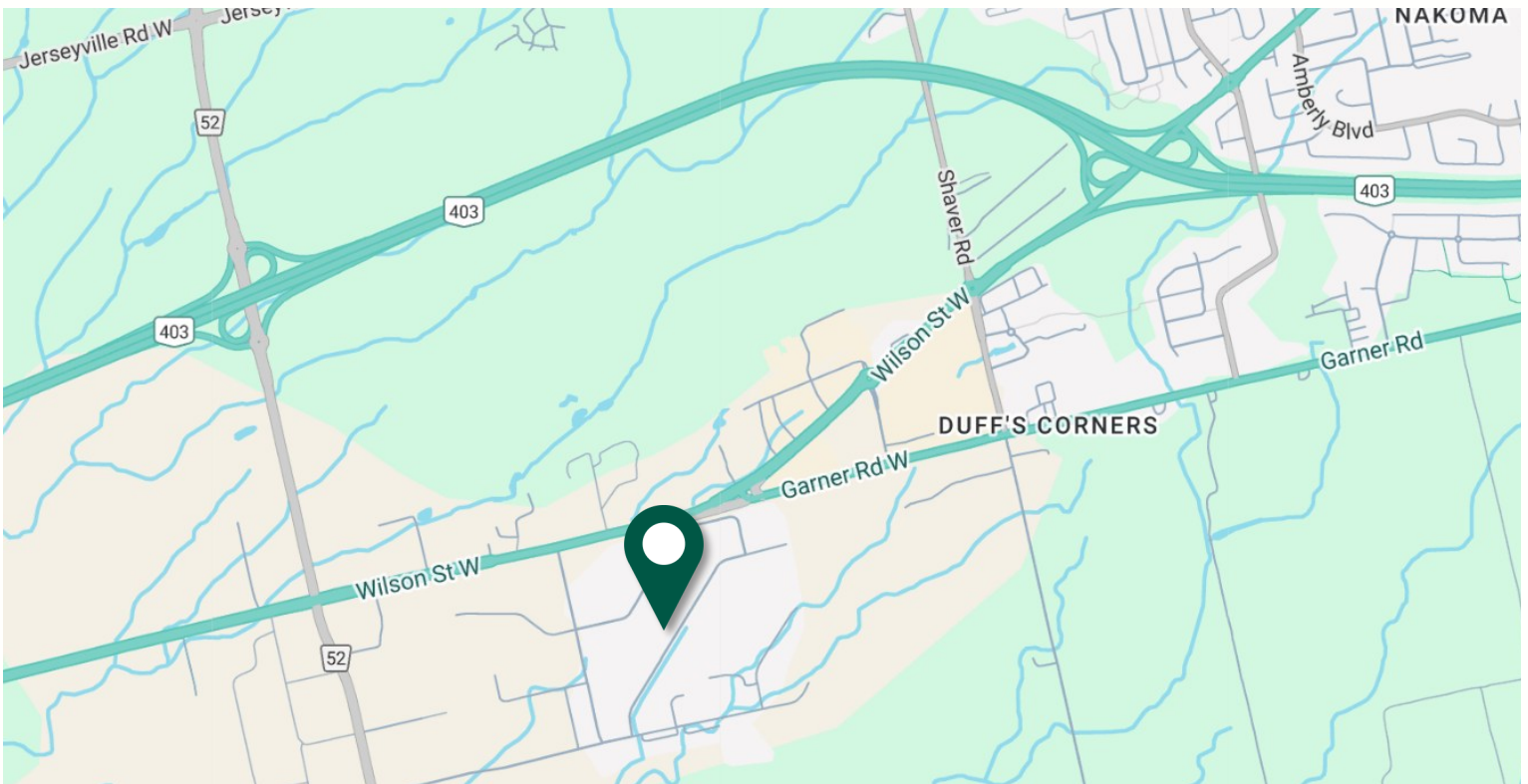
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PROPERTY DETAILS

DOORS - TRUCK LEVEL	(2) 8' x 8'
OFFICE SPACE	yes
KITCHENETTE	yes
PARKING	10
POWER	575V, 120A
WASHROOMS	2
ZONING	M2 Exception 678



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