

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR SUBLEASE

BBSREALTY.COM

\$9.50 PSF
NET SUBLEASE RATE

\$5.50 PSF
T.M.I. (2025)

3,079
SQUARE FEET

~70%
OFFICE



601 Tradewind Drive, Unit 5, Ancaster, ON

Rare small unit with professional finishing for lease in the Ancaster Business Park. The unit is part of a corner lot with great exposure, and plentiful natural light to front office area. There are nice private offices and a boardroom. Approximately 70% of unit is office. The building boasts 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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Broker of Record

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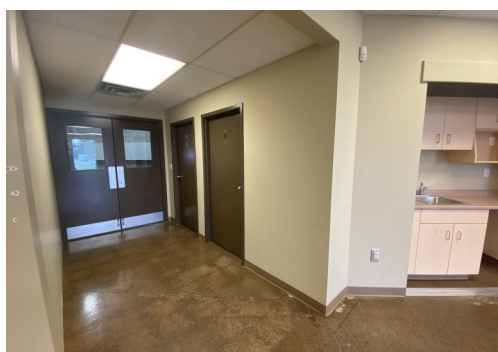
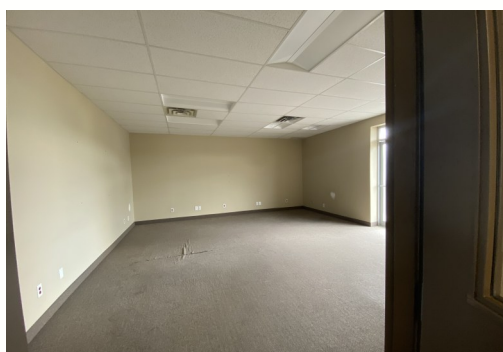
HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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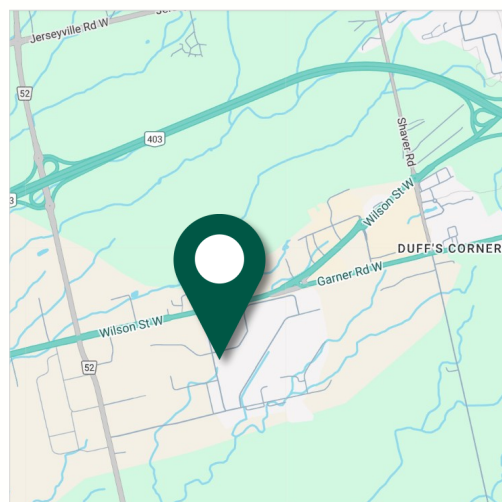
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UNIT 5 DETAILS	
CEILING HEIGHT	14'
DOORS - DRIVE-IN	(1) 8' x 10'
LEVELS	1
OFFICE	70%
PARKING	8
POWER	3 Phase, 575 V, 60 A
WASHROOMS	2
ZONING	M2 Exception 678



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