

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET LEASE RATE

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

2,958 - 3,080
SQUARE FEET



53 Bittern Street, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2024)	\$5.00 psf
UNIT 1 & 2	2,958 sf
UNIT 6 & 7	3,080 sf
AIR CONDITIONING	Yes
CLEAR HEIGHT	24'
LOADING DOORS	Drive-In
PARKING	Surface
ZONING	M2 Exception 678

Industrial units for lease in the Ancaster Business Park with great clear height and depth. Units have drive-in doors and are fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

Andrew Blair
Broker of Record

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Sales Representative

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HAMILTON OFFICE

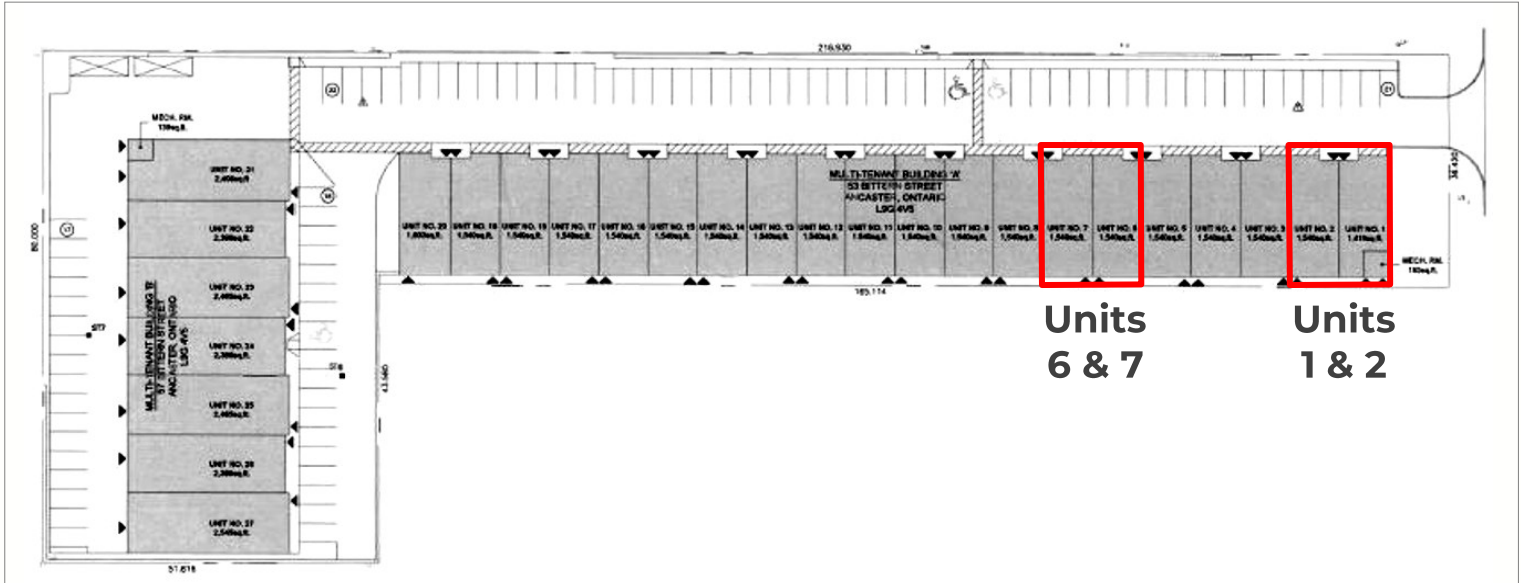
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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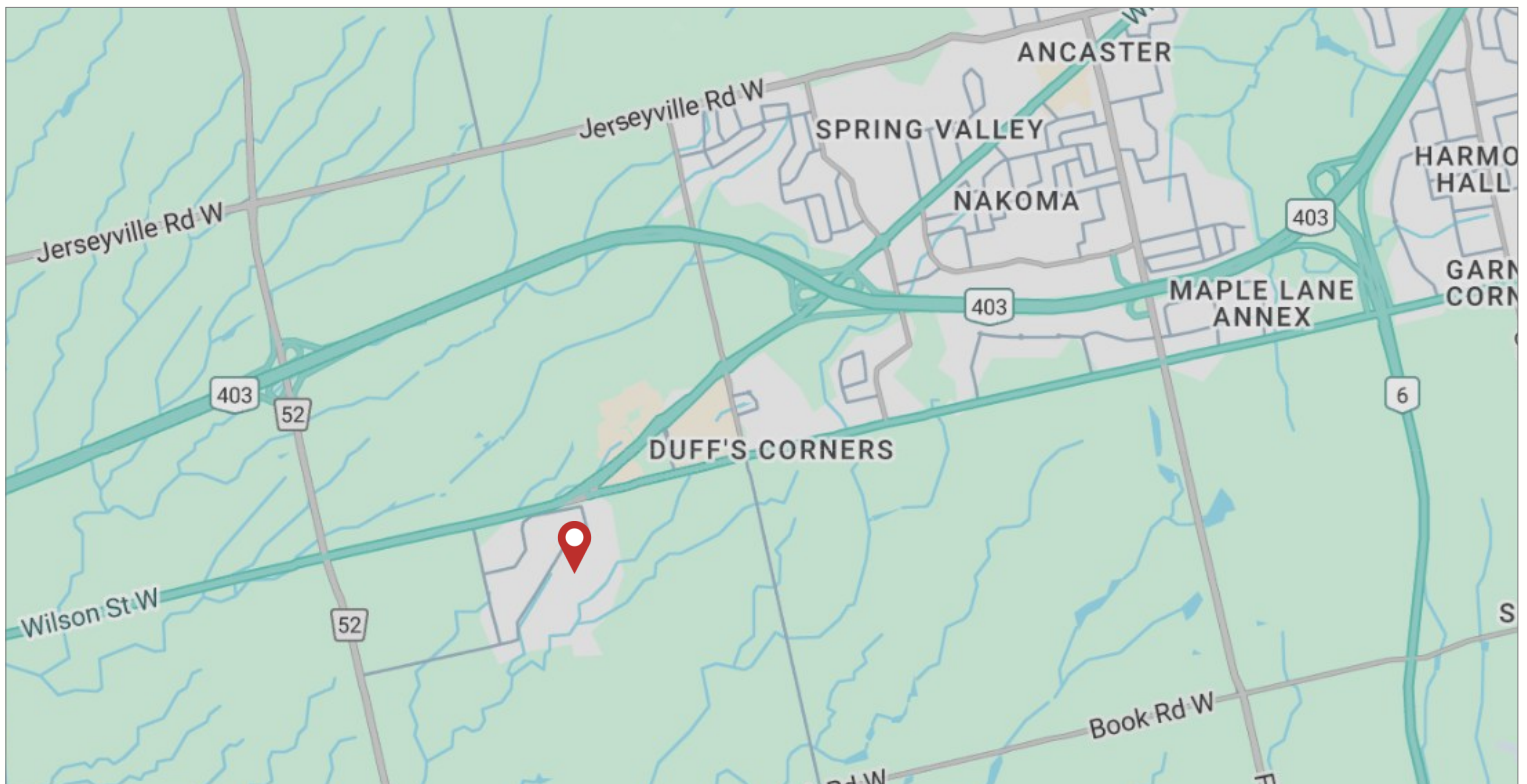
INDUSTRIAL UNITS FOR LEASE

Industrial units for lease in the Ancaster Business Park with great clear height & depth. Units have drive-in doors and are fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

SITE PLAN



SITE PLAN



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INDUSTRIAL UNIT FOR LEASE: UNITS 1 & 2

Double front unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit that includes some office space. The unit has great clear height and depth, as well as two drive-in doors. The building has 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.

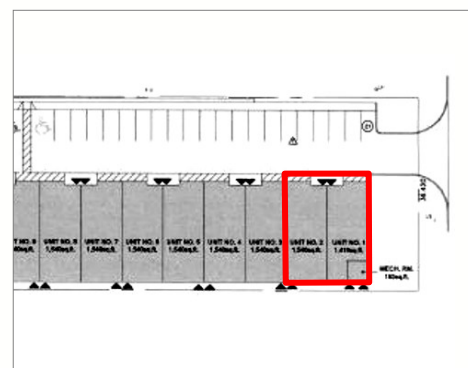


UNITS 1 & 2

SIZE	2,958 SF
ELECTRIC	575 V / 200 A
CLEAR HEIGHT	24'
PARKING	(6) Surface
LOADING DOOR	(2) Drive In 10' x 12'
WASHROOMS	2

UNITS 1 & 2 DETAILS

- Great clear height & depth
- Unit has two drive-in doors
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities.



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INDUSTRIAL UNIT FOR LEASE: UNITS 6 & 7

Industrial unit for lease in the Ancaster Business Park with great clear height and depth. Unit has two drive-in doors and is fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

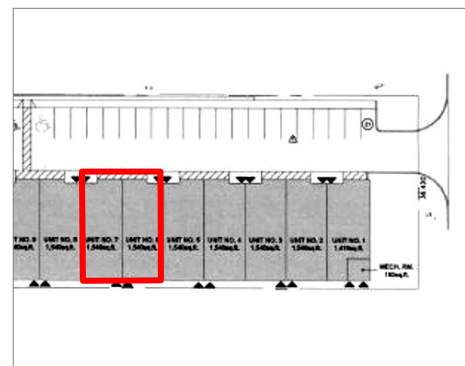


UNITS 6 & 7

SIZE	3,080 SF
ELECTRIC	575 V / 200 A
CLEAR HEIGHT	24'
PARKING	(6) Surface
LOADING DOOR	(2) Drive In 10' x 12'
WASHROOMS	2

UNITS 6 & 7 DETAILS

- Great clear height & depth
- Unit has two drive-in doors
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities.



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