

**\$15.00PSF**  
NET LEASE RATE

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

**2,597**  
SQUARE FEET



### 57 Bittern Street, Unit 3, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$15.00 psf
T.M.I. (2024)	\$5.00 psf
UNIT 3	2,597 sf
CLEAR HEIGHT	24'
LOADING DOORS	Drive-In
PARKING	Surface
ZONING	M2 Exception 678

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



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Broker

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#### HAMILTON OFFICE

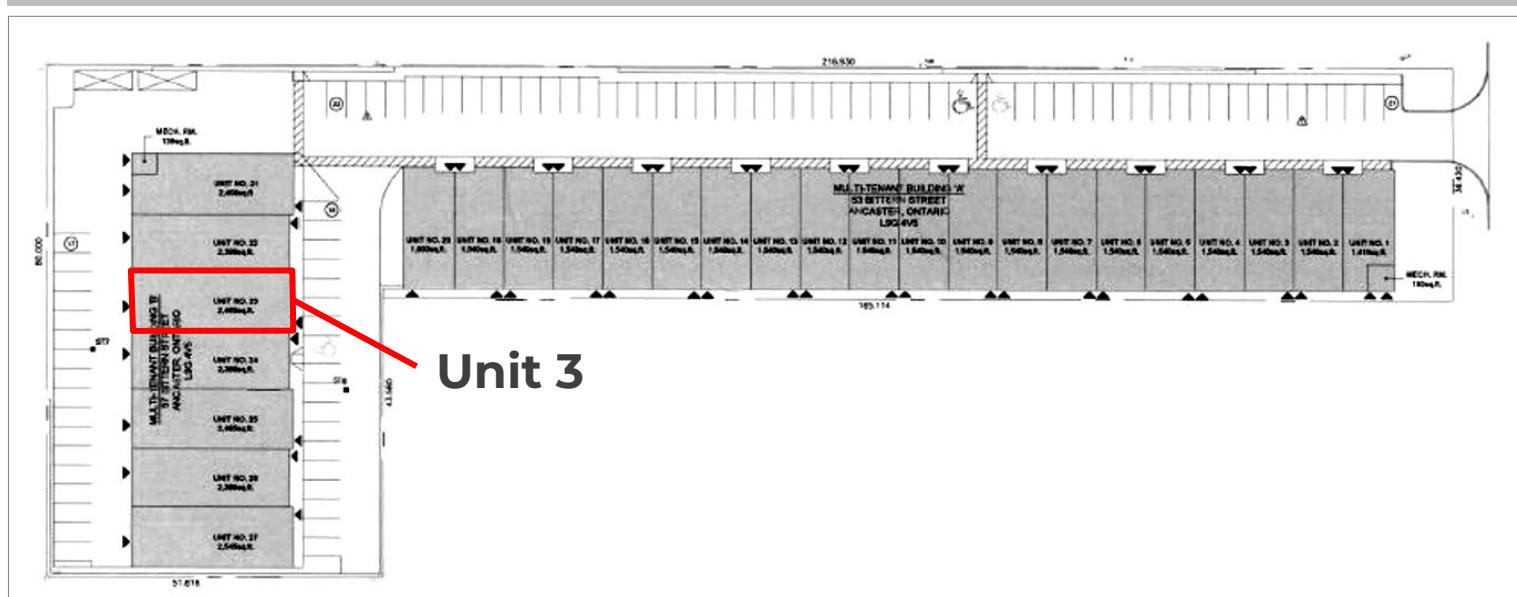
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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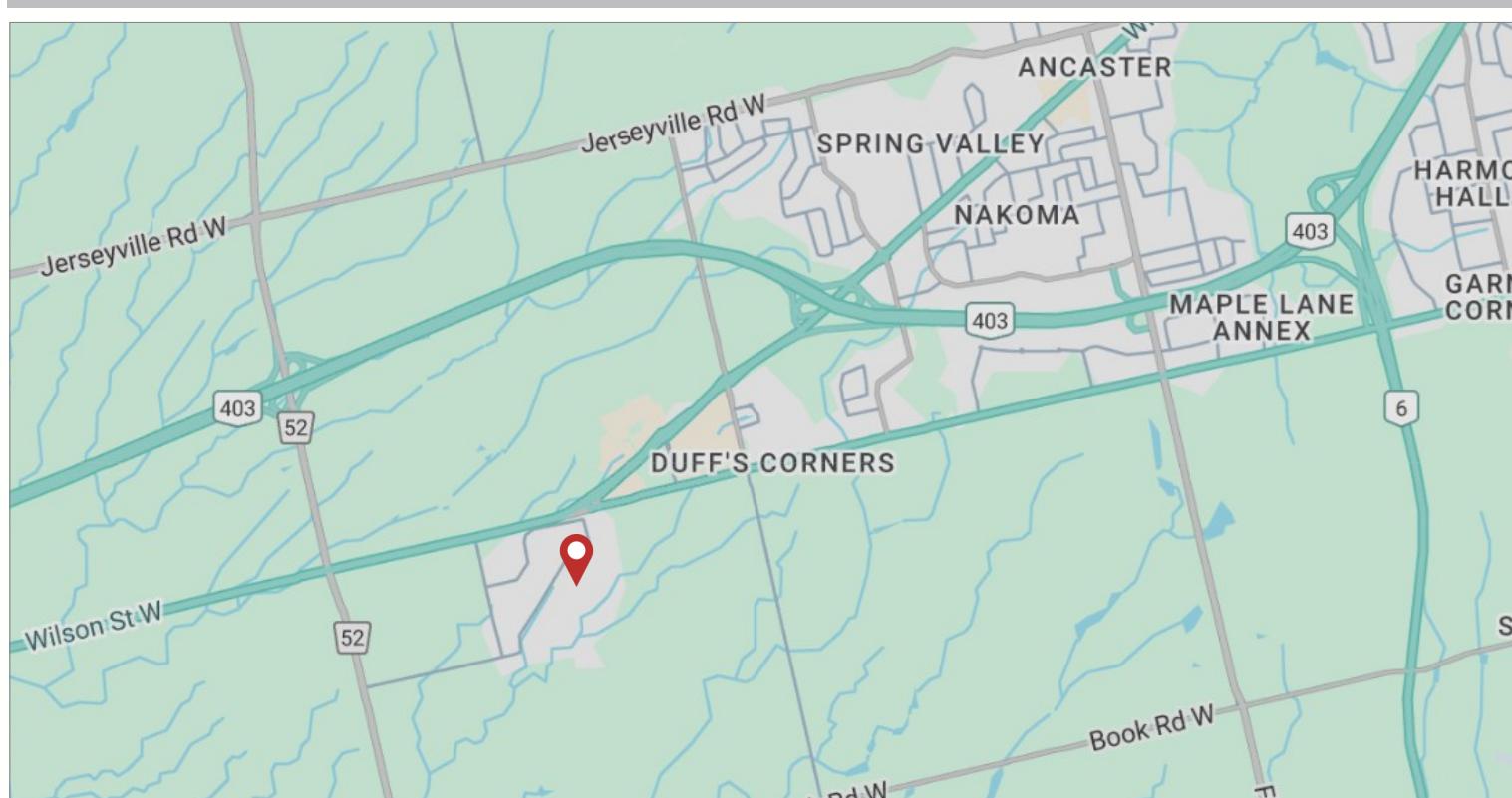
# INDUSTRIAL UNIT FOR LEASE

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

## SITE PLAN



## SITE PLAN



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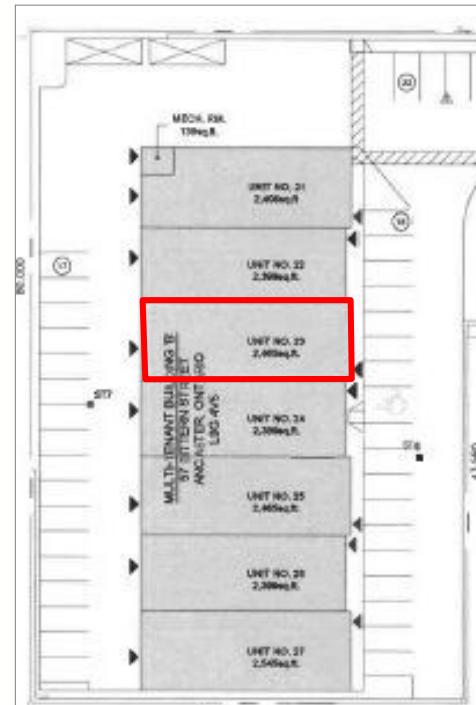
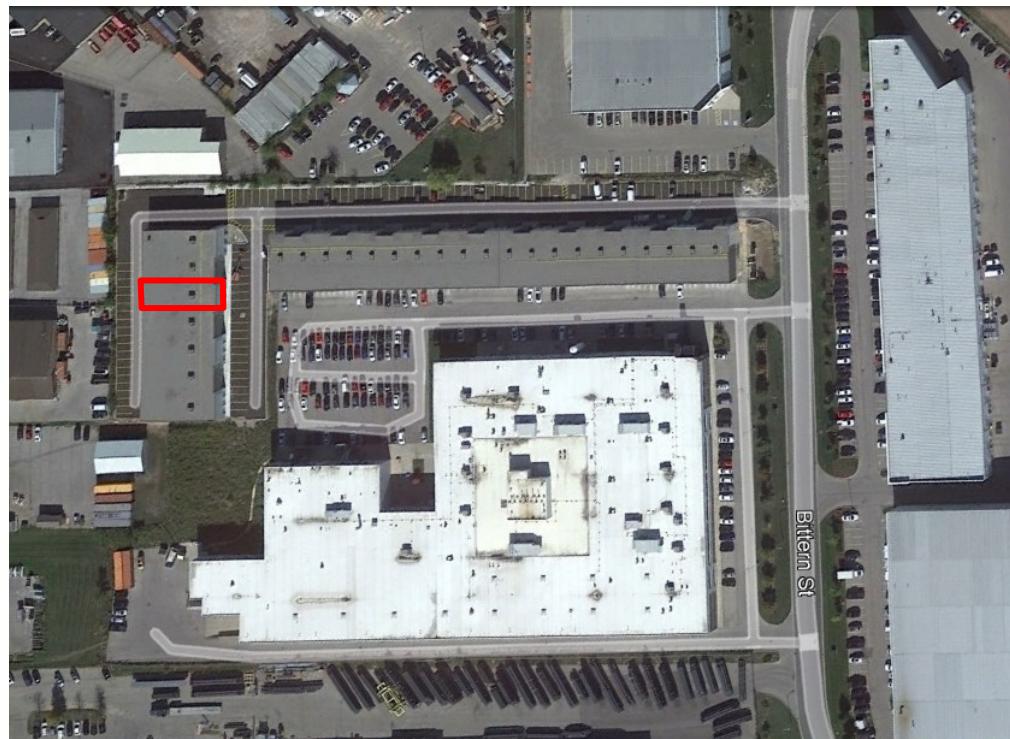
# INDUSTRIAL UNIT FOR LEASE: UNIT 3

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



## UNIT 3

SIZE	2,597 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 12' x 12'
WASHROOMS	1



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