

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL SPACE FOR LEASE



\$15.95 PSF
NET LEASE RATE

\$5.00 PSF
T.M.I. (2025)

UP TO 60,000
SQUARE FEET

23' TO 29'
CLEAR HEIGHT

25 Farr Court, Ancaster, ON

PROPERTY DETAILS WHOLE BUILDING

DOCK DOORS	(6) 8' x 10'
DOCK LEVELLERS	yes
DOOR SEALS	yes
DRIVE-IN DOORS	(6) 12' x 14'
PARKING	(120) surface
POWER	575 V / 1200 A
ZONING	M2 Exception 611

25 Farr Court is the next new addition to the Ancaster Business Park. The building is 60,000 square feet, with multiple smaller configurations, and includes six drive-in and six dock doors (whole building allocation). The dock doors have the convenience of levelers and door seals. Office finishes are available through the landlord, with the lease rate including 5% of office finish. 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, leading to the Greater Toronto and Hamilton area. HSR public transit is steps away with connections to the Hamilton Mountain. Building is divisible. Estimated possession is beginning of October 2026.

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Broker

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Sales Representative

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Co-listed w/ Colliers Macaulay Nicolls Inc.

Team Murray & Faldowski
Bryan Faldowski, Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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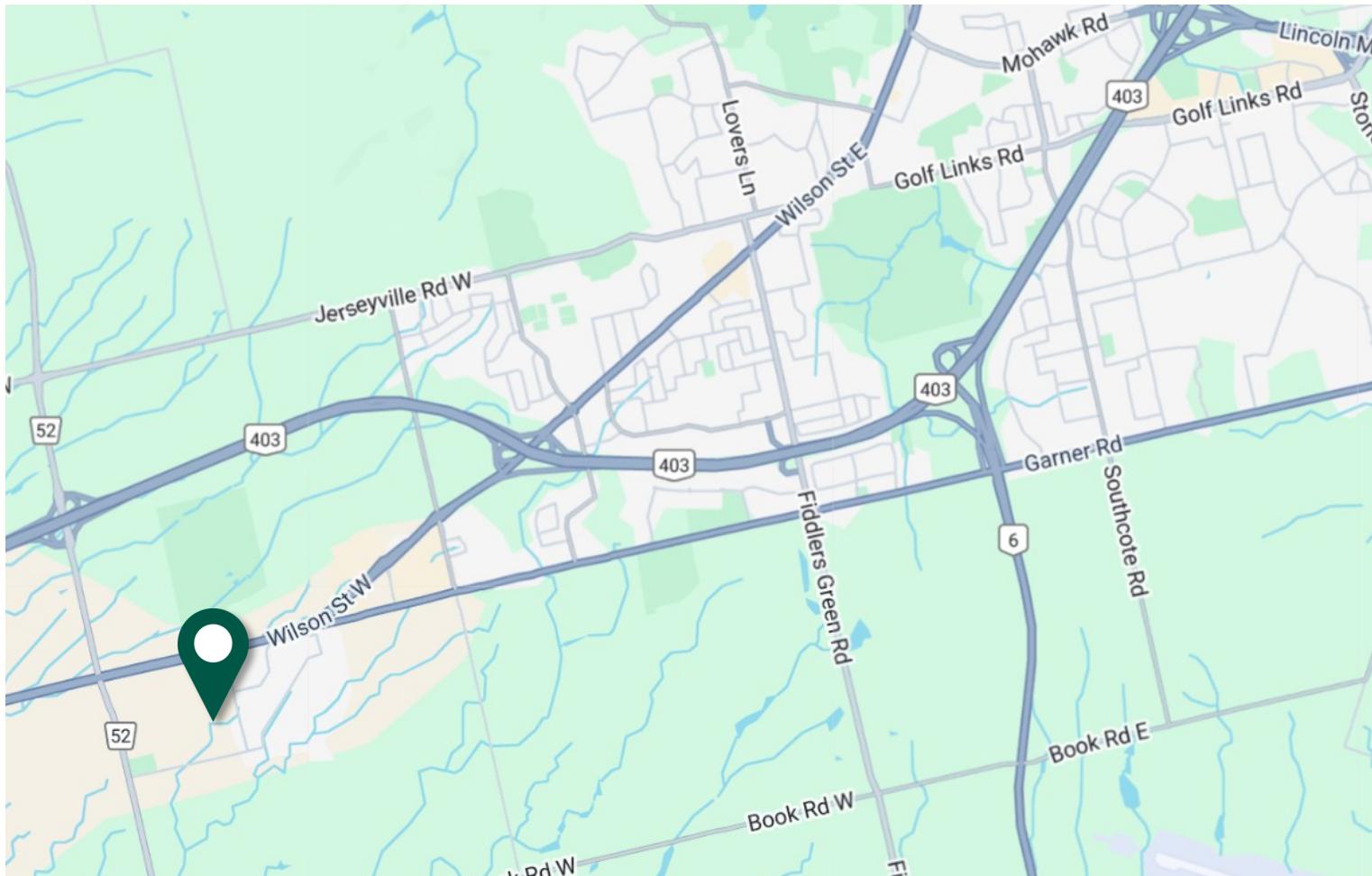
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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UNIT OPTIONS

OPTION	NET RENT	T.M.I. (2025)	SIZE	CLEAR HEIGHT	LOADING DOORS	PARKING	POWER
Full Building	\$15.95	\$5.00	60,000 sf	23'-29'	(6) Truck Level 8' x 10', (6) Drive-In Level 12' x 14'	(120) Surface	575V, 1200A
Unit 1	\$15.95	\$5.00	9,938 sf	23'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 2	\$15.95	\$5.00	10,295 sf	23'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 1 & 2	\$15.95	\$5.00	20,235 sf	23'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A
Unit 3	\$15.95	\$5.00	9,936 sf	26'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 4	\$15.95	\$5.00	10,295 sf	26'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 3 & 4	\$15.95	\$5.00	20,233 sf	26'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A
Unit 5	\$15.95	\$5.00	8,439 sf	29'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 6	\$15.95	\$5.00	10,297 sf	29'	(1) Truck Level 8' x 10', (1) Drive-In Level 12' x 14'	(15-20) Surface	575V, 200A
Unit 5 & 6	\$15.95	\$5.00	18,736 sf	29'	(2) Truck Level 8' x 10', (2) Drive-In Level 12' x 14'	(30-40) Surface	575V, 400A



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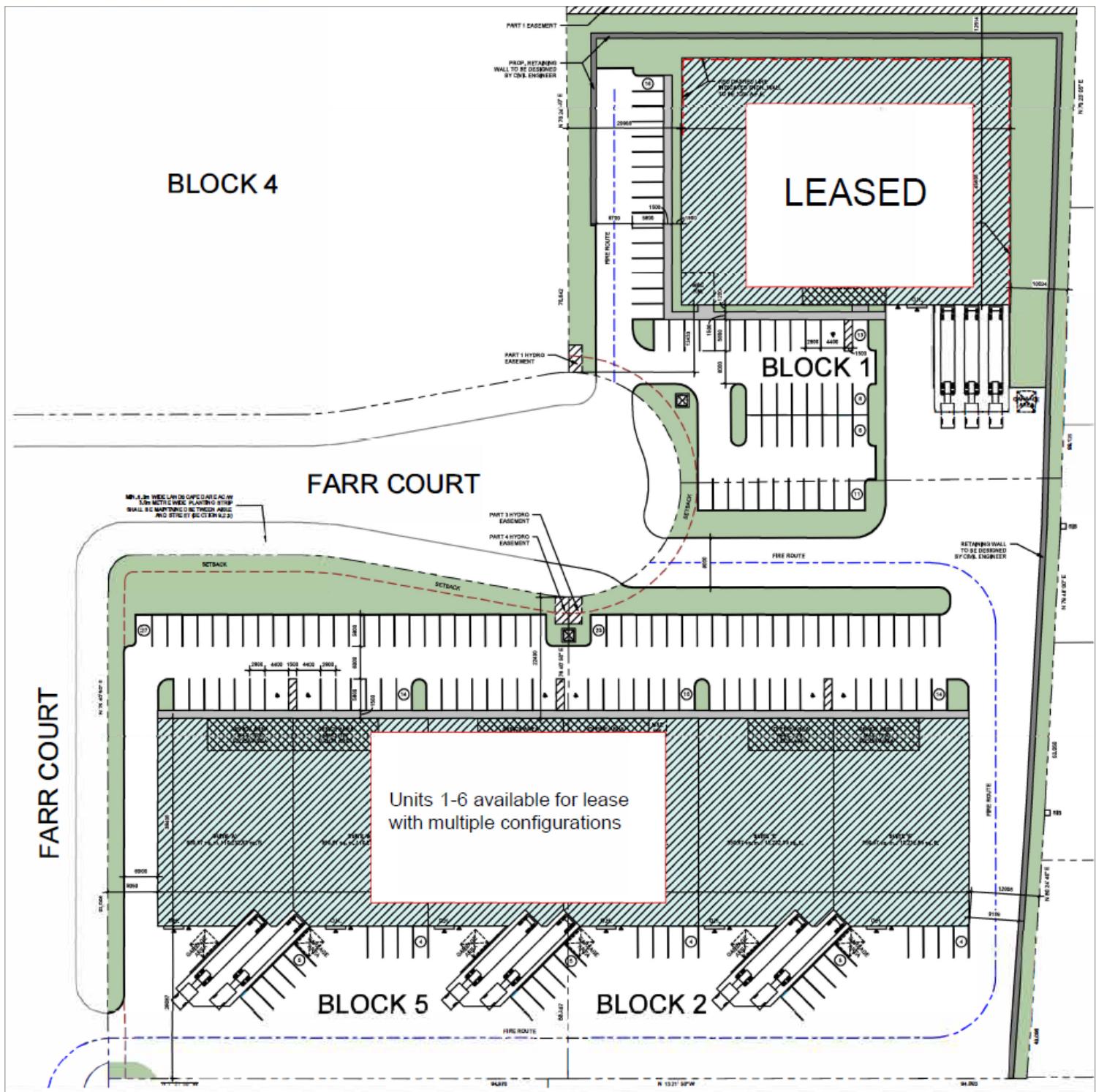
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SITE PLAN



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