

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MULTI-UNIT INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM



\$15.95 PSF
NET LEASE RATE

\$5.00 PSF
T.M.I. (2026)

23' TO 29'
CLEAR HEIGHT



25 Farr Court, Ancaster, ON

PROPERTY DETAILS

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.

Andrew Patrick Blair Broker

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Alexandra Blair Sales Representative

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Office: 905.333.8849 Email: bryan.faldowski@colliers.com

HAMILTON MAIN OFFICE

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

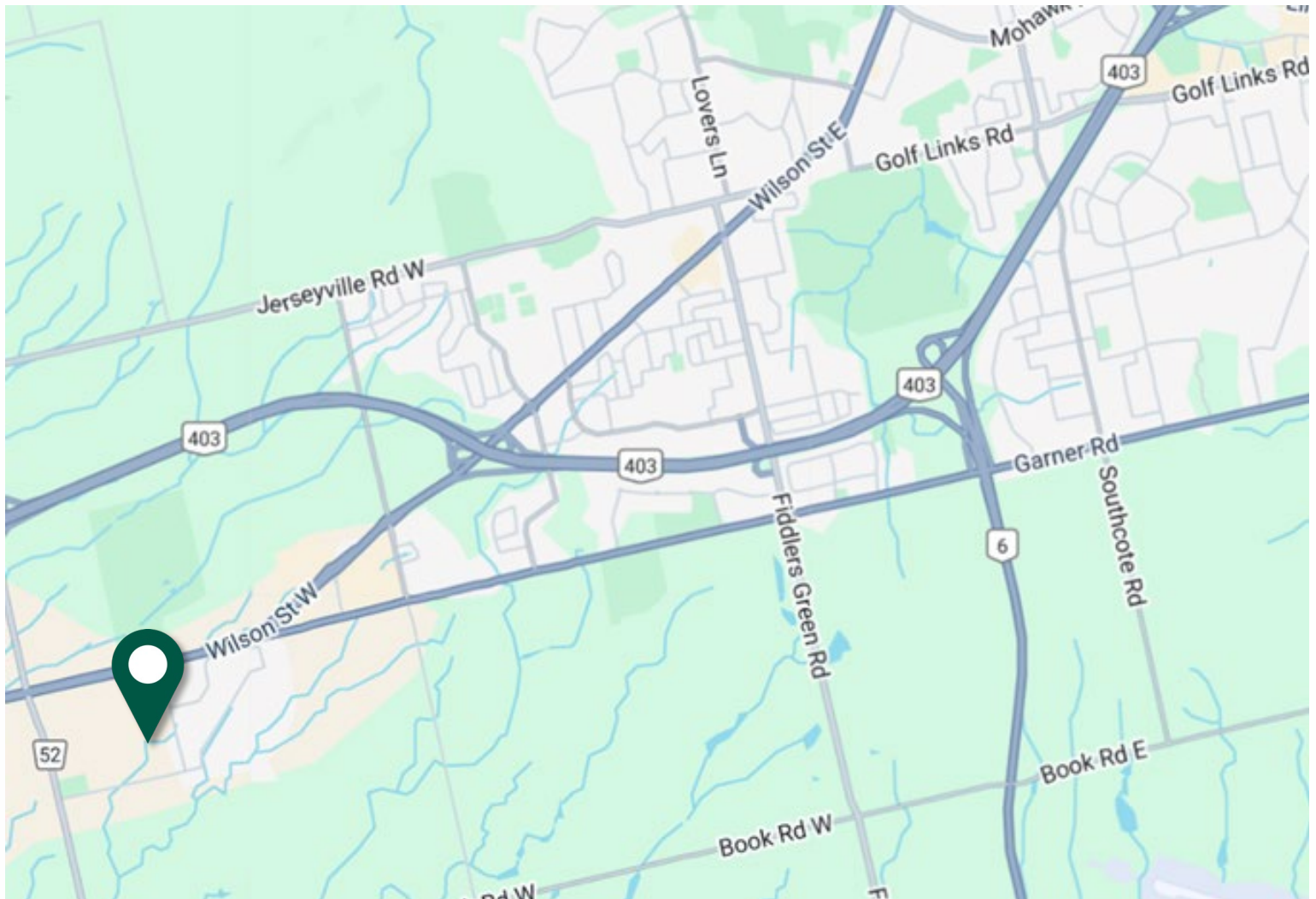
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UNIT OPTIONS

OPTION		NET RENT	T.M.I. (2025)	SIZE	CLEAR HEIGHT	LOADING DOORS	PARKING	POWER
Unit 1	LEASED	\$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	LEASED	\$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	LEASED	\$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	LEASED	\$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



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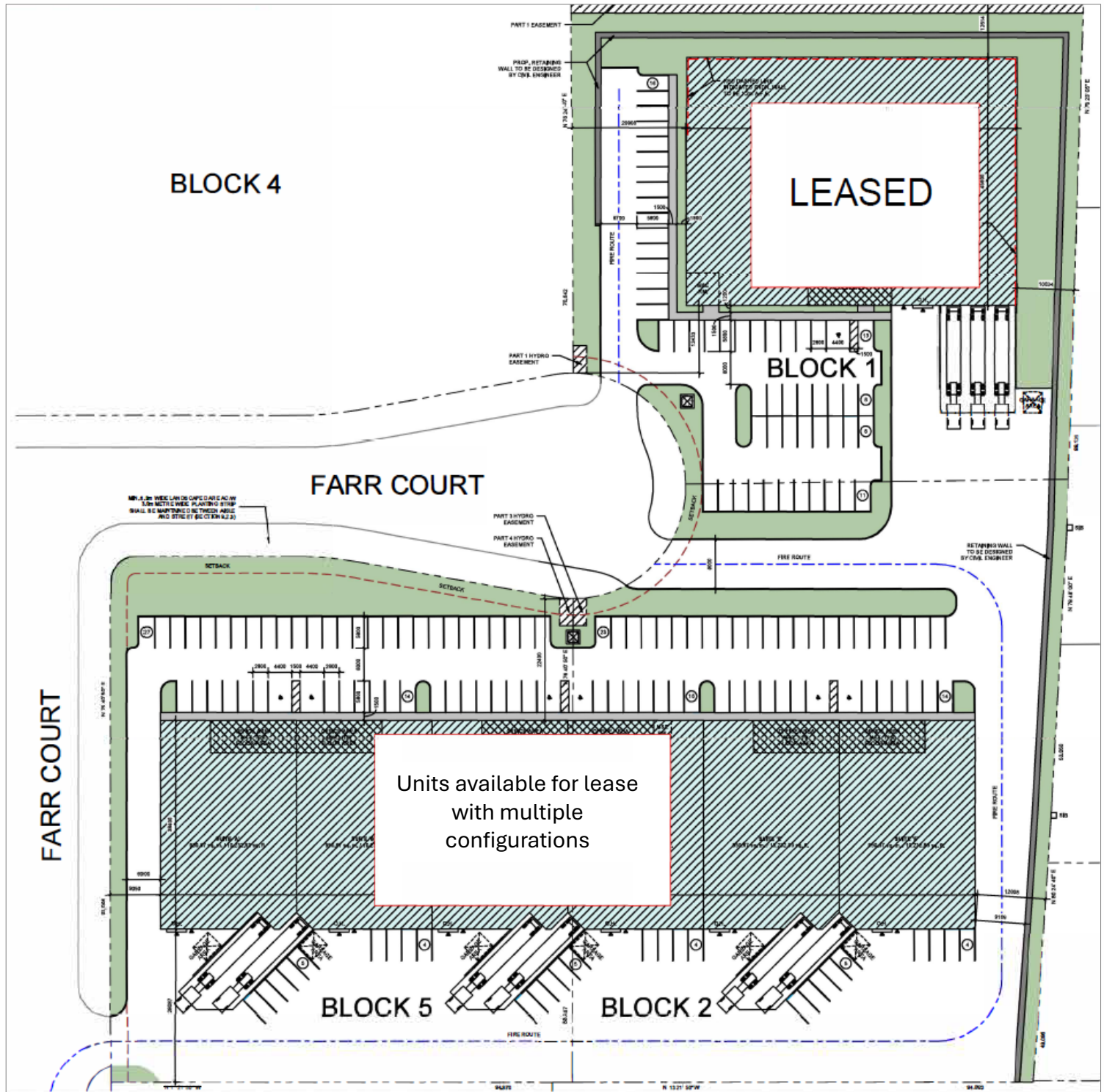
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SITE PLAN



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