

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$13.95PSF
NET LEASE RATE

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

1,540 - 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 4 | 1,540 sf |
| UNIT 6 & 7 | 3,080 sf |
| UNIT 17 | 1,540 sf |
| UNIT 19 | 1,540 sf |
| AIR CONDITIONING | Yes |
| 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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Alexandra Blair
Sales Representative

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HAMILTON OFFICE

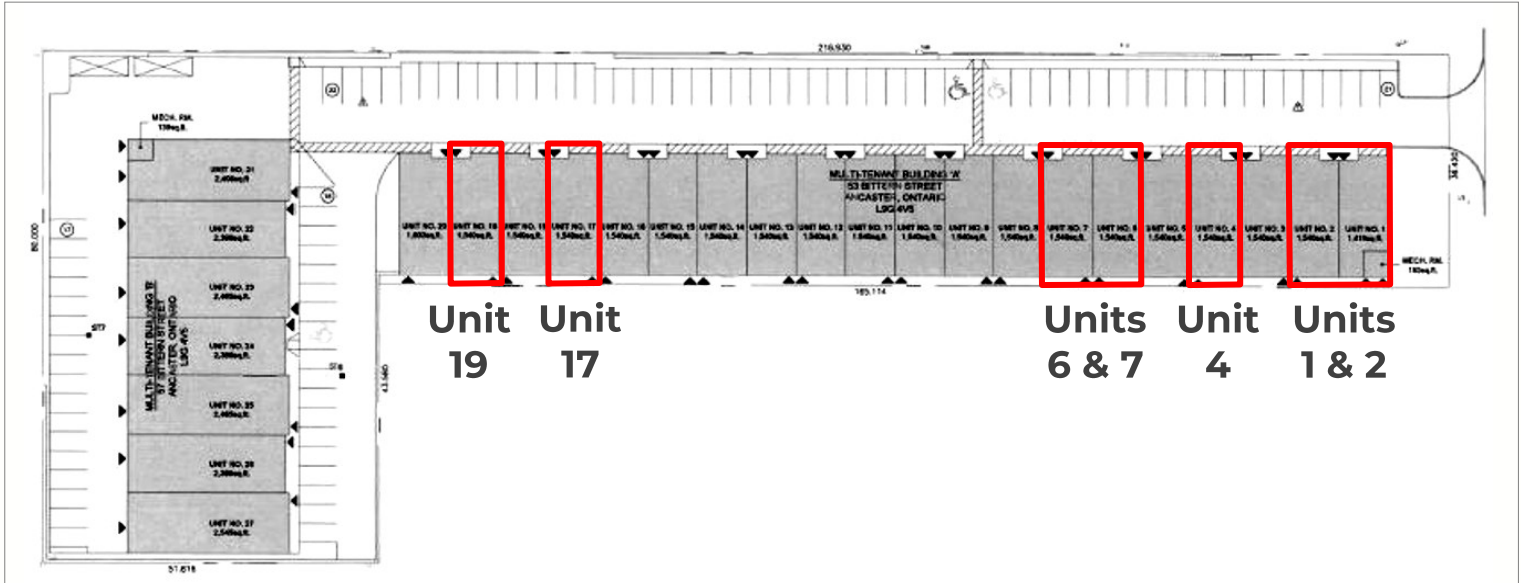
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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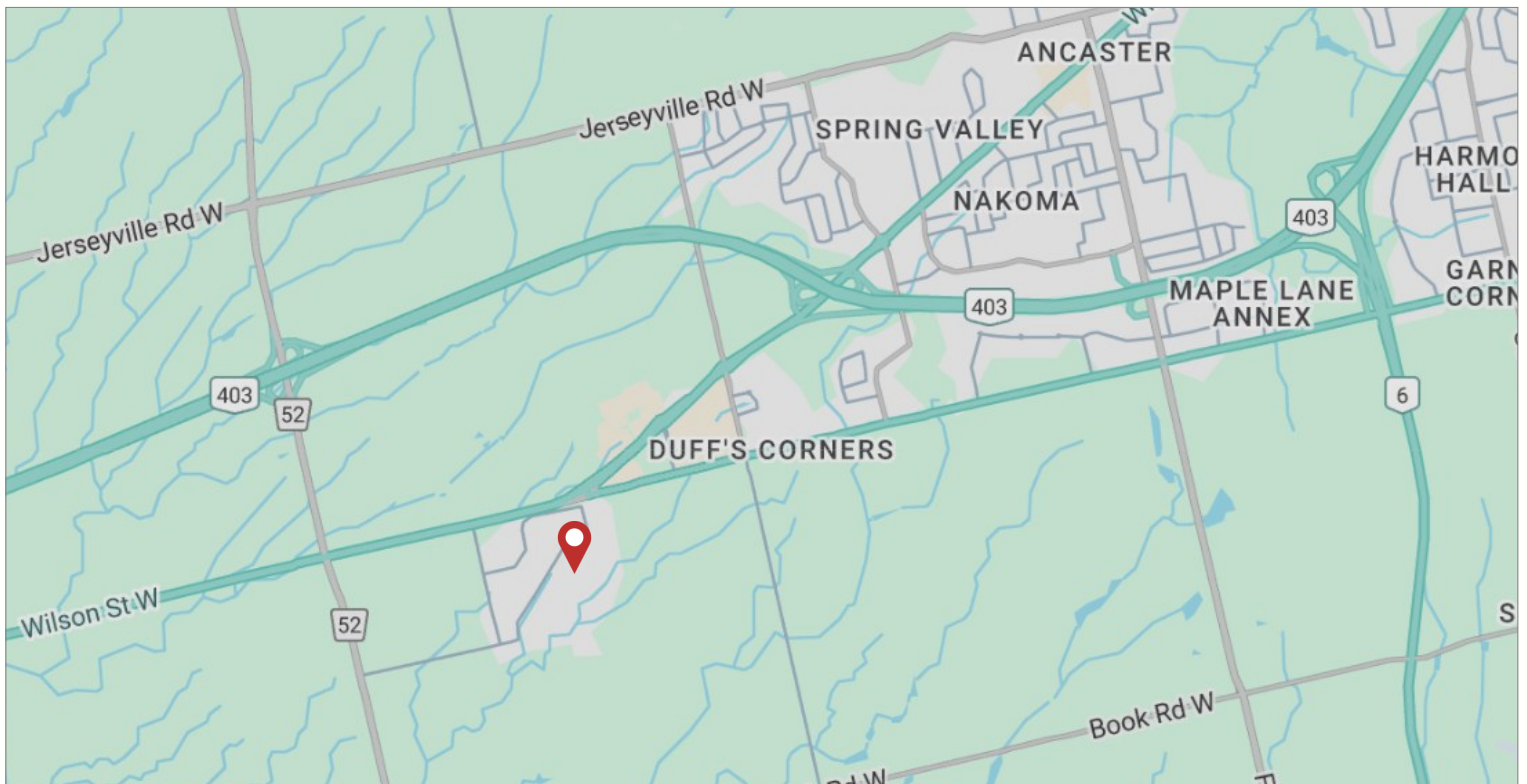
INDUSTRIAL UNITS FOR LEASE

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.

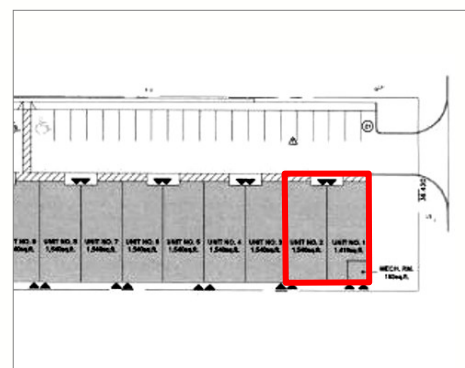


UNITS 1 & 2

| | |
|--------------|------------------------|
| 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: UNIT 4

Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as drive-in doors. The building has easy access to Highway 403, and convenient public transit options. The Ancaster Business Park is situated close to local amenities such as restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available October 1st, 2025.

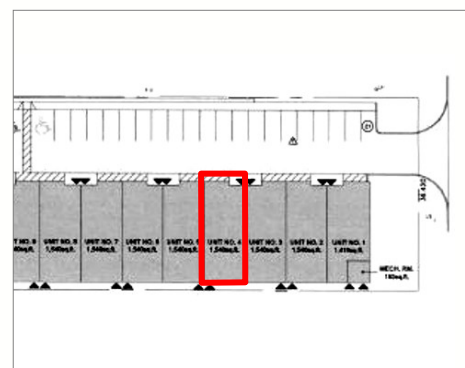


UNIT 4

| | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 4 DETAILS

- Great clear height & depth
- Unit has one drive-in door
- 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.

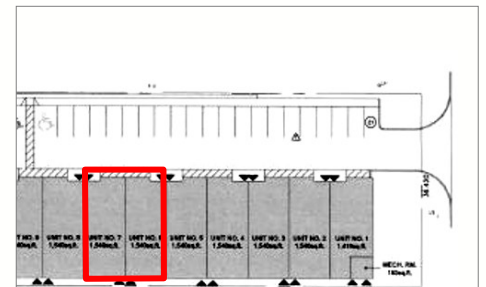


UNITS 6 & 7

| | |
|--------------|------------------------|
| 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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INDUSTRIAL UNIT FOR LEASE: UNIT 17

Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as drive-in doors. The building has easy access to Highway 403, and convenient public transit options. The Ancaster Business Park is situated close to local amenities such as restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available December 1st, 2025.

IMAGE COMING SOON

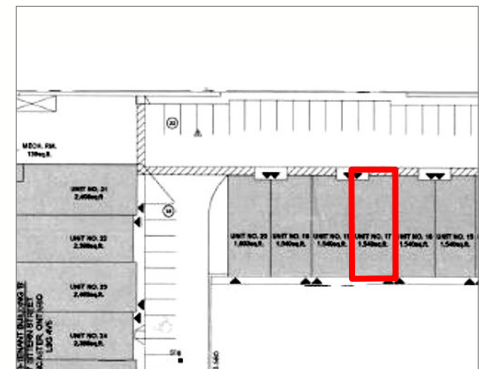


UNIT 17

| | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 17 DETAILS

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



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INDUSTRIAL UNIT FOR LEASE: UNIT 19

Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as drive-in doors. The building has easy access to Highway 403, and convenient public transit options. The Ancaster Business Park is situated close to local amenities such as restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available November 1st, 2025.

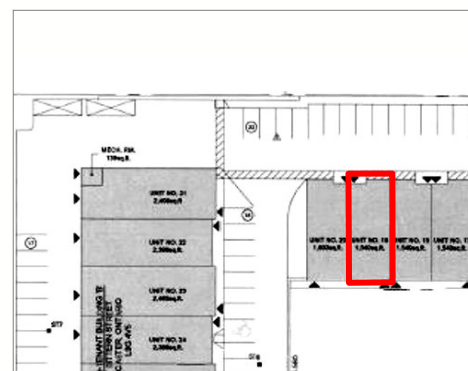


UNIT 19

| | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 19 DETAILS

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



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