

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

**\$13.95 PSF**  
NET LEASE RATE

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

**27,128**  
SQUARE FEET



**1283 Cormorant Rd, Building B1, Ancaster, ON**

Industrial building for lease in the Ancaster Business Park.

### Andrew Patrick Blair

Broker of Record

Office: 905.529.5900 Ext. 225

Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

### Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213

Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)



### Co-listed with:

**Colliers Macaulay Nicolls Inc., Brokerage**

Phone: 416-777-2200

Bryan Faldowski\*, Doug Murray\*, Simon Henderson\*, Kennedy Banks\*, Justin Venacio\*, Chris Basta\*, Brandon Garth\*, Sean Kelly\*, Bob Roberston\*, Adrian Pajtasz\*

\*Sales Representative

### HAMILTON OFFICE

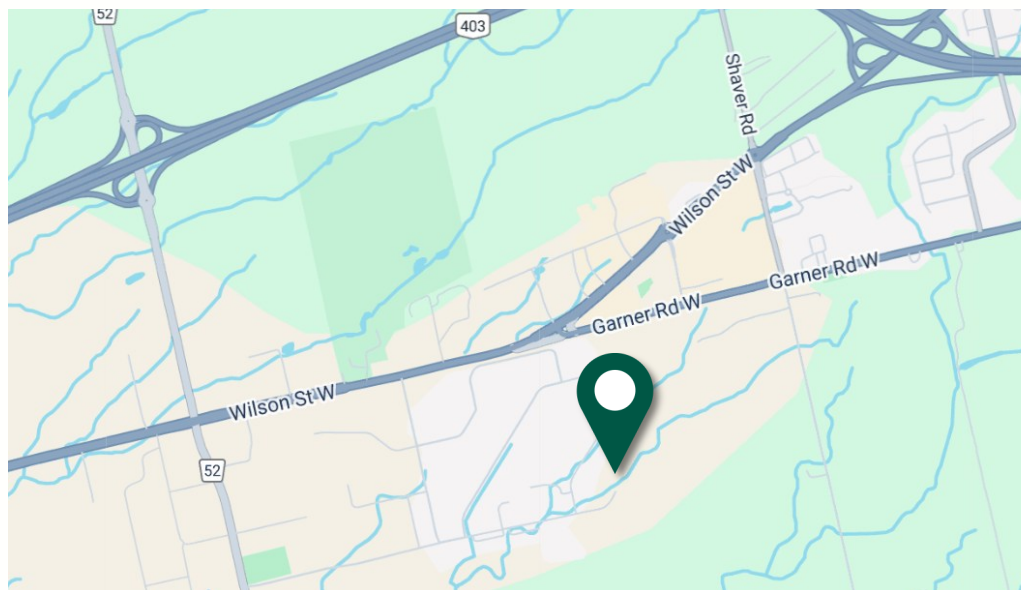
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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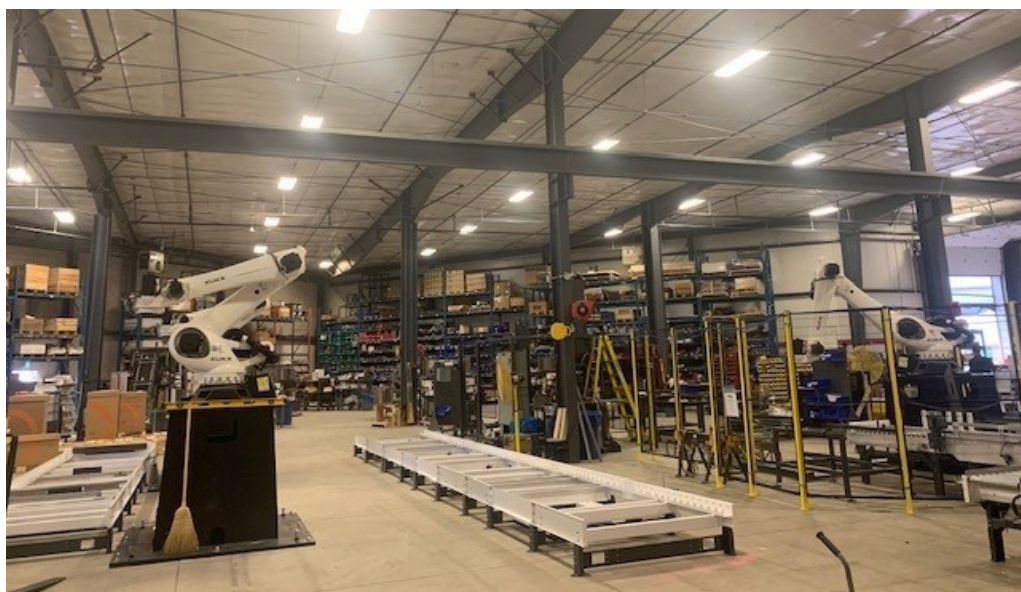
Industrial building for lease in the Ancaster Business Park. Crane rails in place for 7.5 ton crane. 600V/400A electrical service. Professional offices in place, across two stories, including lunch room & changerooms.



## PROPERTY DETAILS

INDUSTRIAL	23,528 sf
OFFICE	3,600 sf
CEILING HEIGHT	26'
DOORS: DRIVE-IN	12' x 14' (1)
DOORS: TRUCK LEVEL	9' x 10' (2)
PARKING	(50)
POWER	600 V / 400 A
WASHROOMS	(3)
ZONING	M2 Exception 678, 767

- the Ancaster business park is situated close to local amenities like restaurants, retail shops
- great proximity to Hamilton and other key commercial areas
- minutes to Highway 403, leading to the Greater Toronto and Hamilton area
- HSR public transit is steps away with connections to the Hamilton Mountain

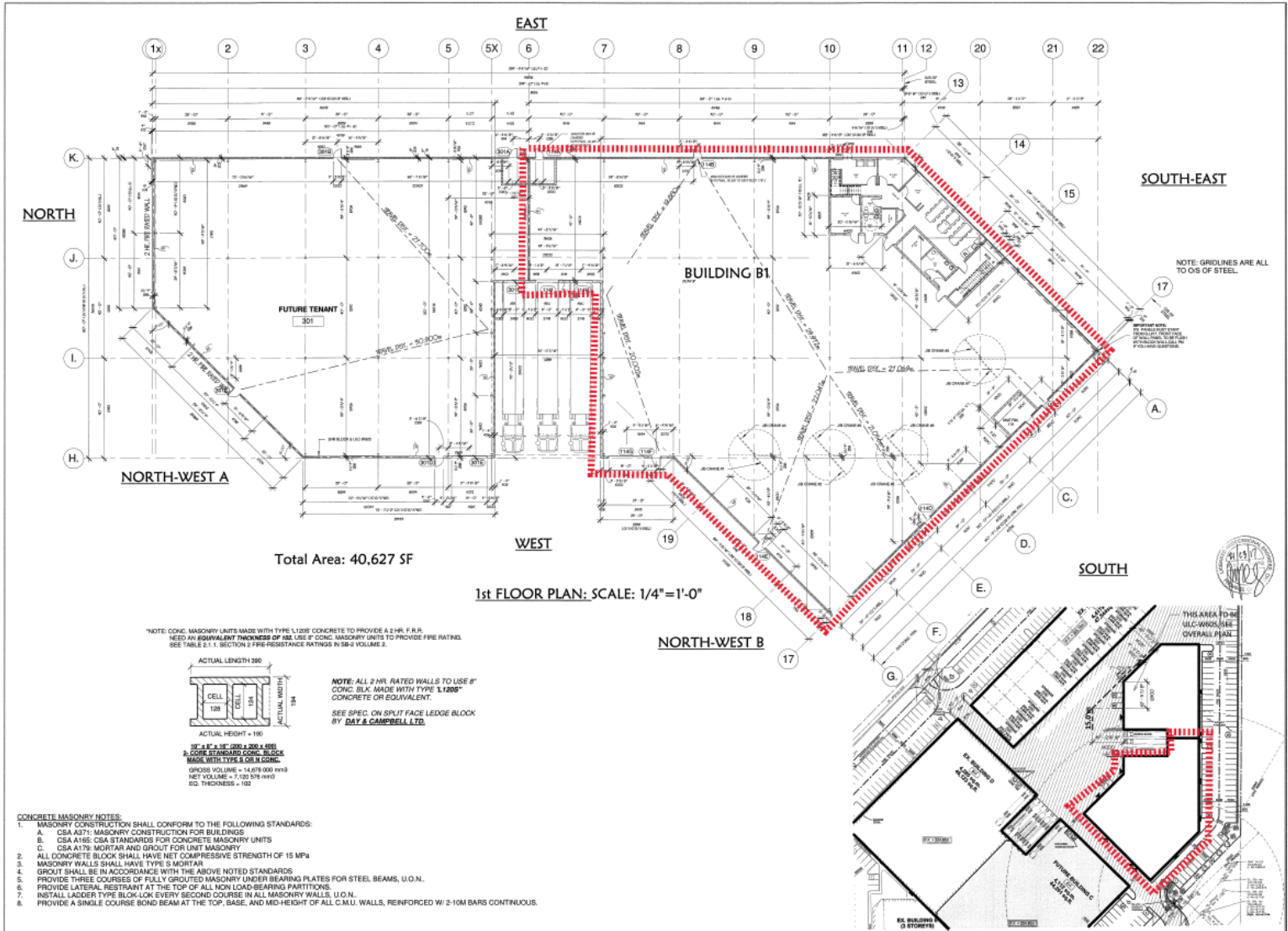


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