

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

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Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213

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Co-listed with:

Colliers Macaulay Nicolls Inc., Brokerage

Phone: 416-777-2200

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

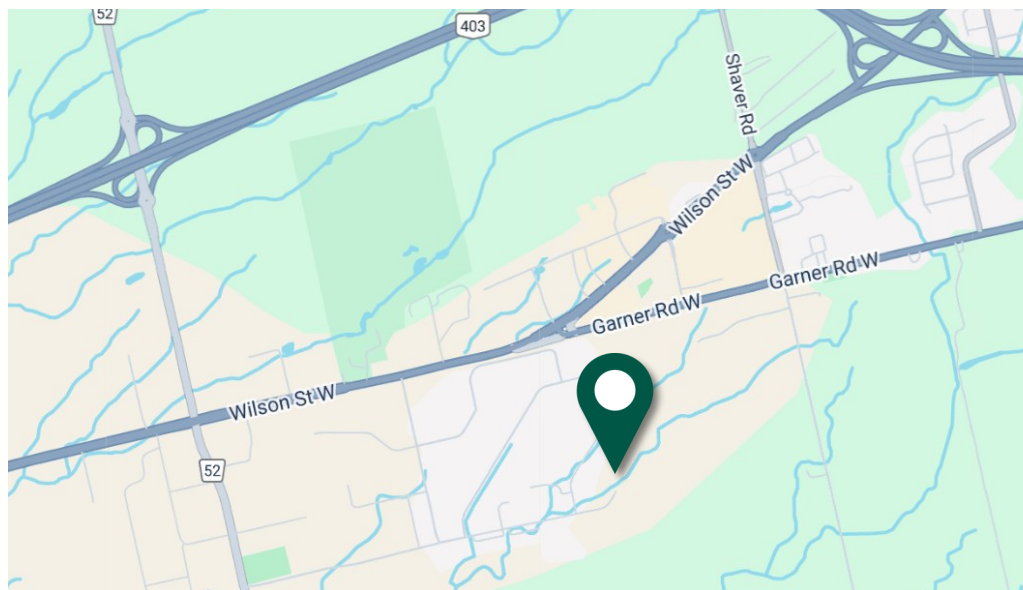
HAMILTON OFFICE

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

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.

INDUSTRIAL BUILDING FOR LEASE

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. Building is divisible.



PROPERTY DETAILS

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

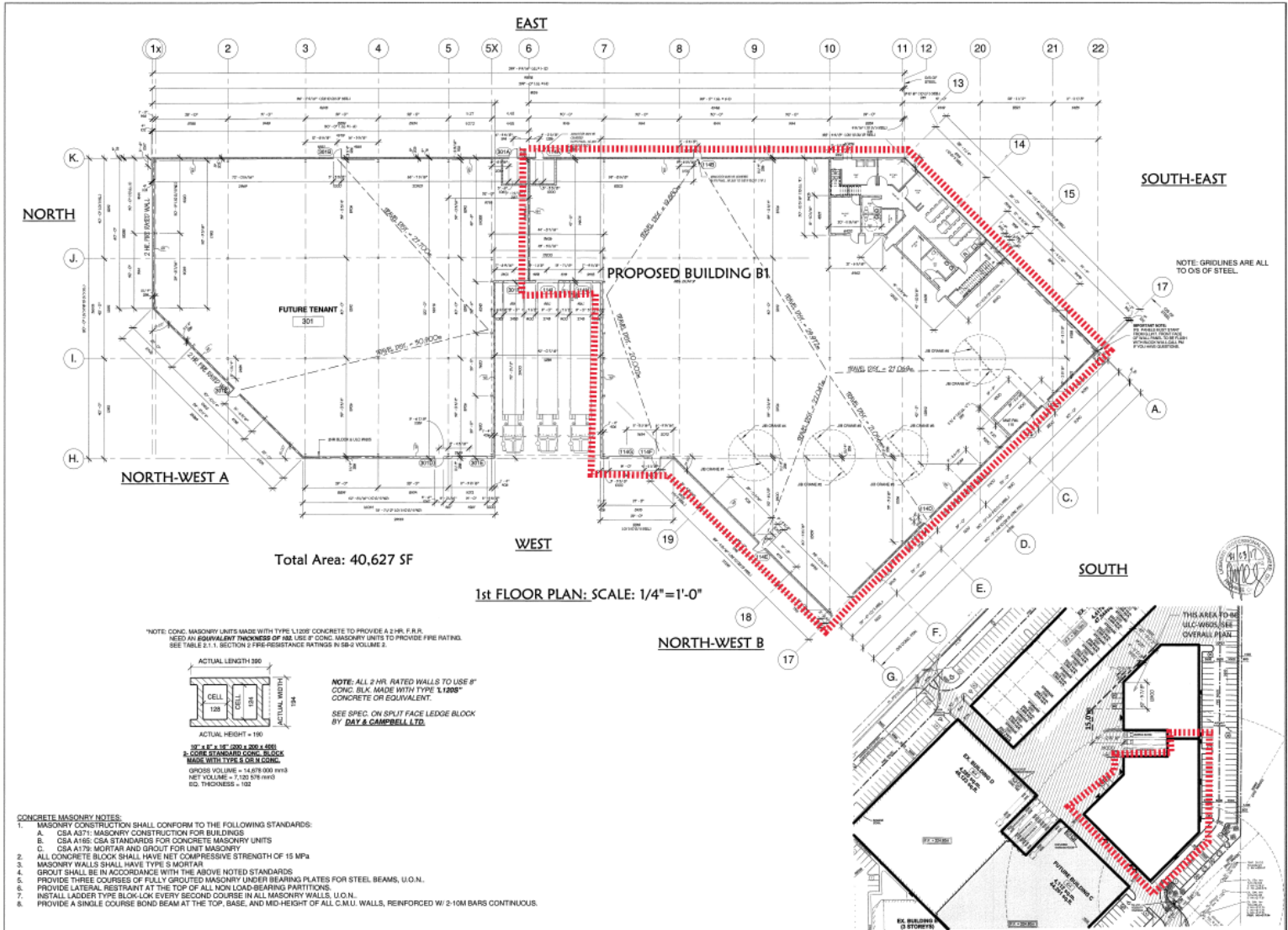


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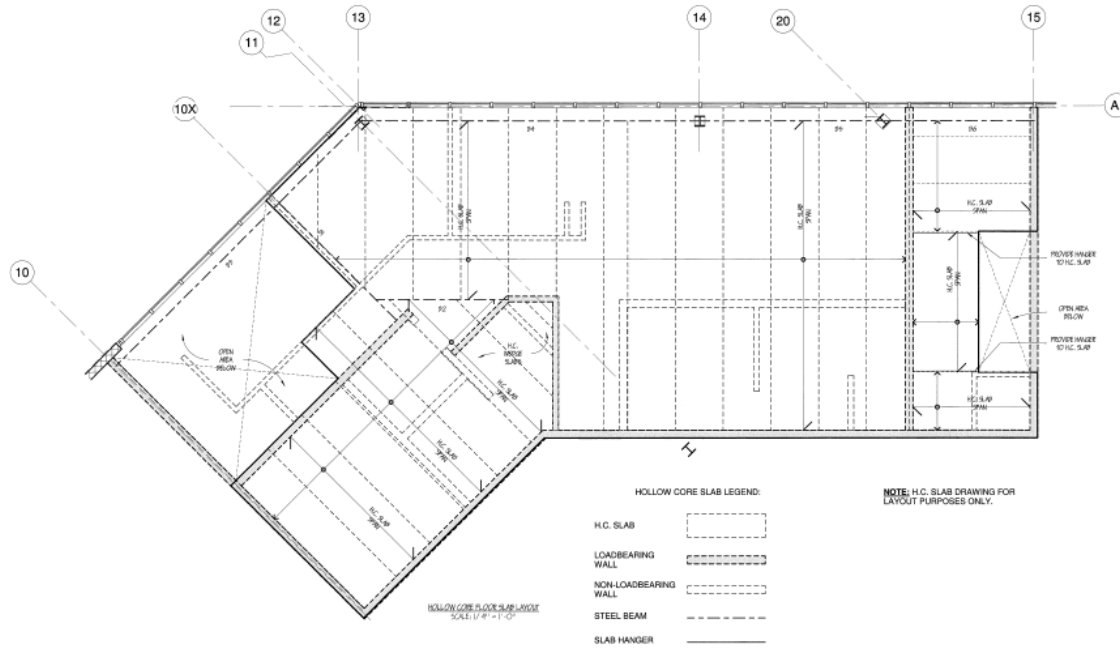
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INDUSTRIAL BUILDING FOR LEASE



STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL DESIGN MUST CONFORM TO CSA S16.
2. STRUCTURAL STEEL W. SECTIONS AND COLUMNS SHALL CONFORM TO ASTM A992 U.N.O.
3. STRUCTURAL STEEL CHANNELS, HSS, & ANGLES MUST CONFORM TO CSA G40.21, GRADE 350W U.N.O.
4. ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO CSA G40.21, GRADE 50W, CLASS C U.N.O.
5. DO NOT SPLICE OR CUT OPENING IN STRUCTURAL STEEL WITHOUT THE ENGINEER'S APPROVAL.
6. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL STEEL SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.
7. REFER TO ROBERTSON BUILDING SYSTEMS JOB No. 15-B-51621 DRAWINGS DATED 16/10/16 FOR ALL BEAM SIZES FOR "BEAM BY ROBERTSON" REFERENCES.

DESIGN LOADS:

1. DEAD LOAD: 5.72 kPa
2. MEZZANINE LIVE LOAD: 2.4 kPa

STRUCTURAL STEEL SCHEDULE:

- B1 - W12X19
- B2 - W12X20
- B3 - BEAM BY ROBERTSON
- B4 - BEAM BY ROBERTSON
- B5 - BEAM BY ROBERTSON
- B6 - BEAM BY ROBERTSON



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