

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)

31,330
SQUARE FEET



1289 Cormorant Rd, Building C, 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

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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

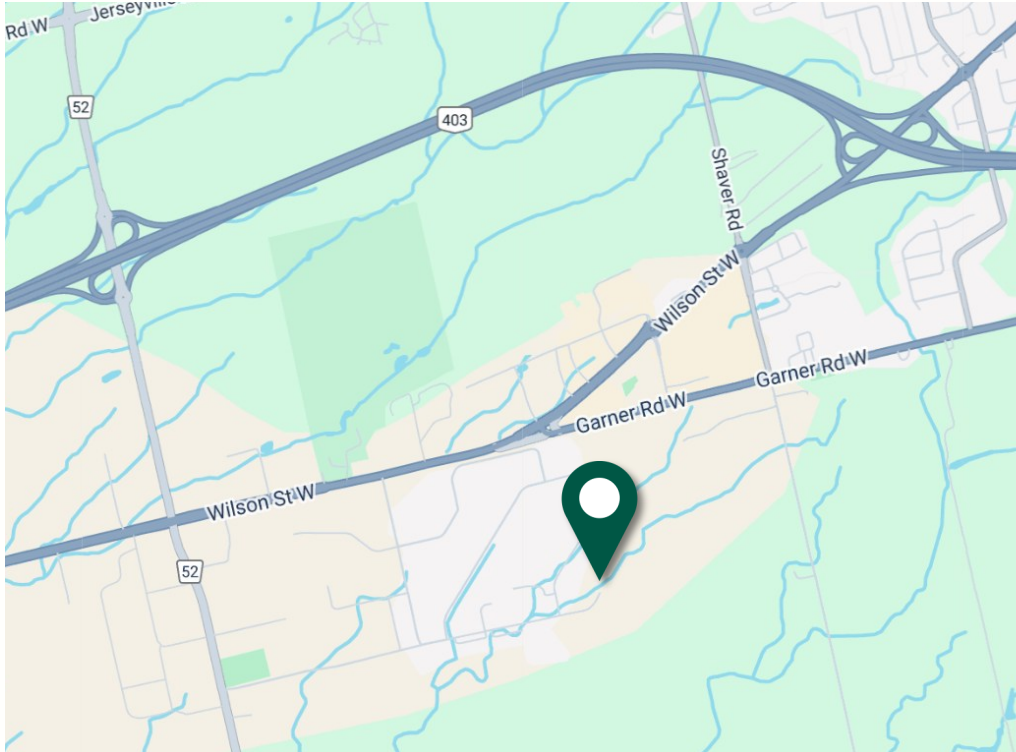
HAMILTON OFFICE

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

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

Flexibility of buildouts and demising of industrial space. Multiple dock & drive-in doors. 600V/600A electrical service. Office finishes are available through the landlord, with the lease rate including 5% of office finish. Building is divisible.



BUILDING DETAILS

CEILING HEIGHT	41'
DOORS: DRIVE-IN	12' x 14' (3)
DOORS: TRUCK LEVEL	8' x 9' (3)
OFFICE AREA	5%
PARKING	(60)
POWER	600 V / 600 A
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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