

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

Office: 905.529.5900 Ext. 225

Email: blaird@bbsrealty.com

Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213

Email: alexandrablair@bbsrealty.com



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

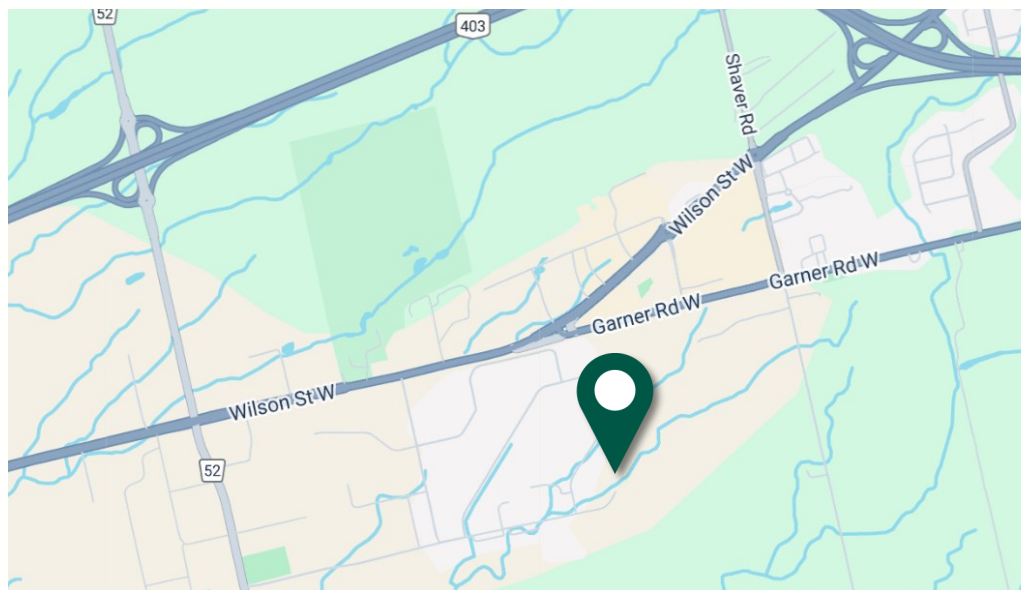
HAMILTON OFFICE

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

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%
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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INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

NEW INDUSTRIAL FOR LEASE
1289 CORMORANT ROAD ANCASTER ONTARIO

OCCUPANCY FALL 2024



PART OF A 10 ACRE ESTABLISHED A CLASS INDUSTRIAL SITE
31,330 SQUARE FEET.
40 FT EAVE HEIGHT.
3 TRUCK LEVEL LOADING DOORS.
3 DRIVE-IN TRUCK DOORS.
600 VOLT, 600 AMP, 3 PHASE ELECTRICAL POWER AVAILABLE.
DEMISABLE INTO 2 UNITS 8,428 / 13,842 / 10,463 SQFT

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ITEM	PROPOSAL	PROPOSAL	2004-05 YEAR REQUIREMENTS
DRUGS (CONTRACT)		\$0	\$0
LT & B (mg w)	40.88		4,000.00
DRUGS (CONTRACT)			
A	1,615.18 (10 mg w)		750
B	1,002.00 (10 mg w)		200
C	1,002.00 (10 mg w)		200
D	1,002.00 (10 mg w)		200
E	1,002.00 (10 mg w)		200
F	1,002.00 (10 mg w)		200
G	1,002.00 (10 mg w)		200
H	1,002.00 (10 mg w)		200
I	1,002.00 (10 mg w)		200
J	1,002.00 (10 mg w)		200
K	1,002.00 (10 mg w)		200
L	1,002.00 (10 mg w)		200
M	1,002.00 (10 mg w)		200
N	1,002.00 (10 mg w)		200
O	1,002.00 (10 mg w)		200
P	1,002.00 (10 mg w)		200
Q	1,002.00 (10 mg w)		200
R	1,002.00 (10 mg w)		200
S	1,002.00 (10 mg w)		200
T	1,002.00 (10 mg w)		200
U	1,002.00 (10 mg w)		200
V	1,002.00 (10 mg w)		200
W	1,002.00 (10 mg w)		200
X	1,002.00 (10 mg w)		200
Y	1,002.00 (10 mg w)		200
Z	1,002.00 (10 mg w)		200
AA	1,002.00 (10 mg w)		200
AB	1,002.00 (10 mg w)		200
AC	1,002.00 (10 mg w)		200
AD	1,002.00 (10 mg w)		200
AE	1,002.00 (10 mg w)		200
AF	1,002.00 (10 mg w)		200
AG	1,002.00 (10 mg w)		200
AH	1,002.00 (10 mg w)		200
AI	1,002.00 (10 mg w)		200
AJ	1,002.00 (10 mg w)		200
AK	1,002.00 (10 mg w)		200
AL	1,002.00 (10 mg w)		200
AM	1,002.00 (10 mg w)		200
AN	1,002.00 (10 mg w)		200
AO	1,002.00 (10 mg w)		200
AP	1,002.00 (10 mg w)		200
AQ	1,002.00 (10 mg w)		200
AR	1,002.00 (10 mg w)		200
AS	1,002.00 (10 mg w)		200
AT	1,002.00 (10 mg w)		200
AU	1,002.00 (10 mg w)		200
AV	1,002.00 (10 mg w)		200
AW	1,002.00 (10 mg w)		200
AX	1,002.00 (10 mg w)		200
AY	1,002.00 (10 mg w)		200
AZ	1,002.00 (10 mg w)		200
BA	1,002.00 (10 mg w)		200
BB	1,002.00 (10 mg w)		200
BC	1,002.00 (10 mg w)		200
BD	1,002.00 (10 mg w)		200
BE	1,002.00 (10 mg w)		200
BF	1,002.00 (10 mg w)		200
BG	1,002.00 (10 mg w)		200
BH	1,002.00 (10 mg w)		200
BI	1,002.00 (10 mg w)		200
BJ	1,002.00 (10 mg w)		200
BK	1,002.00 (10 mg w)		200
BL	1,002.00 (10 mg w)		200
BM	1,002.00 (10 mg w)		200
BN	1,002.00 (10 mg w)		200
BO	1,002.00 (10 mg w)		200
BP	1,002.00 (10 mg w)		200
BQ	1,002.00 (10 mg w)		200
BR	1,002.00 (10 mg w)		200
BS	1,002.00 (10 mg w)		200
BT	1,002.00 (10 mg w)		200
BU	1,002.00 (10 mg w)		200
BV	1,002.00 (10 mg w)		200
BW	1,002.00 (10 mg w)		200
BX	1,002.00 (10 mg w)		200
BY	1,002.00 (10 mg w)		200
BZ	1,002.00 (10 mg w)		200
CA	1,002.00 (10 mg w)		200
CB	1,002.00 (10 mg w)		200
CC	1,002.00 (10 mg w)		200
CD	1,002.00 (10 mg w)		200
CE	1,002.00 (10 mg w)		200
CF	1,002.00 (10 mg w)		200
CG	1,002.00 (10 mg w)		200
CH	1,002.00 (10 mg w)		200
CI	1,002.00 (10 mg w)		200
CJ	1,002.00 (10 mg w)		200
CK	1,002.00 (10 mg w)		200
CL	1,002.00 (10 mg w)		200
CM	1,002.00 (10 mg w)		200
CN	1,002.00 (10 mg w)		200
CO	1,002.00 (10 mg w)		200
CP	1,002.00 (10 mg w)		200
CQ	1,002.00 (10 mg w)		200
CR	1,002.00 (10 mg w)		200
CS	1,002.00 (10 mg w)		200
CT	1,002.00 (10 mg w)		200
CU	1,002.00 (10 mg w)		200
CV	1,002.00 (10 mg w)		200
CW	1,002.00 (10 mg w)		200
CX	1,002.00 (10 mg w)		200
CY	1,002.00 (10 mg w)		200
CZ	1,002.00 (10 mg w)		200
DA	1,002.00 (10 mg w)		200
DB	1,002.00 (10 mg w)		200
DC	1,002.00 (10 mg w)		200
DD	1,002.00 (10 mg w)		200
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DF	1,002.00 (10 mg w)		200
DG	1,002.00 (10 mg w)		200
DH	1,002.00 (10 mg w)		200
DI	1,002.00 (10 mg w)		200
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DK	1,002.00 (10 mg w)		200
DL	1,002.00 (10 mg w)		200
DM	1,002.00 (10 mg w)		200
DN	1,002.00 (10 mg w)		200
DO	1,002.00 (10 mg w)		200
DP	1,002.00 (10 mg w)		200
DQ	1,002.00 (10 mg w)		200
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DU	1,002.00 (10 mg w)		200
DV	1,002.00 (10 mg w)		200
DW	1,002.00 (10 mg w)		200
DX	1,002.00 (10 mg w)		200
DY	1,002.00 (10 mg w)		200
DZ	1,002.00 (10 mg w)		200
EA	1,002.00 (10 mg w)		200
EB	1,002.00 (10 mg w)		200
EC	1,002.00 (10 mg w)		200
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EE	1,002.00 (10 mg w)		200
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EG	1,002.00 (10 mg w)		200
EH	1,002.00 (10 mg w)		200
EI	1,002.00 (10 mg w)		200
EJ	1,002.00 (10 mg w)		200
EK	1,002.00 (10 mg w)		200
EL	1,002.00 (10 mg w)		200
EM	1,002.00 (10 mg w)		200
EN	1,002.00 (10 mg w)		200
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EP	1,002.00 (10 mg w)		200
EQ	1,002.00 (10 mg w)		200
ER	1,002.00 (10 mg w)		200
ES	1,002.00 (10 mg w)		200
ET	1,002.00 (10 mg w)		200
EU	1,002.00 (10 mg w)		200
EV	1,002.00 (10 mg w)		200
EW	1,002.00 (10 mg w)		200
EX	1,002.00 (10 mg w)		200
EY	1,002.00 (10 mg w)		200
EZ	1,002.00 (10 mg w)		200
FA	1,002.00 (10 mg w)		200
FB	1,002.00 (10 mg w)		200
FC	1,002.00 (10 mg w)		200
FD	1,002.00 (10 mg w)		200
FE	1,002.00 (10 mg w)		200
FF	1,002.00 (10 mg w)		200
FG	1,002.00 (10 mg w)		200
FH	1,002.00 (10 mg w)		200
FI	1,002.00 (10 mg w)		200
FJ	1,002.00 (10 mg w)		200
FK	1,002.00 (10 mg w)		200
FL	1,002.00 (10 mg w)		200
FM	1,002.00 (10 mg w)		200
FN	1,002.00 (10 mg w)		200
FO	1,002.00 (10 mg w)		200
FP	1,002.00 (10 mg w)		200
FQ	1,002.00 (10 mg w)		200
FR	1,002.00 (10 mg w)		200
FS	1,002.00 (10 mg w)		200
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FU	1,002.00 (10 mg w)		200
FV	1,002.00 (10 mg w)		200
FW	1,002.00 (10 mg w)		200
FX	1,002.00 (10 mg w)		200
FY	1,002.00 (10 mg w)		200
FZ	1,002.00 (10 mg w)		200
GA	1,002.00 (10 mg w)		200
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GG	1,002.00 (10 mg w)		200
GH	1,002.00 (10 mg w)		200
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GJ	1,002.00 (10 mg w)		200
GK	1,002.00 (10 mg w)		200
GL	1,002.00 (10 mg w)		200
GM	1,002.00 (10 mg w)		200
GN	1,002.00 (10 mg w)		200
GO	1,002.00 (10 mg w)		200
GP	1,002.00 (10 mg w)		200
GQ	1,002.00 (10 mg w)		200
GR	1,002.00 (10 mg w)		200
GS	1,002.00 (10 mg w)		200
GT	1,002.00 (10 mg w)		200
GU	1,002.00 (10 mg w)		200
GV	1,002.00 (10 mg w)		200
GW	1,002.00 (10 mg w)		200
GX	1,002.00 (10 mg w)		200
GY	1,002.00 (10 mg w)		200
GZ	1,002.00 (10 mg w)		200
HA	1,002.00 (10 mg w)		200
HB	1,002.00 (10 mg w)		200
HC	1,002.00 (10 mg w)		200
HD	1,002.00 (10 mg w)		200
HE	1,002.00 (10 mg w)		200
HF	1,002.00 (10 mg w)		200
HG	1,002.00 (10 mg w)		200
HH	1,002.00 (10 mg w)		200
HI	1,002.00 (10 mg w)		200
HJ	1,002.00 (10 mg w)		200
HK	1,002.00 (10 mg w)		200
HL	1,002.00 (10 mg w)		200
HM	1,002.00 (10 mg w)		200
HN	1,002.00 (10 mg w)		200
HO	1,002.00 (10 mg w)		200
HP	1,002.00 (10 mg w)		200
HQ	1,002.00 (10 mg w)		200
HR	1,002.00 (10 mg w)		200
HS	1,002.00 (10 mg w)		200
HT	1,002.00 (10 mg w)		200
HU	1,002.00 (10 mg w)		200
HV	1,002.00 (10 mg w)		200
HW	1,002.00 (10 mg w)		200
HX	1,002.00 (10 mg w)		200
HY	1,002.00 (10 mg w)		200
HZ	1,002.00 (10 mg w)		200
IA	1,002.00 (10 mg w)		200
IB	1,002.00 (10 mg w)		200
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ID	1,002.00 (10 mg w)		200
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IF	1,002.00 (10 mg w)		200
IG	1,002.00 (10 mg w)		200
IH	1,002.00 (10 mg w)		200
II	1,002.00 (10 mg w)		200
IJ	1,002.00 (10 mg w)		200
IK	1,002.00 (10 mg w)		200
IL	1,002.00 (10 mg w)		200
IM	1,002.00 (10 mg w)		200
IN	1,002.00 (10 mg w)		200
IO	1,002.00 (10 mg w)		200
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IQ	1,002.00 (10 mg w)		200
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IS	1,002.00 (10 mg w)		200
IT	1,002.00 (10 mg w)		200
IU	1,002.00 (10 mg w)		200
IV	1,002.00 (10 mg w)		200
IW	1,002.00 (10 mg w)		200
IX	1,002.00 (10 mg w)		200
IY	1,002.00 (10 mg w)		200
IZ	1,002.00 (10 mg w)		200
JA	1,002.00 (10 mg w)		200
JB	1,002.00 (10 mg w)		200
JC	1,002.00 (10 mg w)		200
JD	1,002.00 (10 mg w)		200
JE	1,002.00 (10 mg w)		200
JF	1,002.00 (10 mg w)		200
JG	1,002.00 (10 mg w)		200
JH	1,002.00 (10 mg w)		200
JI	1,002.00 (10 mg w)		200
JJ	1,002.00 (10 mg w)		200
JK	1,002.00 (10 mg w)		200
JL	1,002.00 (10 mg w)		200
JM	1,002.00 (10 mg w)		200
JN	1,002.00 (10 mg w)		200
JO	1,002.00 (10 mg w)		200
JP	1,002.00 (10 mg w)		200
JQ	1,002.00 (10 mg w)		200
JR	1,002.00 (10 mg w)		200
JS	1,002.00 (10 mg w)		200
JT	1,002.00 (10 mg w)		200
JU	1,002.00 (10 mg w)		200
JV	1,002.00 (10 mg w)		200
JW	1,002.00 (10 mg w)		200
JX	1,002.00 (10 mg w)		200
JY	1,002.00 (10 mg w)		200
JZ	1,002.00 (10 mg w)		200
KA	1,002.00 (10 mg w)		200
KB	1,002.00 (10 mg w)		200
KC	1,002.00 (10 mg w)		200
KD	1,002.00 (10 mg w)		200
KE	1,002.00 (10 mg w)	</	

* CALCULATED BY BASED ON ¹⁴C-LABELED SUBSTRATE CONCENTRATIONS.

1. ALL WORK INCLUDED IN THE CONSTRUCTION, RELOCATION, REMOVAL OF EXISTING, OR REPAIR OF EXISTING WORK SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT.

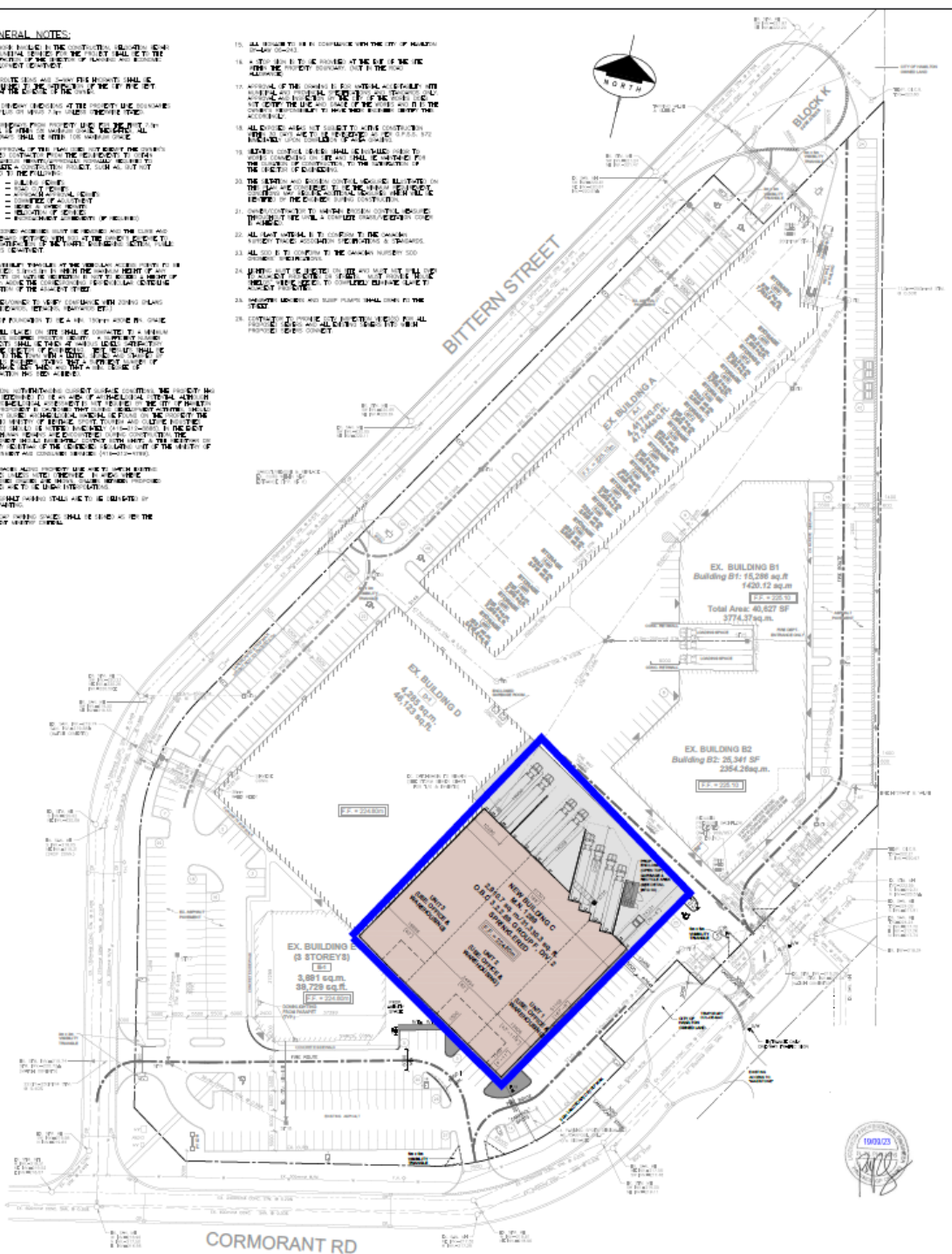
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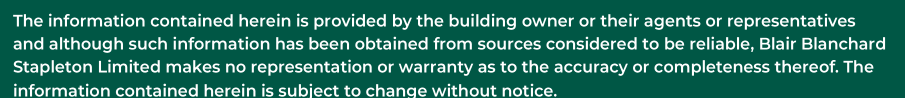
[illegible]

DATE: <u>11/11/2011</u>	DAY OF: <u>December</u> <u>2011</u>
<u>Paul Ward</u>	<u>Shirley Wood</u>
WITNESS (PRINT)	WITNESS (PRINT)

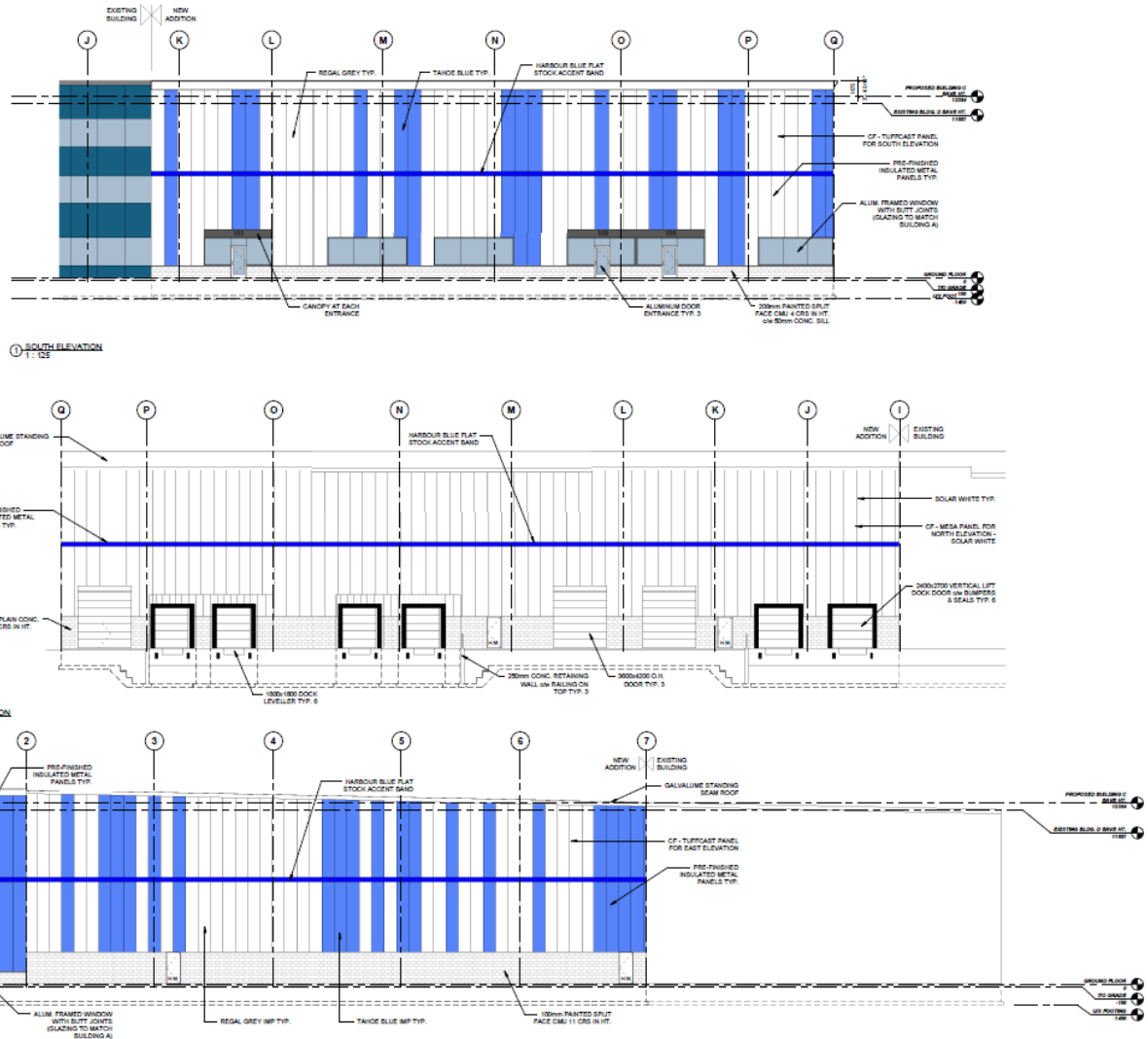
5-25 Jury Court, Brentford ON N8B 5A6



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