

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)

58,923
SQUARE FEET



1295 Cormorant Rd, Building D, 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

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

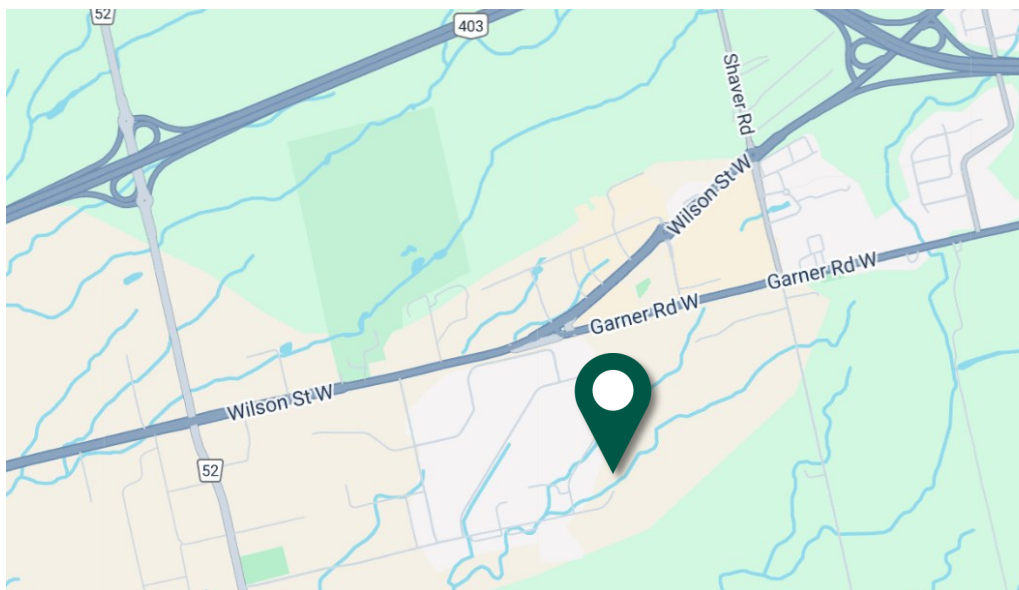
HAMILTON OFFICE

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.

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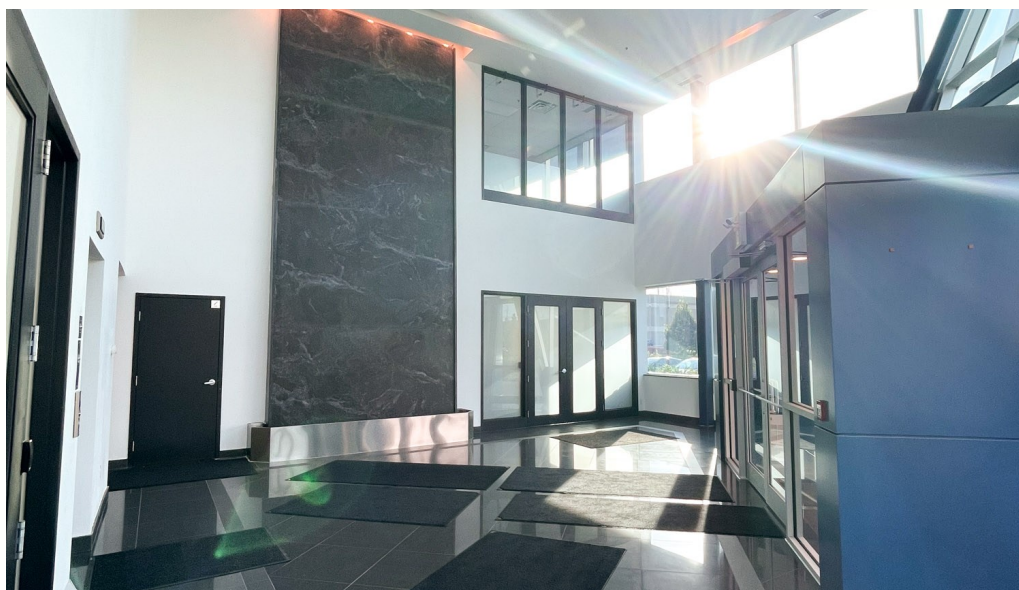
Industrial building for lease in the Ancaster Business Park with multiple cranes & office component. Industrial space has 40, 20, and 10 ton cranes, with a mix of 55ft & 76ft span. 600v/800A electrical service. Makeup Air system: Engineered Air DJS140 (1400 MBTU, 15, 000 CFM). The warehouse has changerooms, lunchroom, and bathrooms. There is also oversized drive-in & truck doors. Office space is professionally finished with high-end reception space & glass panels throughout, allowing plenty of natural light. Office can be divisible. Ceiling height ranges from 33-38ft clear.



BUILDING DETAILS

OFFICE AREA	12,800 sf
INDUSTRIAL AREA	46,123 sf
CEILING HEIGHT	33-38'
DOORS: DRIVE-IN	18' x 20' (1)
DOORS: TRUCK LEVEL	8' x 12' (1)
POWER	600 V / 800 A
WASHROOMS	(6)
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

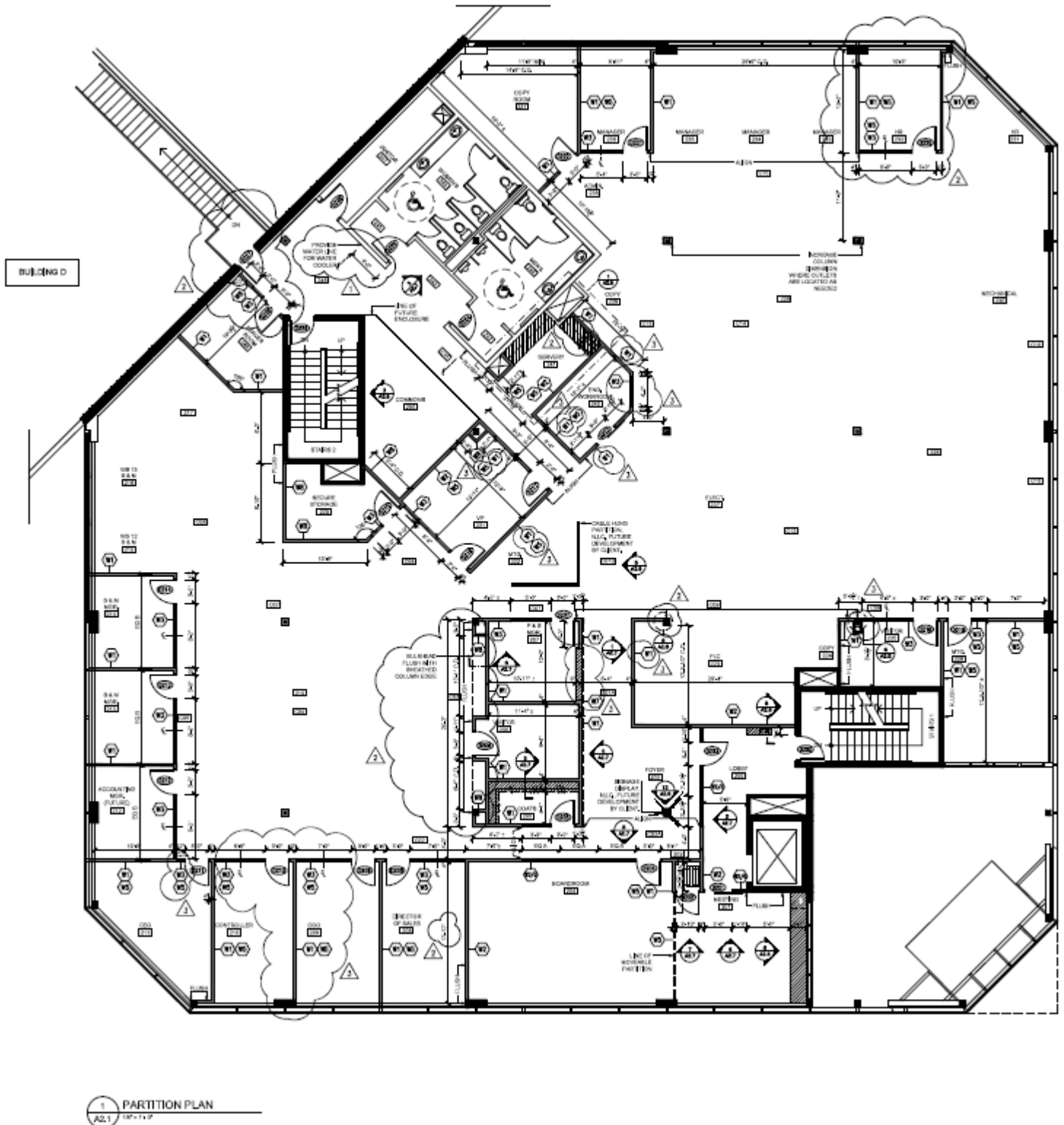


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BUILDING D - 1295 CORMORANT RD
46,119 sqft including 2,500 sqft Office



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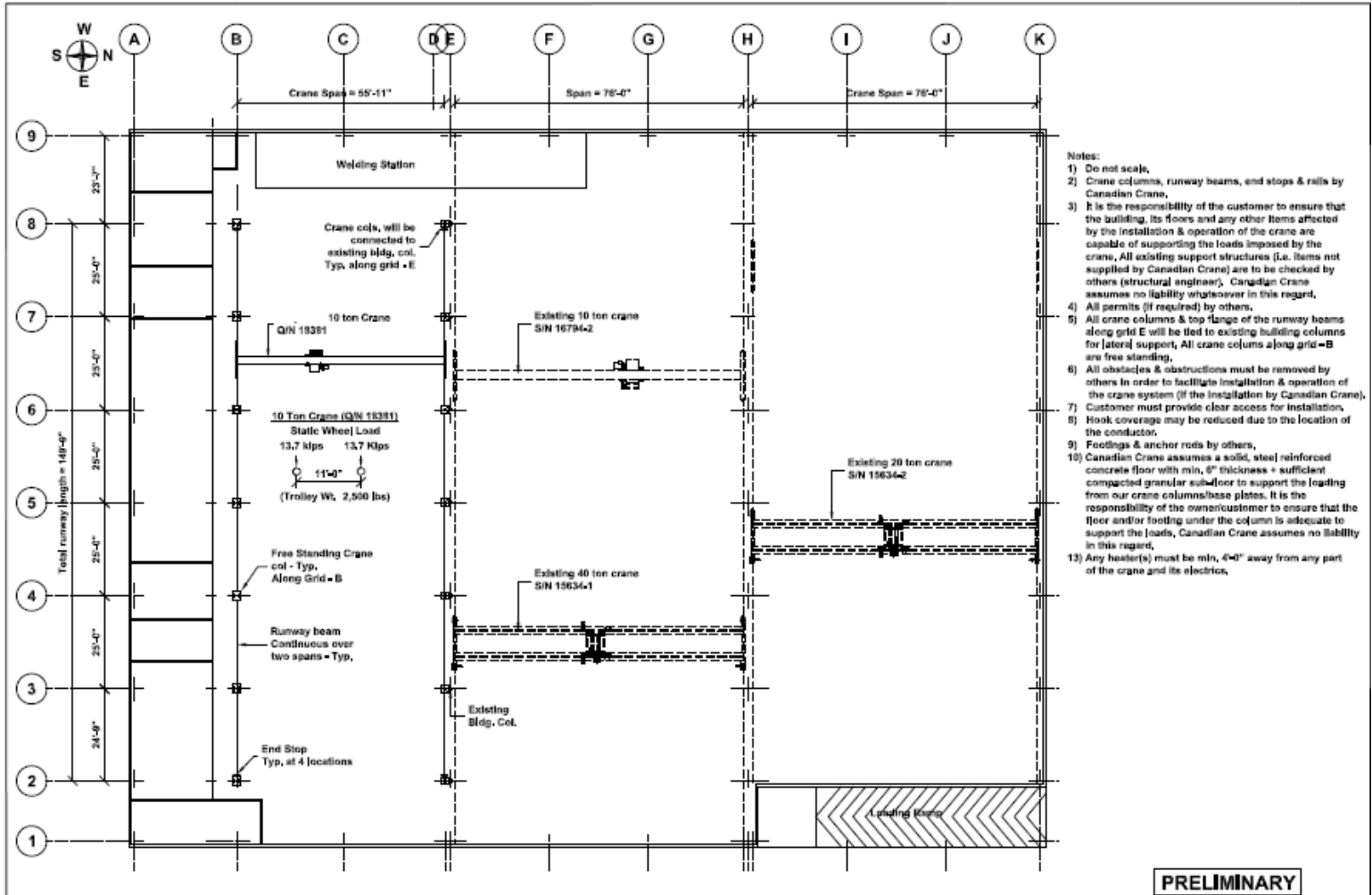
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