

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

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

3,725
SQUARE FEET



1480 Sandhill Drive, Unit 5, Ancaster, ON



Unit available in the Ancaster business park which is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas, while also being 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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Broker of Record

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HAMILTON OFFICE

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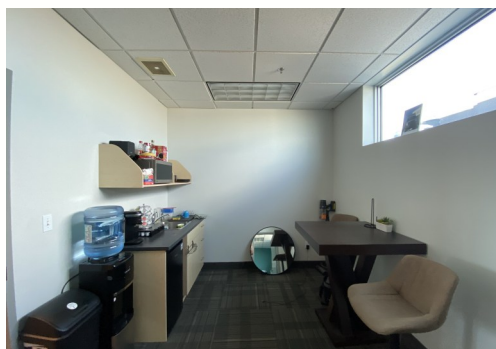
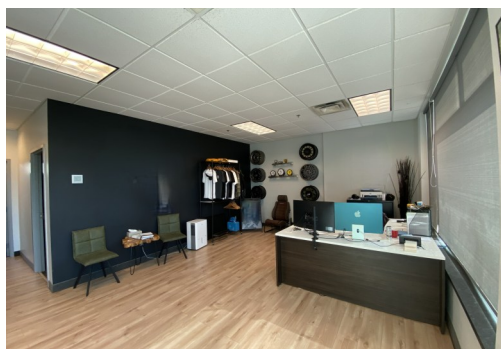
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INDUSTRIAL UNIT FOR LEASE

Industrial unit for lease in the Ancaster Business Park with drive-in door, good clear height/depth, and 200amp service! Warehouse space is also air conditioned. Nicely finished office space with plentiful natural light and kitchenette.



UNIT DETAILS	
TOTAL SPACE	3,725sf
INDUSTRIAL SPACE	2,707 sf
OFFICE SPACE	1,018 sf
CLEAR HEIGHT	20'
LEVEL	2
LOADING DOORS	(1) drive-In 10' x 12'
PARKING	(6) surface
POWER	Three Phase, 600V, 200A
WASHROOMS	2
ZONING	M2 Exception 678



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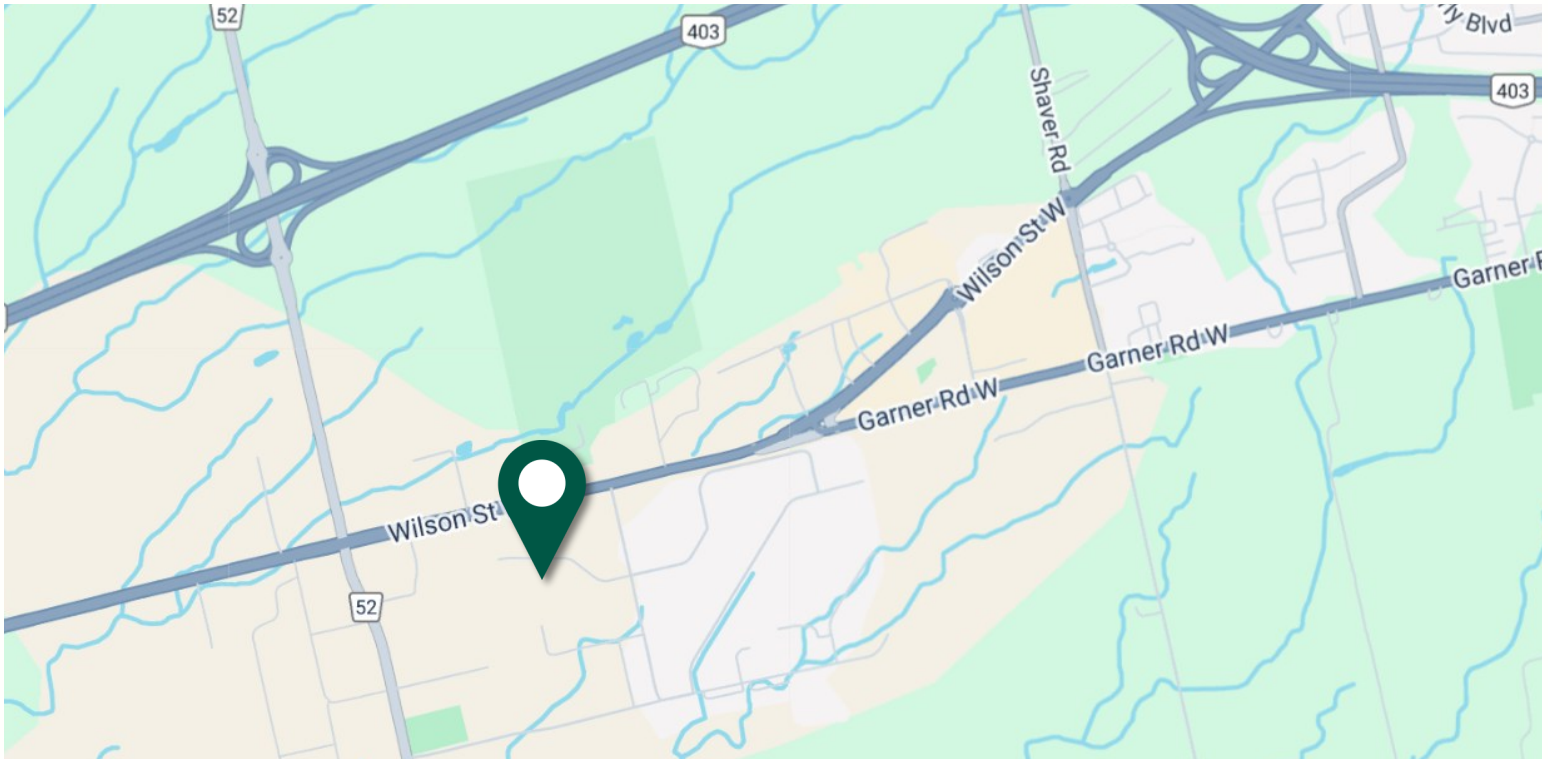
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