

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$15.00 PSF
NET LEASE RATE

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

1,540 - 2,958
SQUARE FEET



53 Bittern Street, Ancaster, ON

PROPERTY DETAILS

| | |
|------------------|------------------|
| NET LEASE RATE | \$15.00 psf |
| T.M.I. (2025) | \$5.00 psf |
| UNIT 1 & 2 | 2,958 sf |
| UNIT 4 | 1,540 sf |
| UNIT 10 | 1,540 sf |
| UNIT 11 | 1,540 sf |
| UNIT 17 | 1,540 sf |
| AIR CONDITIONING | Yes |
| PARKING | Surface |
| ZONING | M2 Exception 678 |

Industrial units for lease in the Ancaster Business Park with great clear height and depth. Units have drive-in doors and are fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

Andrew Blair
Broker

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

HAMILTON OFFICE

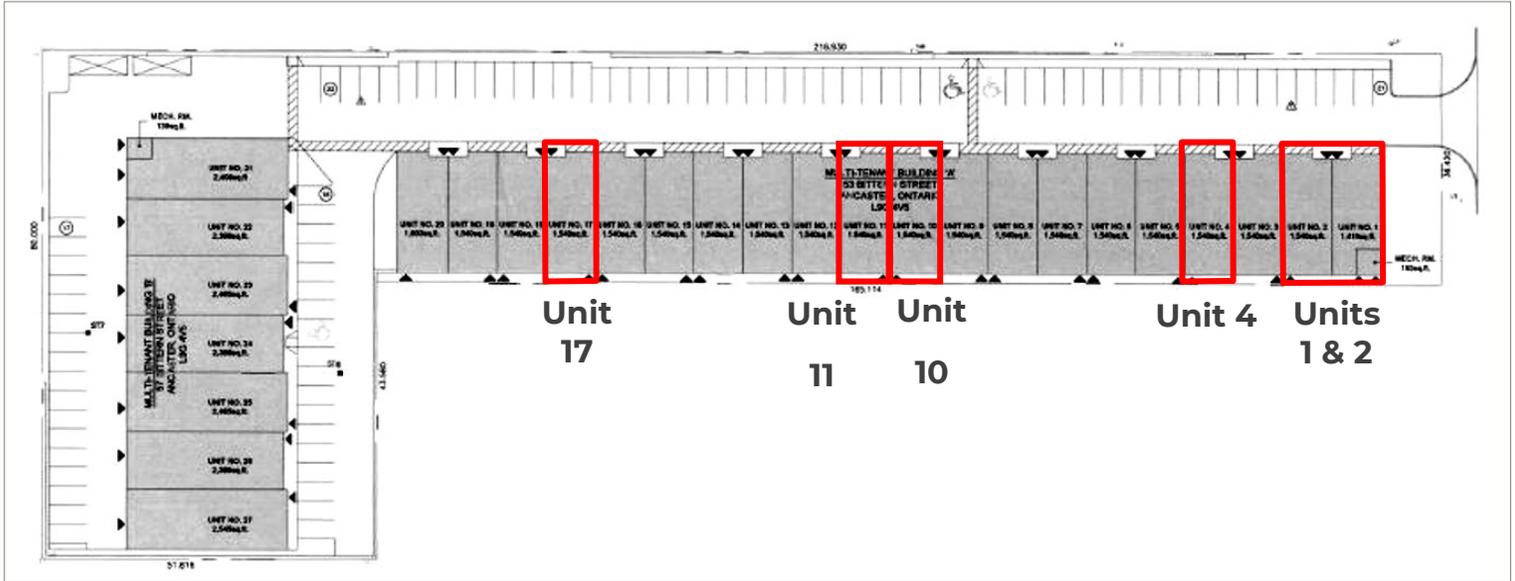
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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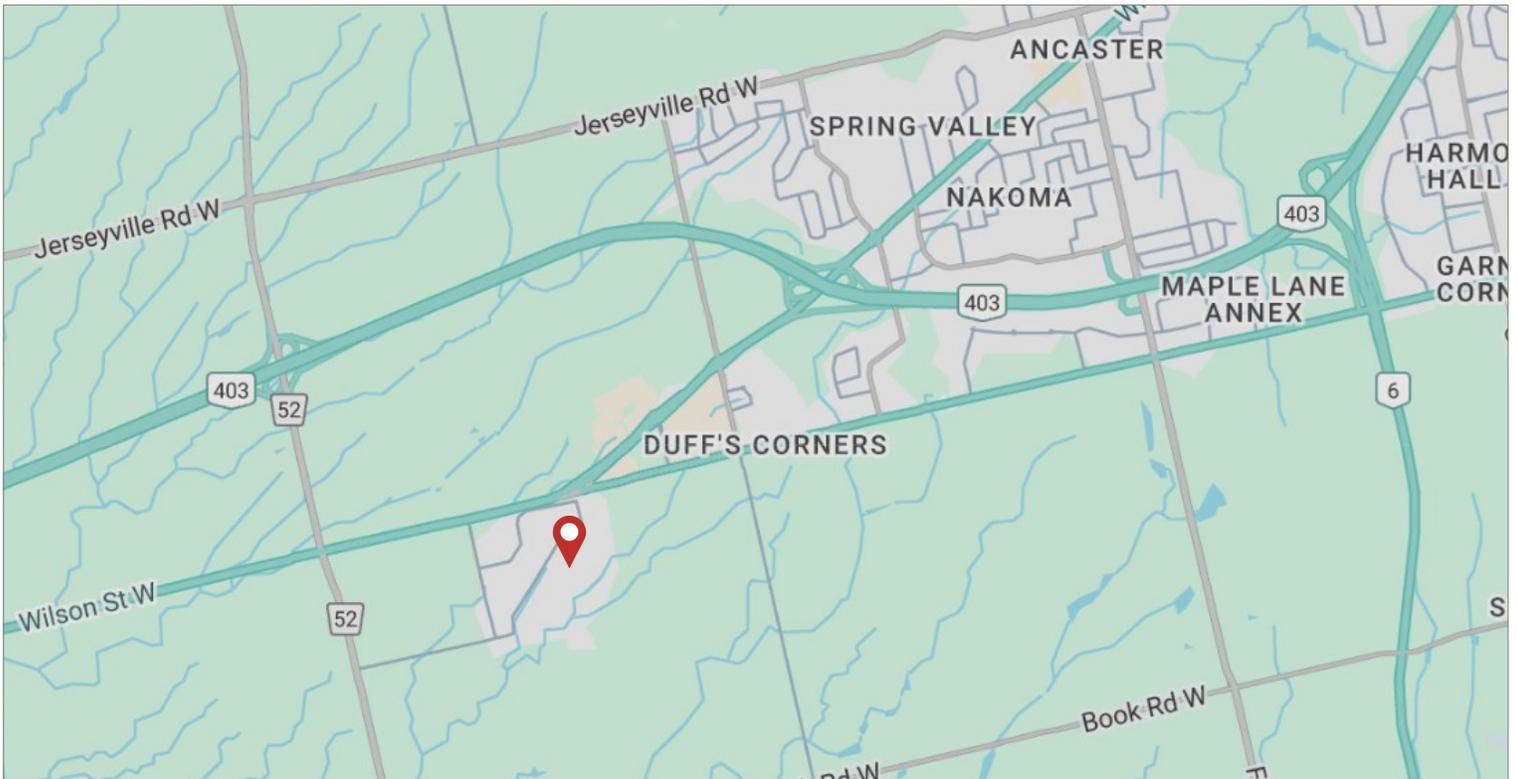
INDUSTRIAL UNITS FOR LEASE

Industrial units for lease in the Ancaster Business Park with great clear height & depth. Units have drive-in doors and are fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

SITE PLAN



SITE PLAN



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INDUSTRIAL UNIT FOR LEASE: UNITS 1 & 2

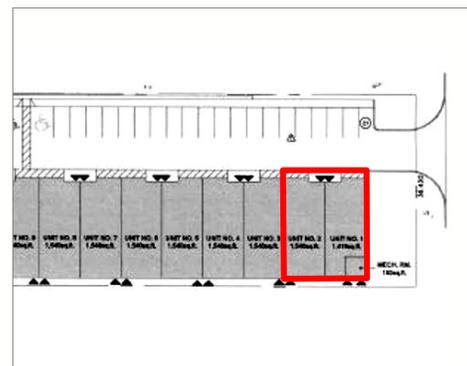
Double front unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit that includes some office space. The unit has great clear height and depth, as well as two drive-in doors. The building has easy access to Hwy 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas.



| UNITS 1 & 2 | |
|--------------|------------------------|
| SIZE | 2,958 SF |
| ELECTRIC | 575 V / 200 A |
| CLEAR HEIGHT | 24' |
| PARKING | (6) Surface |
| LOADING DOOR | (2) Drive In 10' x 12' |
| WASHROOMS | 2 |

UNITS 1 & 2 DETAILS

- Great clear height & depth
- Unit has two drive-in doors
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities



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INDUSTRIAL UNIT FOR LEASE: UNIT 4

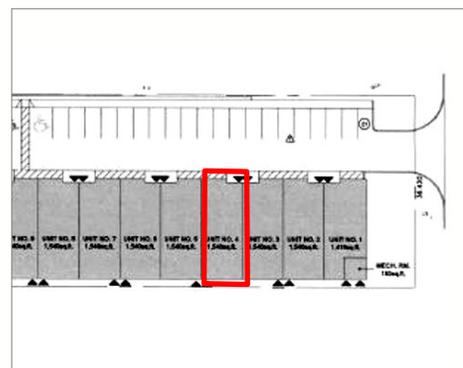
Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as a drive-in doors. The building has easy access to Hwy 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available immediately.



| UNIT 4 | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 4 DETAILS

- Great clear height & depth
- Unit has one drive-in door
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities
- Available immediately



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INDUSTRIAL UNIT FOR LEASE: UNIT 10

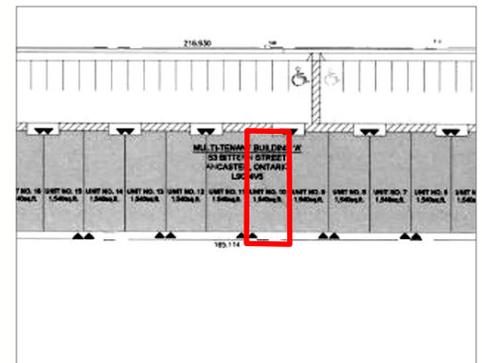
Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as a drive-in doors. The building has easy access to Hwy 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available August 1, 2026.



| UNIT 10 | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 10 DETAILS

- Great clear height & depth
- Unit has one drive-in door
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities
- Available August 1st, 2026



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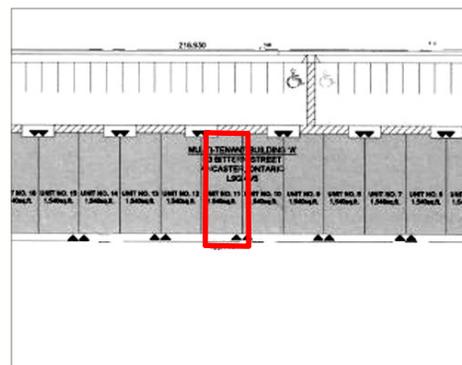
INDUSTRIAL UNIT FOR LEASE: UNIT 11

Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as drive-in door. The building has easy access to Highway 403, and convenient public transit options. The Ancaster Business Park is situated close to local amenities such as restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Available April 1st, 2026.



| UNIT 11 | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

| UNIT 11 DETAILS | |
|--|--|
| • Great clear height & depth | |
| • Unit has one drive-in door | |
| • Fully air-conditioned | |
| • Minutes to Highway 403 | |
| • Public transit nearby, as well as commercial amenities | |
| • Available April 1st, 2026 | |



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INDUSTRIAL UNIT FOR LEASE: UNIT 17

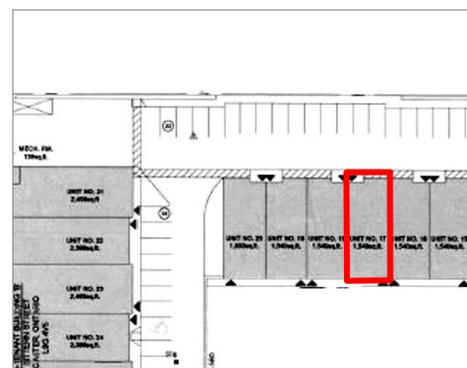
Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as drive-in door. The building has easy access to Highway 403, and convenient public transit options. The Ancaster Business Park is situated close to local amenities such as restaurants, retail shops, with great proximity to Hamilton and other key commercial areas.



| UNIT 17 | |
|--------------|------------------------|
| SIZE | 1,540 SF |
| ELECTRIC | 575 V / 100 A |
| CLEAR HEIGHT | 24' |
| PARKING | (3) Surface |
| LOADING DOOR | (1) Drive In 10' x 12' |
| WASHROOMS | 1 |

UNIT 17 DETAILS

- Great clear height & depth
- Unit has one drive-in door
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities



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