

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$12.95 PSF
NET LEASE RATE

\$4.50 PSF
T.M.I. (2026)

2,727
SQUARE FEET



1256 Sandhill Drive, Unit 2, Ancaster, ON

Industrial unit for lease In the Ancaster Business Park, at the corner of Osprey and Sandhill Drive. The unit has a small, nicely finished office component with a bathroom and kitchenette, while the warehouse has a good-sized door for drive-in access. 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.

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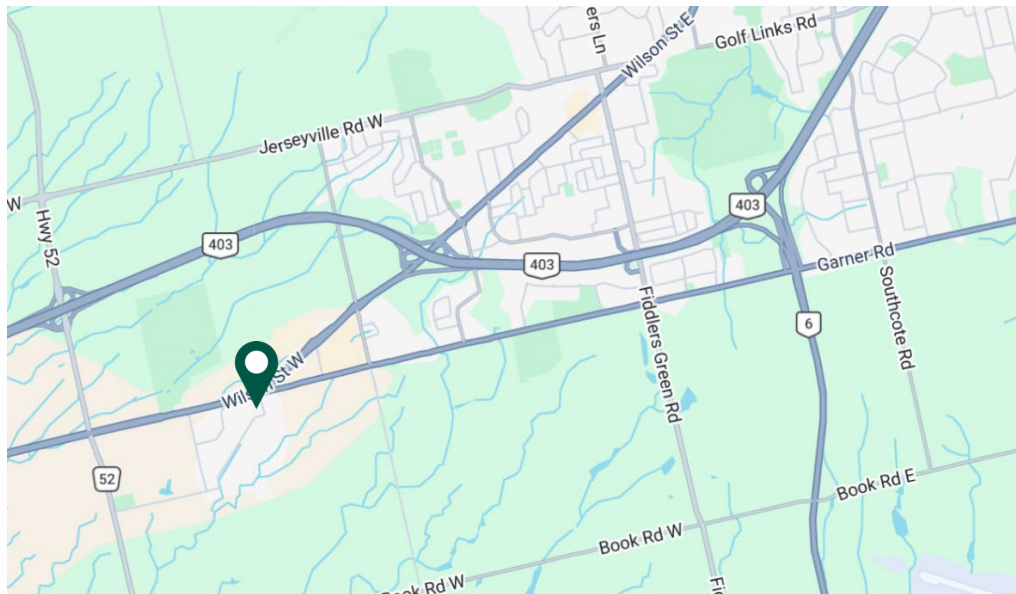
HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
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DETAILS

CLEAR HEIGHT	14'
DOORS - DRIVE-IN	(1) 12' x 10'
LEVELS	1
PARKING	6 spaces
WASHROOMS	1
ZONING	M2 Exp. 678

- The building has easy access to Hwy 403, and convenient public transit options
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