

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR SUBLEASE

BBSREALTY.COM

\$14.95 PSF
NET LEASE RATE

\$4.55 PSF
T.M.I. (2026)

6,120
SQUARE FEET



675 Tradewind Drive, Unit 3, Ancaster, ON

Industrial unit for sublease in the Ancaster Business Park, with both a dock and drive-in door. There is plenty of parking on sight, as well as good door access. Offices are well finished with lots of natural light. 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 June 1, 2026, or earlier. Longer term with Landlord possible.

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Broker

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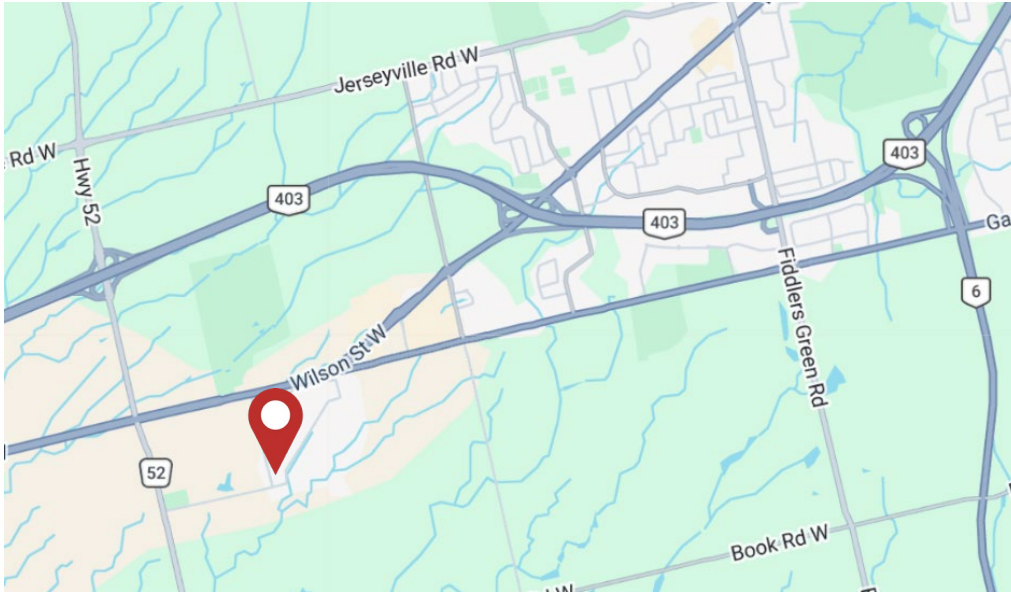
HAMILTON MAIN OFFICE

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

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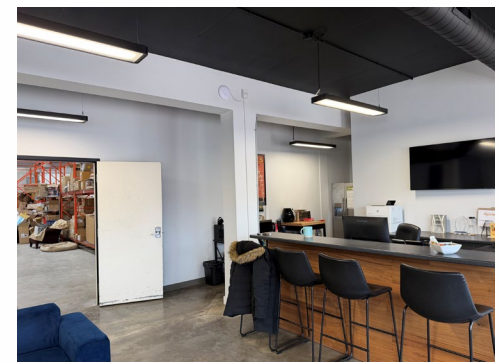
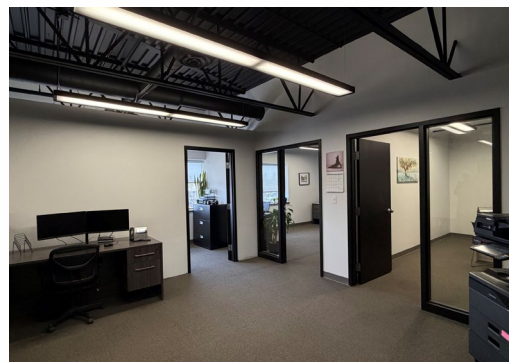
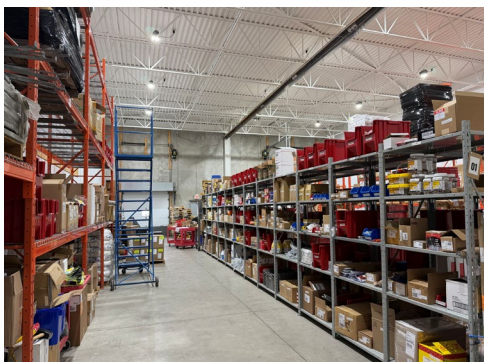
INDUSTRIAL UNIT FOR SUBLEASE

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DETAILS	
DOORS - DRIVE-IN	(1) 12' x 14'
DOORS - TRUCK LEVEL	(1) 8' x 10'
LEVELS	2
PARKING	14 spaces
POWER	575 V / 100 A
WASHROOMS	2
ZONING	M2 435, 678
WAREHOUSE	3,666 sqft
1 st FLOOR OFFICE	1,227 sqft
2 nd FLOOR OFFICE	1,227 sqft

- 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 June 1, 2026, or earlier. Longer term with Landlord possible



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