

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$10.95 PSF
NET LEASE RATE

\$5.00 PSF
T.M.I. (2026)

10,079
SQUARE FEET



1276 Sandhill Drive, Unit 1, Ancaster, ON

Stunning showroom/office space with industrial component available for lease in the Ancaster Business Park! 1276 Sandhill Drive Unit 1 has modern and clean finishes throughout, with a mix of private offices and open work/show space, bathed in natural light. A large kitchenette and lunchroom is between the office and warehouse. Also benefit from 3 Phase 600 Amp 600 Volt power for your industrial needs. The property faces Wilson St W and allows for high visibility and excellent signage opportunities.

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Broker

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Sales Representative

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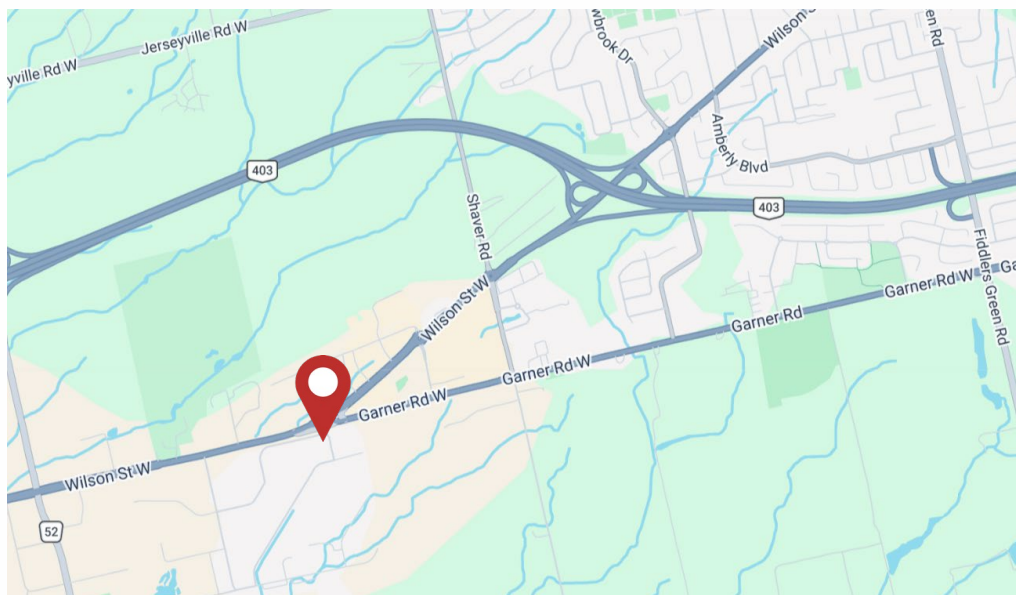
HAMILTON MAIN OFFICE

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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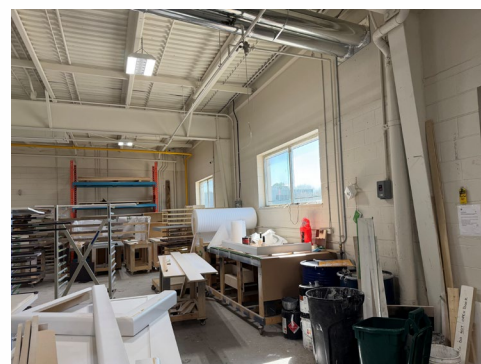
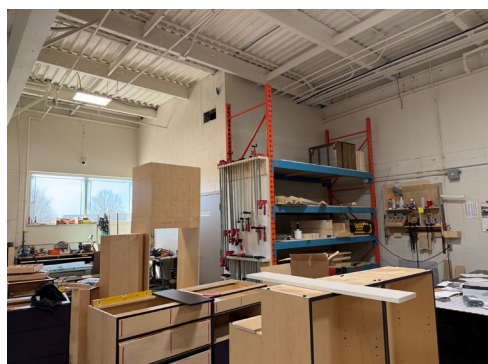
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DETAILS

CLEAR HEIGHT	12'
DOORS - DRIVE-IN	(1) 12' x 10'
LEVELS	1
PARKING	ample
POWER	600 V / 600 A
ZONING	M3 Exp. 678

- The property faces Wilson St W and allows for high visibility and excellent signage opportunities
- For client/employee ease, the Ancaster business park 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 around the corner
- Space is approximately 50% warehouse/ 50% office



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