

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL BUILDING FOR LEASE

BBSREALTY.COM

\$16.00 PSF
NET LEASE RATE

26,875
SQUARE FEET



65 Bittern Street, Ancaster, ON

Freestanding and single user building available for lease in the Ancaster Business Park with a mix of private offices and open workspace and just over 75% warehouse configuration. The building has a good-sized kitchenette / lunchroom. There are two drive-in doors and three dock doors, providing multiple access options into the warehouse space, which has good clear height at about 26ft and is fully racked. Good access for trailers available, as well as an additional driveway for single direction traffic. Also benefit from an additional 4,400 sq ft of unfinished mezzanine space.

Andrew Patrick Blair Broker

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

Alexandra Blair Sales Representative

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



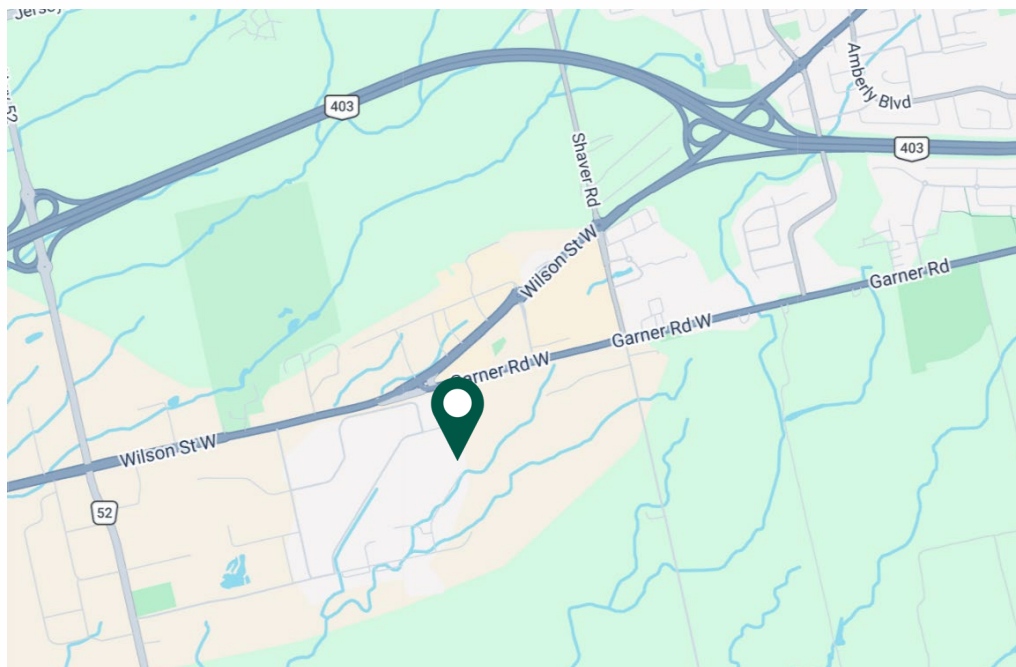
HAMILTON MAIN OFFICE

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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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, Hamilton, and Brantford areas.



DETAILS

AREA: TOTAL	26,875 sq.ft.
AREA: INDUSTRIAL	21,700 sq.ft.
AREA: OFFICE	5,175 sq.ft.
CLEAR HEIGHT	26'
DOORS - DRIVE-IN	(2) 14' x 16'
DOORS - TRUCK LEVEL	(3) 8' x 10'
LEVELS	1
LOT FRONT	285.27'
LOT DEPTH	267.22'
POWER	575 V / 400 A
PROPERTY TAXES	\$90,132.27
WASHROOMS	4
ZONING	M2 Exp. 678



- Building is fully sprinklered
- HSR public transit is around the corner
- well-maintained and highly functional space
- Tenant responsible for maintenance and repairs, building insurance, property taxes, tenant insurance, snow removal, salting, landscaping and utilities



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