

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$11.75 PSF**  
NET LEASE RATE

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

**18,695 SF**  
TOTAL SIZE

**14,380**  
INDUSTRIAL AREA

**23-24**  
CLEAR HEIGHT

## 50 Bittern Street, Unit 16, Ancaster, ON

Highly functional and well-maintained Industrial unit for lease in the Ancaster Business Park, available for immediate / flexible possession. 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 with connections to the Hamilton area.

### Andrew Patrick Blair Broker

Office: 905.529.5900 x 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

### Alexandra Blair Sales Representative

Office: 905.529.5900 x 213  
Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

### Co-listed with:

#### Colliers Macaulay Nicolls Inc., Brokerage

Bryan Faldowski, Sales Representative  
Office: 289.266.1009

Doug Murray, Sales Representative  
Direct: 905.320.5721

Emily Hawker, Sales Representative  
Direct: 437.419.7455



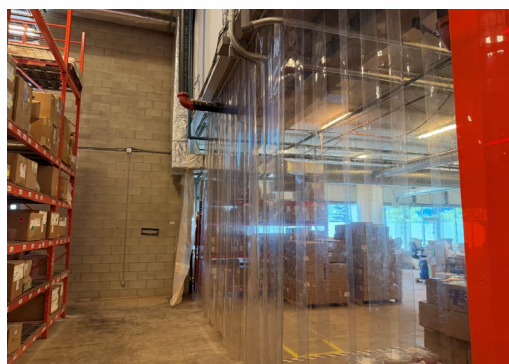
#### HAMILTON MAIN OFFICE

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

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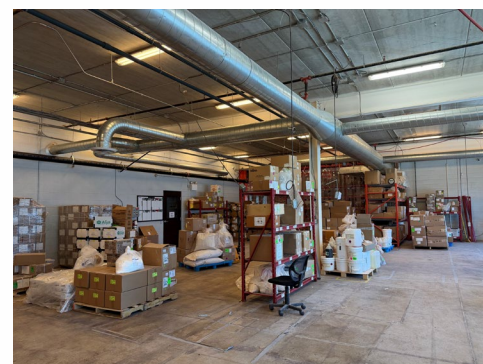
# INDUSTRIAL UNIT FOR LEASE

The unit has one dock door and four drive-in doors, all good sizes and with good access for trucks. Inside the unit, there is good clear height at 23-24 ft clear in the majority of the warehouse and smaller portion that is about 13 ft but has air-conditioning and is open to the warehouse - good for additional storage or complementary processes to the warehouse section. The office is nicely finished, with a mix of private and open space. There are also multiple kitchenette / lunch spaces for employees, as well as a soundproof media room.



DETAILS	
TOTAL SIZE	18,695 sf
INDUSTRIAL AREA	14,300 sf
OFFICE AREA	4,315 sf
CLEAR HEIGHT	23-24'
DOORS - DOCK LEVEL	(4) 10' x 14'
DOORS - DRIVE-IN	(1) 10' x 12'
PARKING	surface
POWER	600 V / 200 A
WASHROOMS	4
ZONING	M2 Exp. 678, 767

- Industrial unit for lease in the Ancaster Business Park
- Available for immediate / flexible possession
- 1 dock door & 4 drive-in doors
- 23-24 ft clear in the majority of the warehouse
- 13 ft clear section with AC open to the warehouse
- office is nicely finished, with a mix of private & open space
- multiple kitchenette / lunch spaces for employees
- soundproof media room



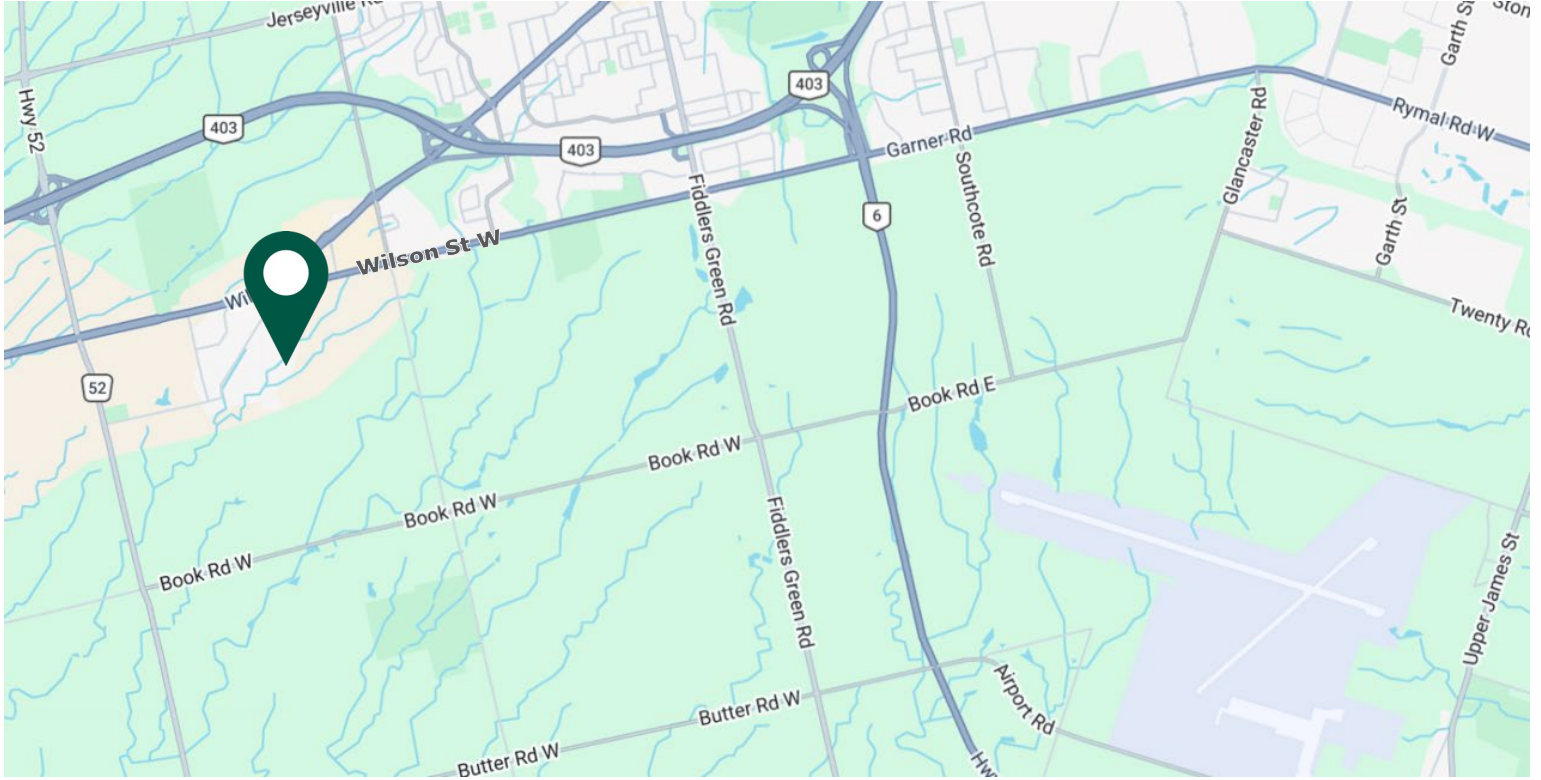
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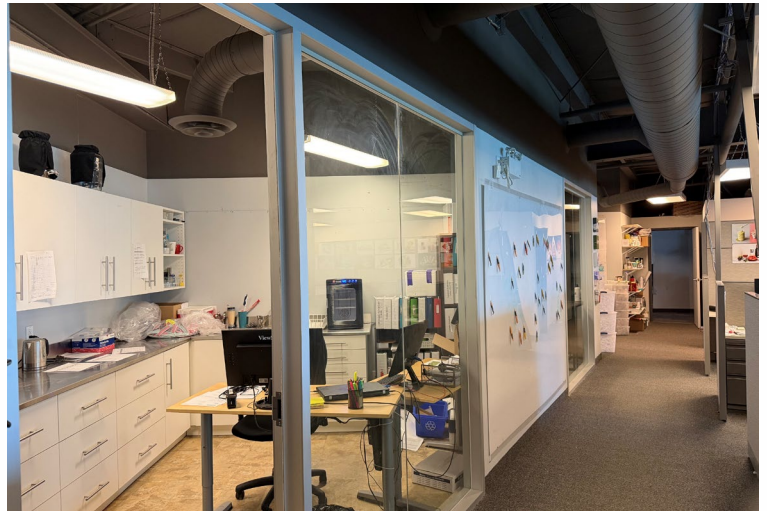
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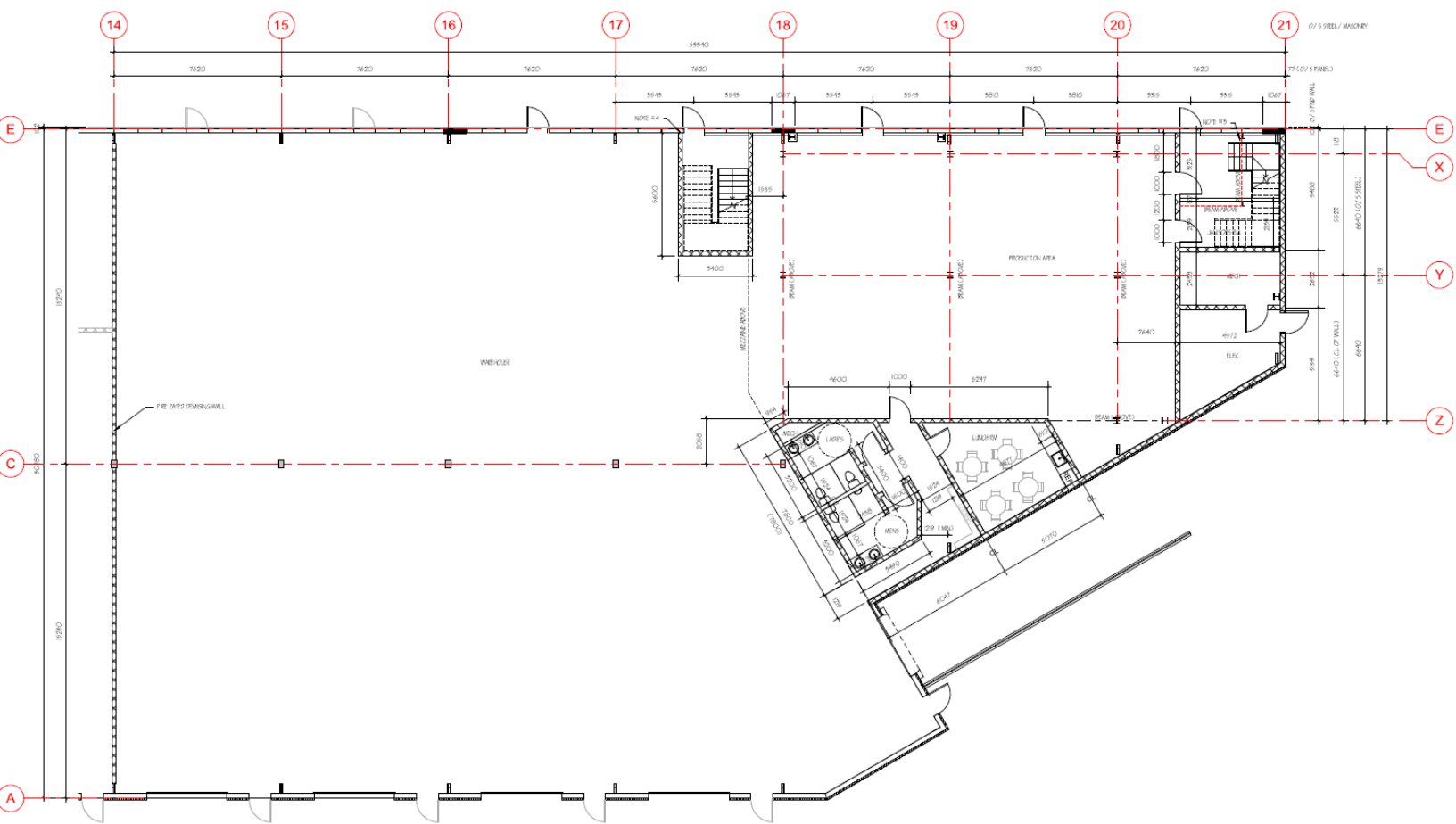


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# First Floor – Floor Plan

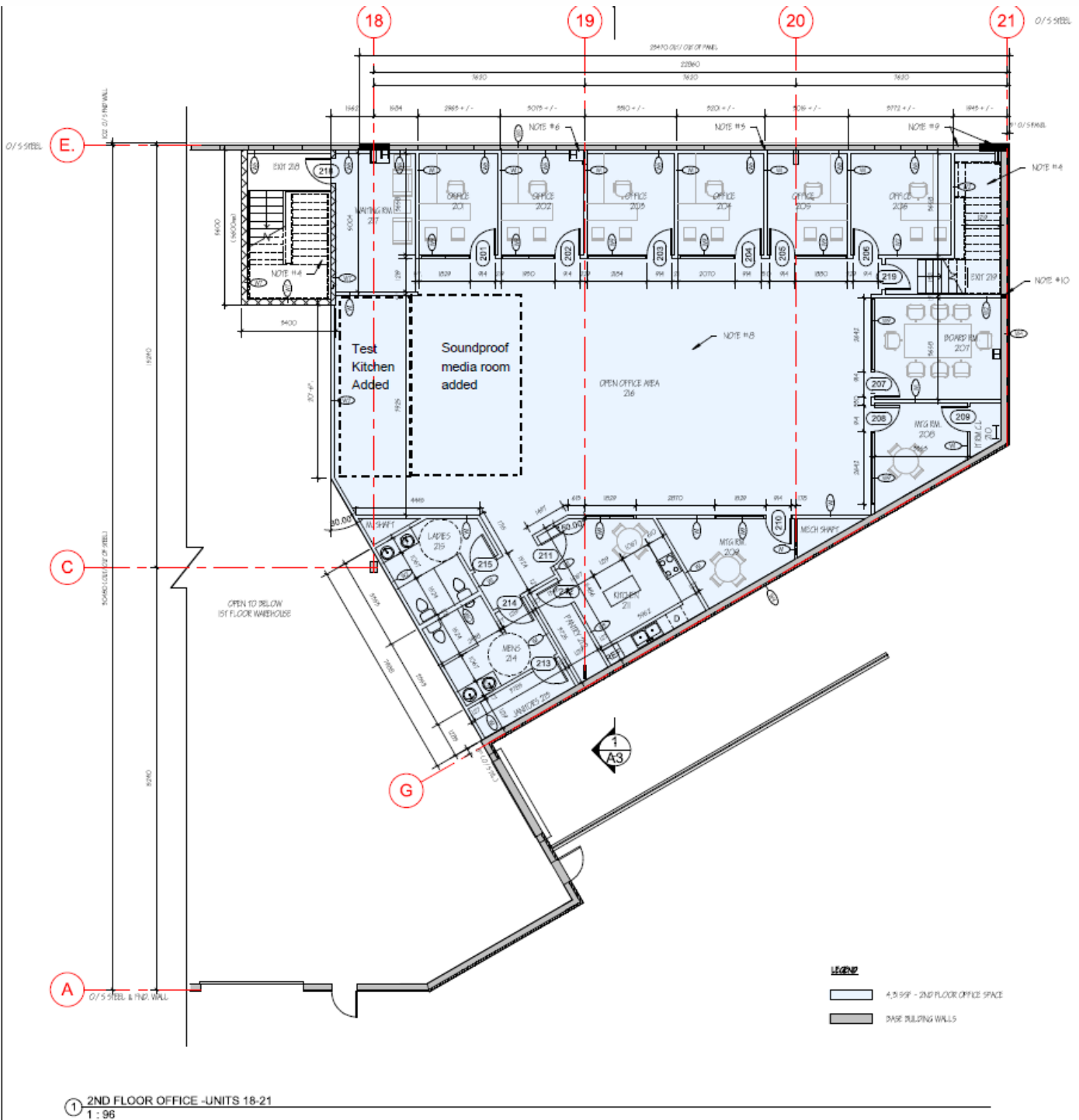


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# Second Floor – Floor Plan



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