

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



50 Bittern Street, Unit 16, Ancaster, ON

Highly functional and well-maintained Industrial unit for lease in the Ancaster Business Park, available for flexible possession. 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.

Andrew Patrick Blair Broker

Office: 905.529.5900 x 225
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Alexandra Blair Sales Representative

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Co-listed with:
Colliers Macaulay Nicolls Inc., Brokerage
Office: 289.266.1009



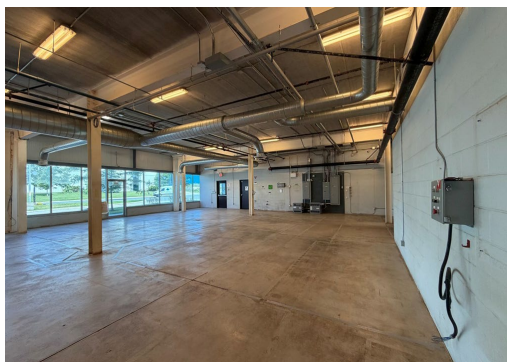
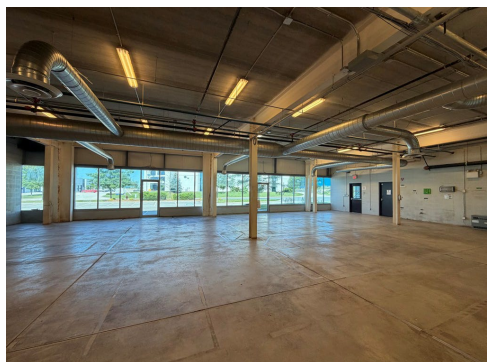
HAMILTON MAIN OFFICE

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

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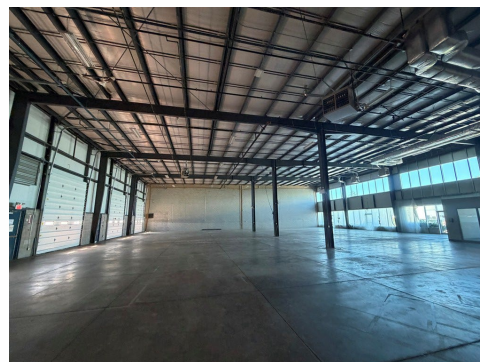
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DETAILS	
NET LEASE RATE	\$11.75 psf
T.M.I. (2026)	\$5.00 psf
TOTAL SIZE	18,695 sf
INDUSTRIAL AREA	14,300 sf
OFFICE AREA	4,315 sf
CLEAR HEIGHT	23-24'
DOORS - DOCK LEVEL	(1) 10' x 12'
DOORS - DRIVE-IN	(4) 10' x 14'
PARKING	surface
POWER	600 V / 200 A
WASHROOMS	4
ZONING	M2 Exp. 678, 767

- available for 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
- HSR public transit is around the corner with connections to the Hamilton area
- minutes to Highway 403



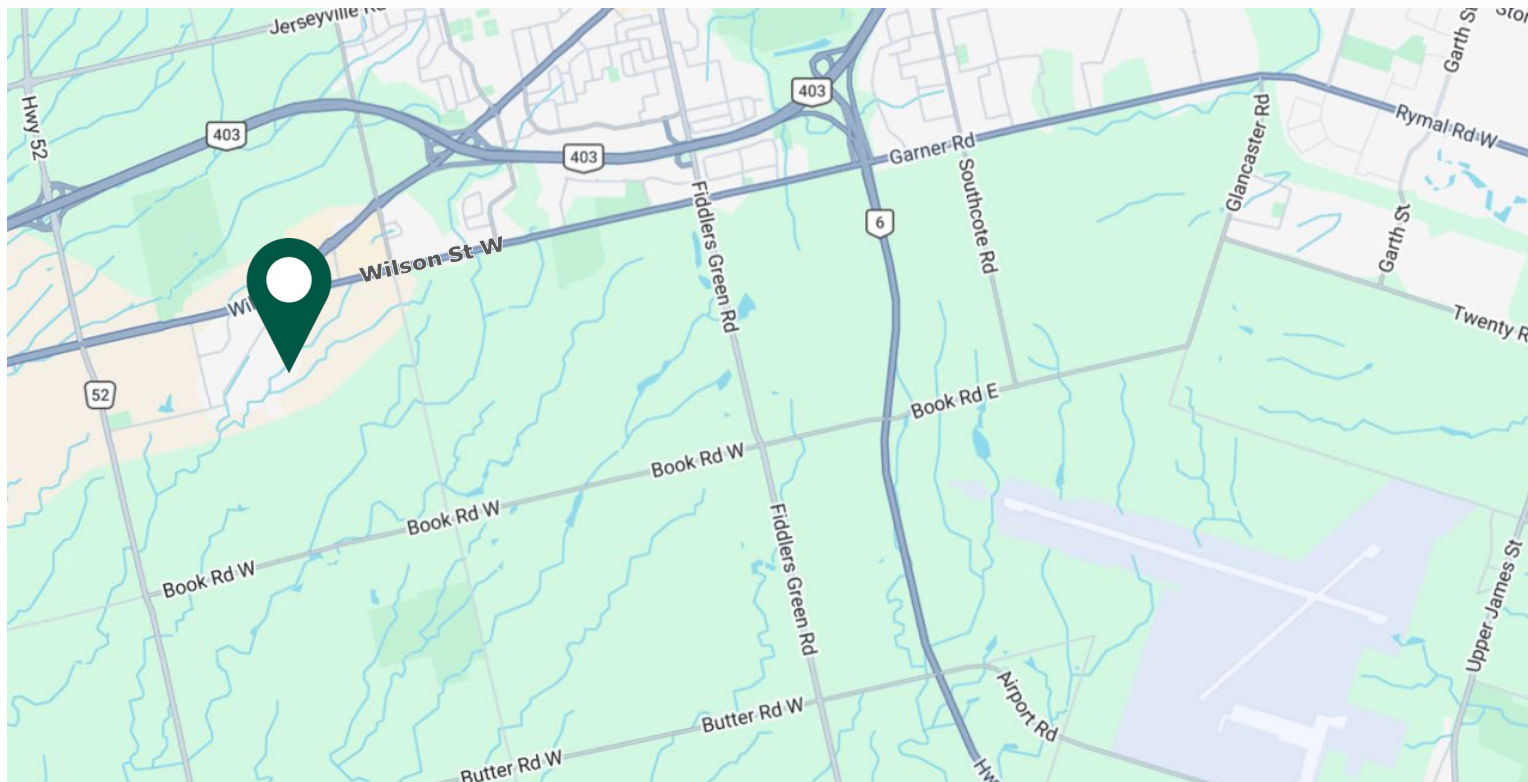
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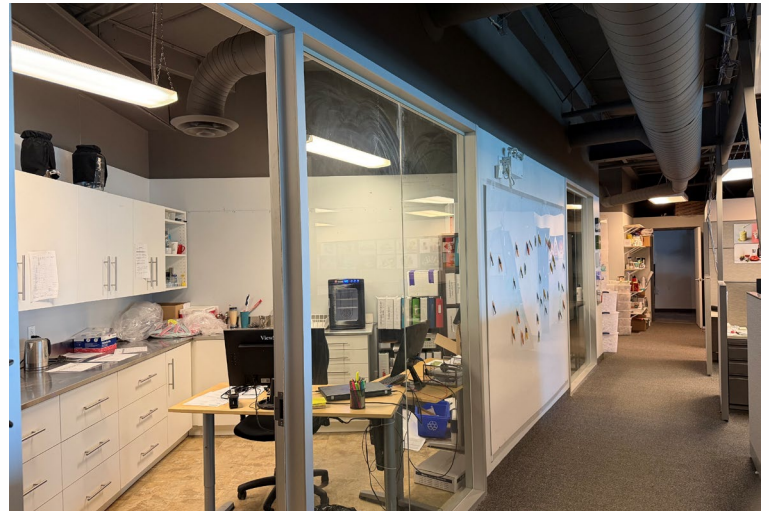
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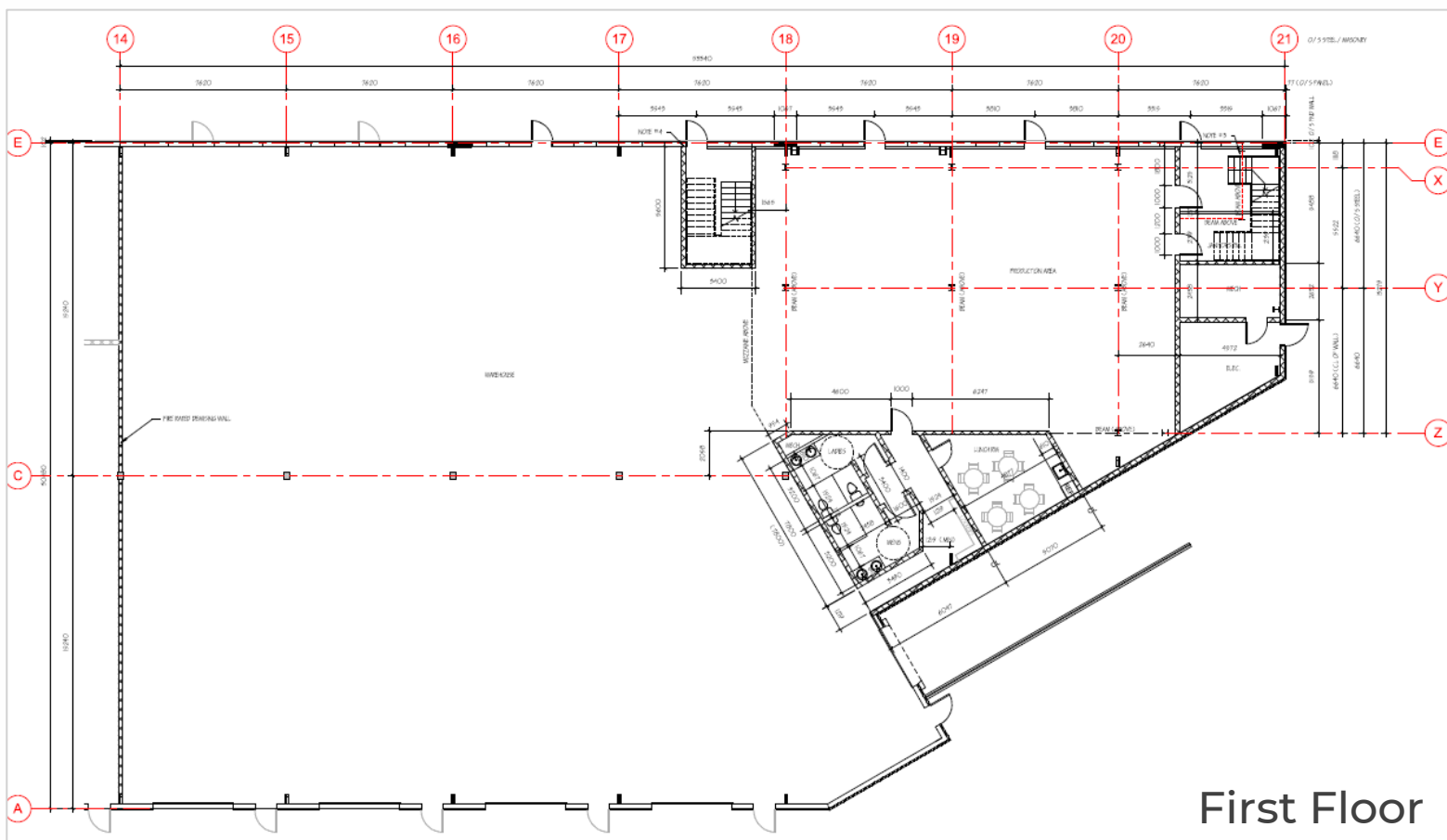


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First Floor – Floor Plan

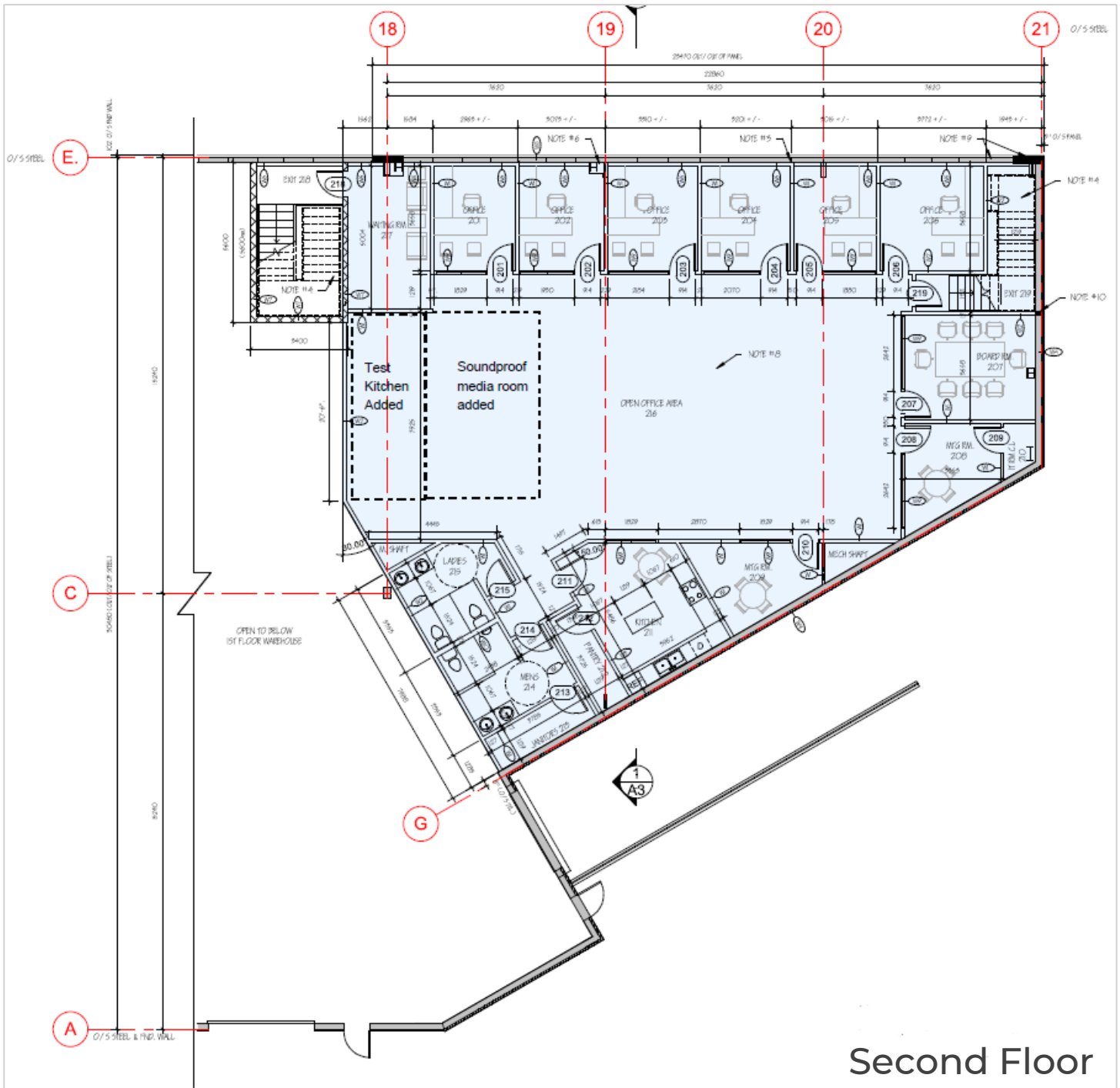


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Second Floor – Floor Plan



Second Floor

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