

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR SUB-LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$5.28 PSF
T.M.I. (2026)

7,249
SQUARE FEET



1469 Sandhill Drive, Unit 10 & 11, Ancaster, ON

Industrial unit with well-finished offices for sub-lease in the established Ancaster Business Park. The property provides easy access for trucks and deliveries, with plenty of room for accessing the drive-in door. The offices are light-filled and have a mix of private and open space. Longer term with Landlord possible.

Andrew Patrick Blair Broker

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

Alexandra Blair Sales Representative

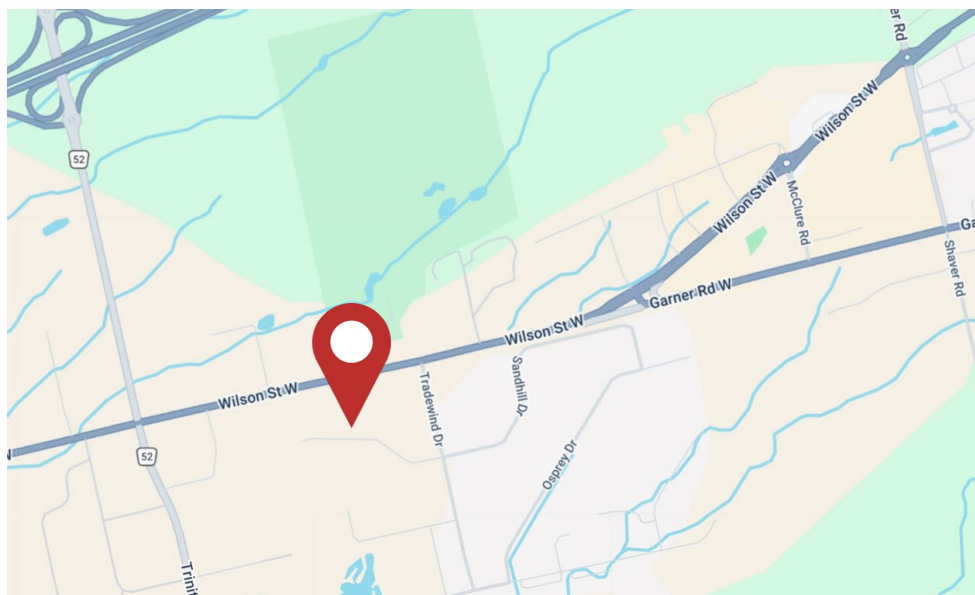
Office: 905.529.5900 x 213
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HAMILTON MAIN OFFICE

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

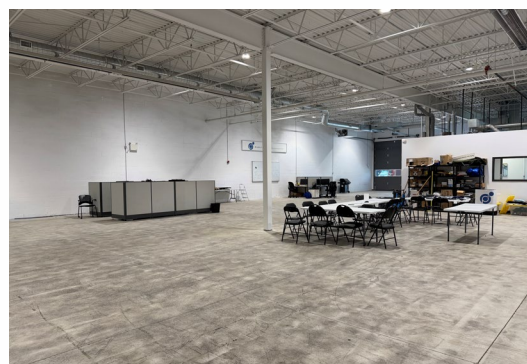
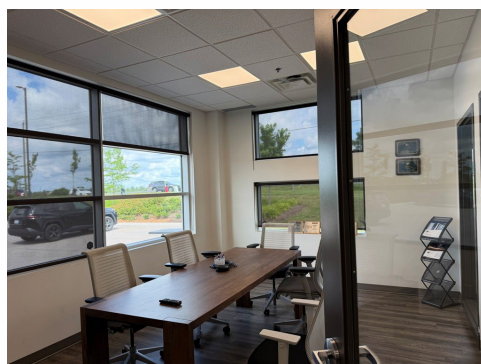
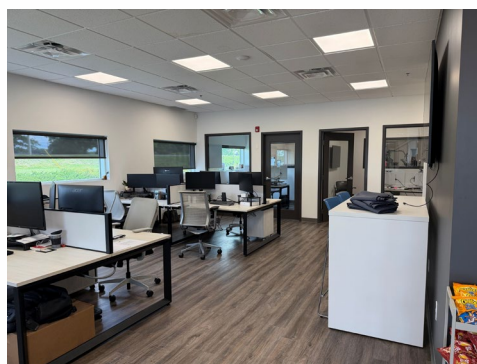
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DETAILS

CLEAR HEIGHT	16'
DOORS – DRIVE-IN	(1) 12' x 14'
LEVELS	1
POWER	575 V / 200 A
WASHROOMS	2
ZONING	M3 Exp. 380, 678

- Air-conditioned warehouse
- The offices are light-filled and have a mix of private & open space
- The building has lots of parking
- Easy access to Hwy 403 & 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
- Longer term with Landlord possible



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