

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

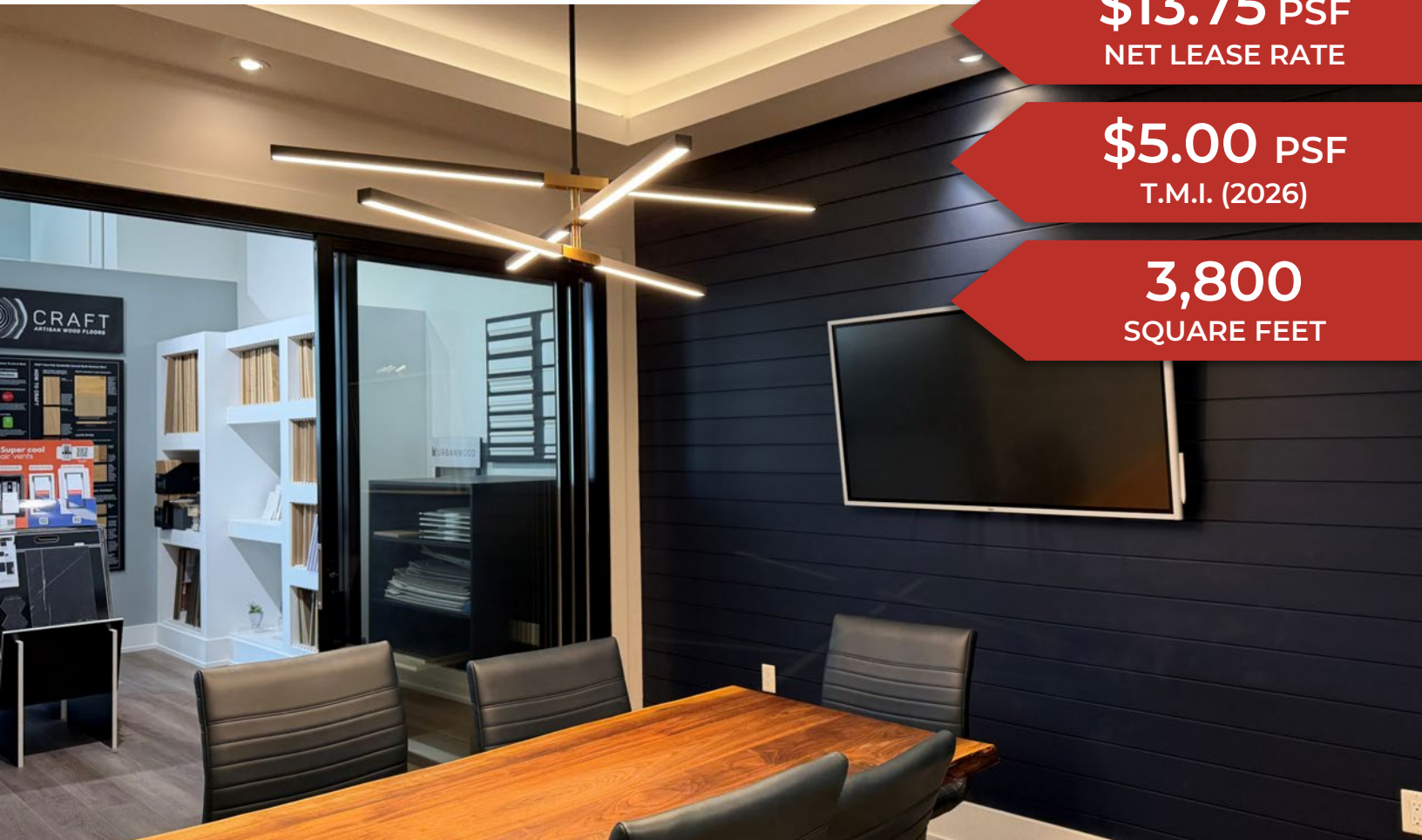
INDUSTRIAL UNIT FOR SUB-LEASE

BBSREALTY.COM

\$13.75 PSF
NET LEASE RATE

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

3,800
SQUARE FEET



665 Tradewind Drive, Unit 4&5, Ancaster, ON

Small industrial unit for sublease in the Ancaster Business Park beautifully finished and fully air conditioned. Entering into the showroom, you are welcomed with plenty of natural light and nice professional finishes. There is also a private office, boardroom and kitchenette, as well has about half the space setup for warehousing. Longer term with Landlord possible.

Andrew Patrick Blair
Broker

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

Alexandra Blair
Sales Representative

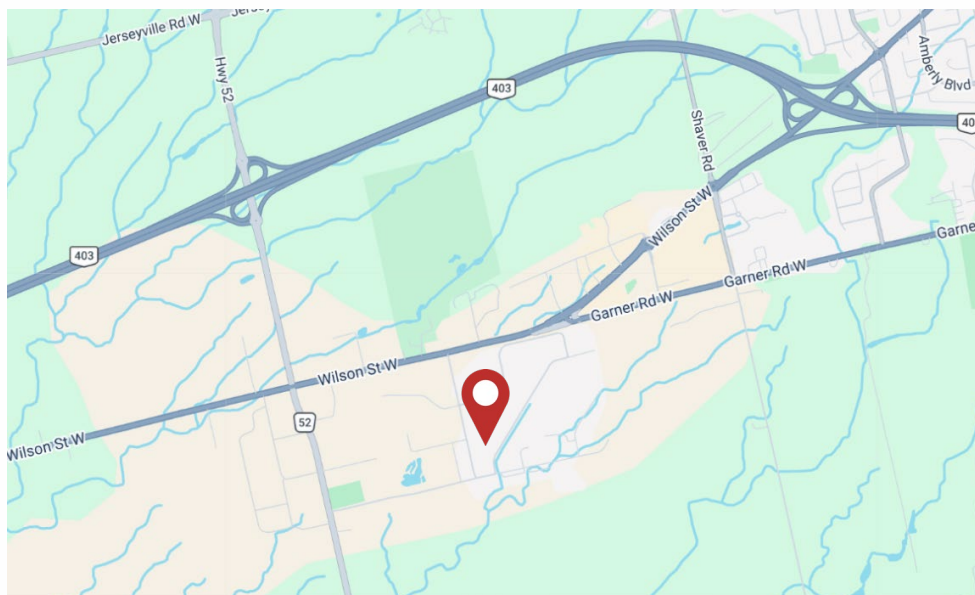
Office: 905.529.5900 x 213
Email: alexandrablair@bbsrealty.com



HAMILTON MAIN OFFICE

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

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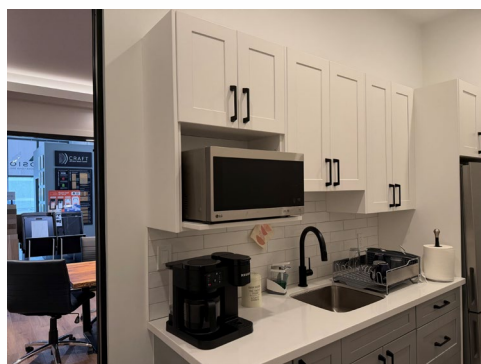


DETAILS

TOTAL AREA	3800 sf
INDUSTRIAL AREA	1900 sf
OFFICE AREA	1900 sf
CLEAR HEIGHT	16'
DOORS – DRIVE-IN	(1) 12' x 12'
POWER	600 V / 120 A
WASHROOMS	2
ZONING	M2 Exp. 435, 678



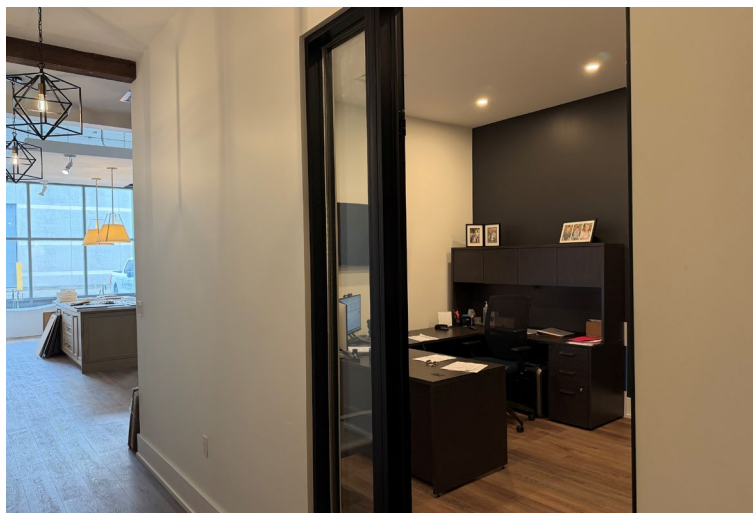
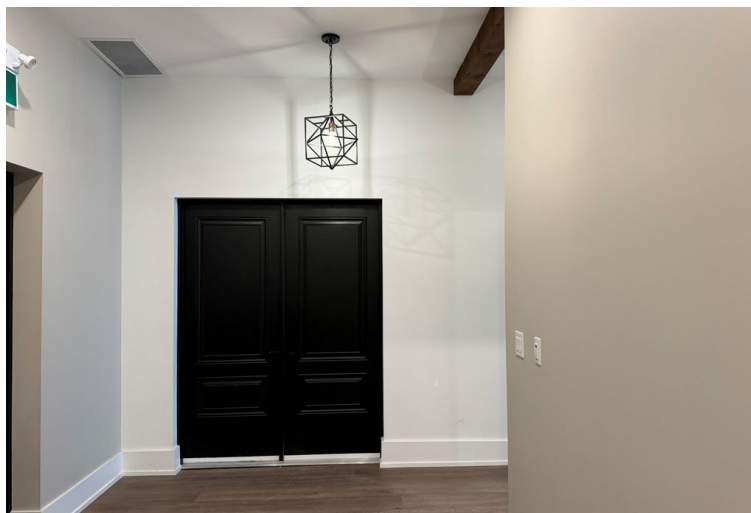
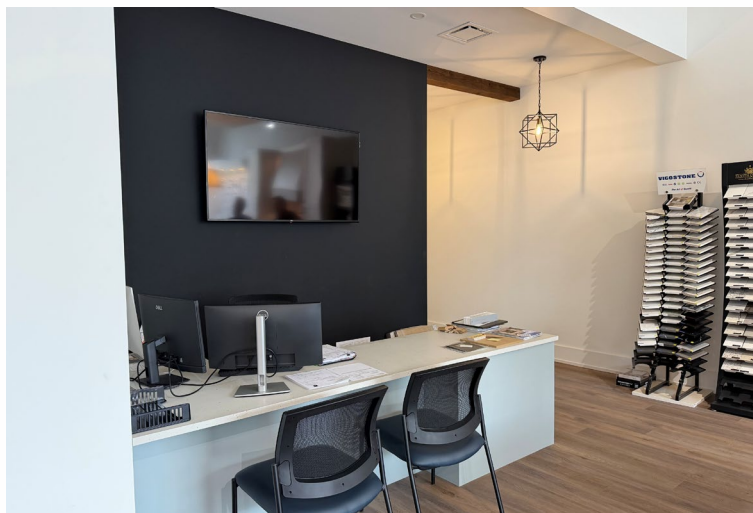
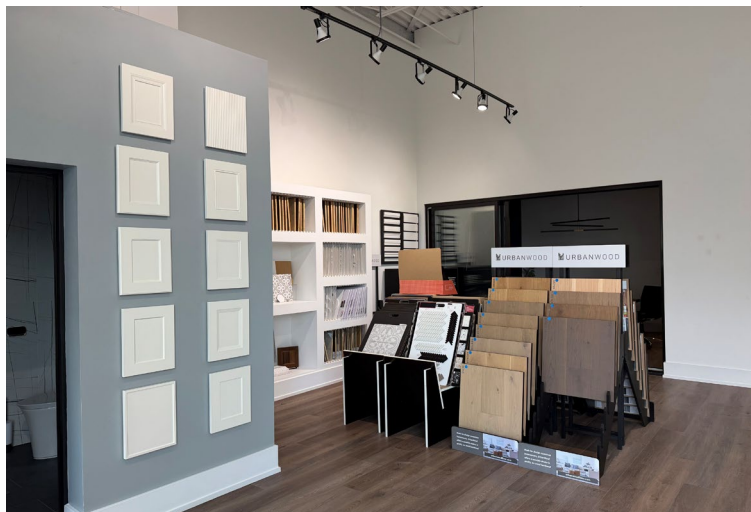
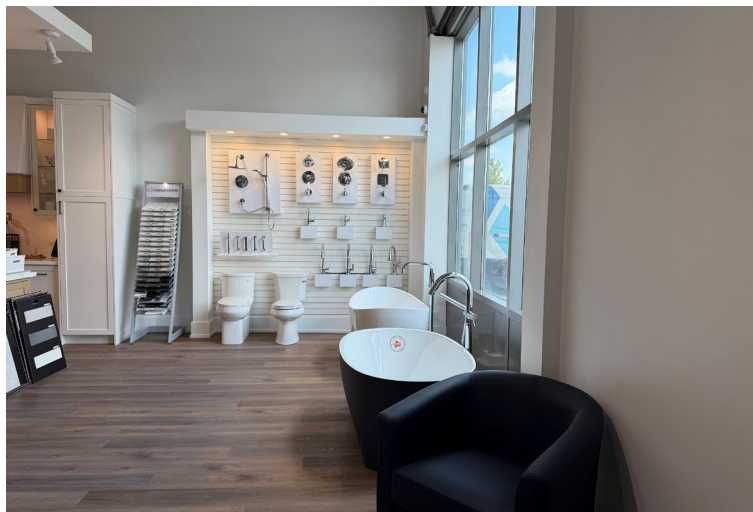
- The building has easy access to Hwy 403 & convenient public transit options
- Pylon signage
- The Ancaster business park is situated close to local amenities like restaurants & retail shops
- Great proximity to Hamilton and other key commercial areas
- Longer term with Landlord possible



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