

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNITS FOR LEASE

BBSREALTY.COM

\$15.00 PSF
NET LEASE RATE

\$5.53 PSF
T.M.I. (2026)

1,540
SQUARE FEET



53 Bittern Street, Ancaster, ON

Industrial units for lease in the Ancaster Business Park with great clear height and depth. Units have drive-in doors and are fully air-conditioned. Minutes to Highway 403. Public transit nearby, as well as commercial amenities.

Andrew Patrick Blair
Broker

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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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INDUSTRIAL UNITS FOR LEASE

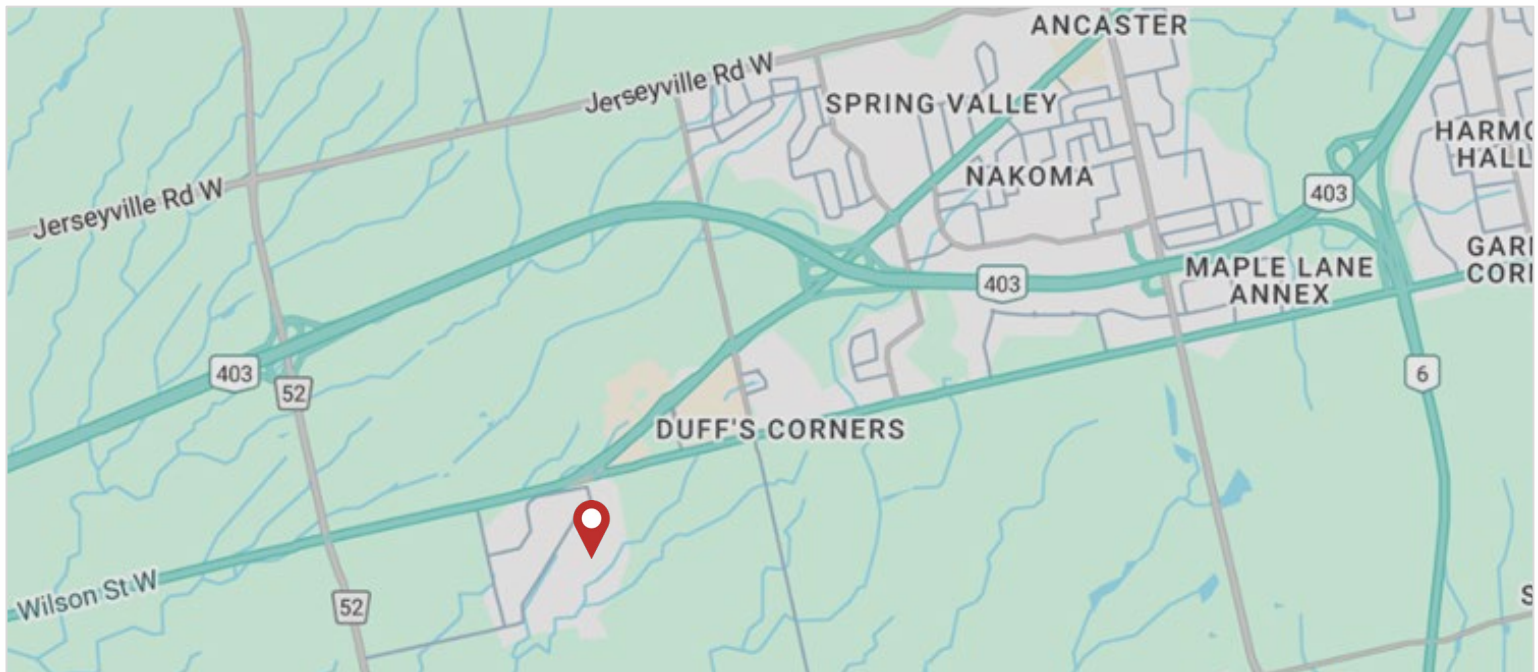
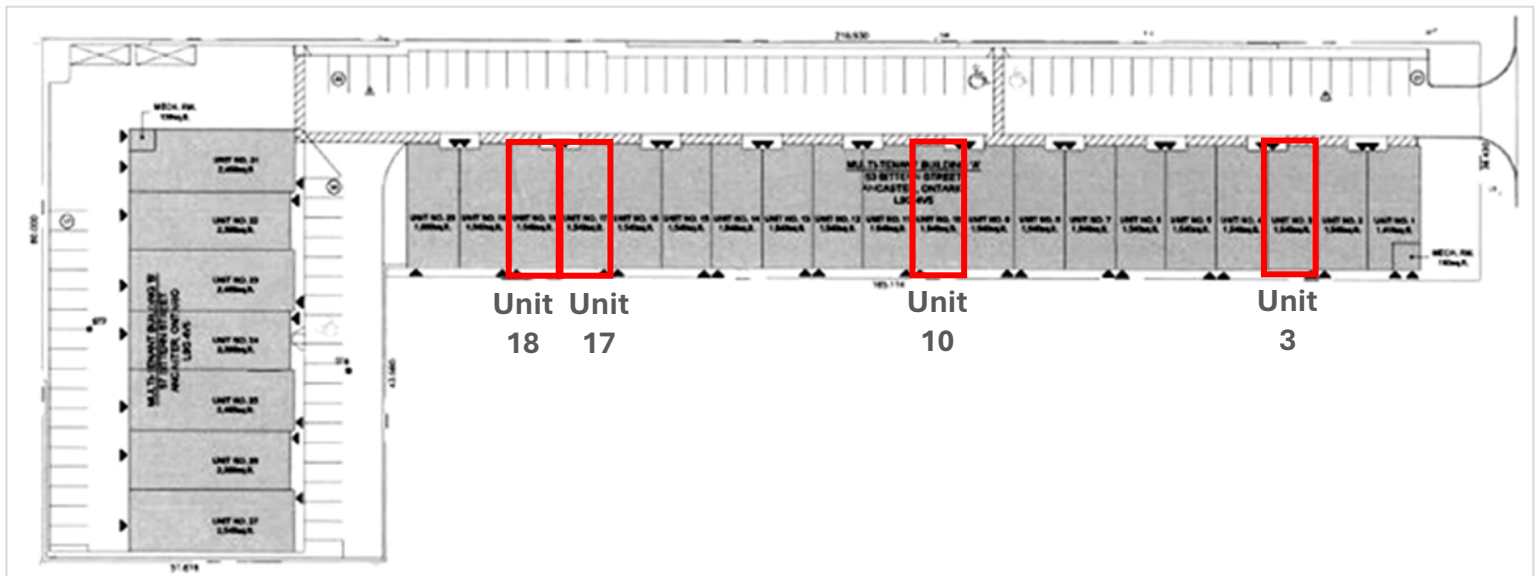
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DETAILS

NET LEASE RATE	\$15.00 psf
T.M.I. (2026)	\$5.53 psf
AIR CONDITIONING	yes
PARKING	surface
ZONING	M2 Exception 678

UNIT OPTIONS

UNIT	SQUARE FEET
3	1,540 sf
10	1,540 sf
17	1,540 sf
18	1,540 sf



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UNIT 3

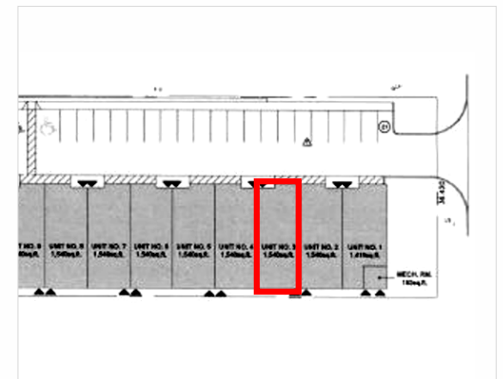
Small industrial unit available at 53 Bittern Street in the Ancaster Business Park! Enjoy a fully air conditioned industrial unit with great clear height and depth, as well as a drive—in doors. The building has easy access to Highway 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas.



UNIT 4

SIZE	1,540 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 10' x 12'
WASHROOMS	1

- Great clear height & depth
- Unit has one drive-in door
- Fully air-conditioned
- Minutes to Highway 403
- Public transit nearby, as well as commercial amenities



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UNIT 10

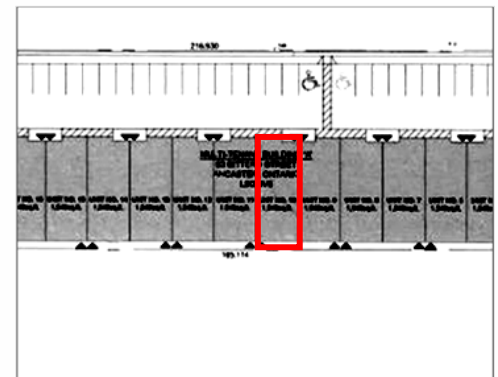
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UNIT 10

SIZE	1,540 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 10' x 12'
WASHROOMS	1

- Great clear height & depth
- Unit has one drive-in door
- Fully air-conditioned
- Minutes to Highway 403
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UNIT 17

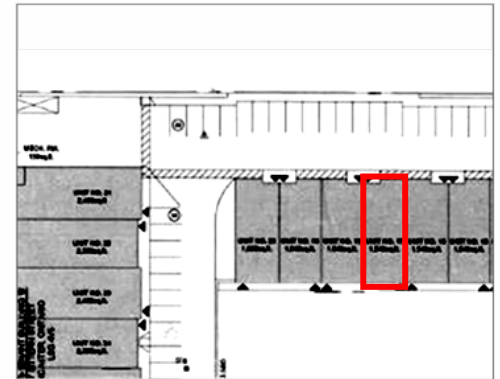
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UNIT 17

SIZE	1,540 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 10' x 12'
WASHROOMS	1

- Great clear height & depth
- Unit has one drive-in door
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UNIT 18

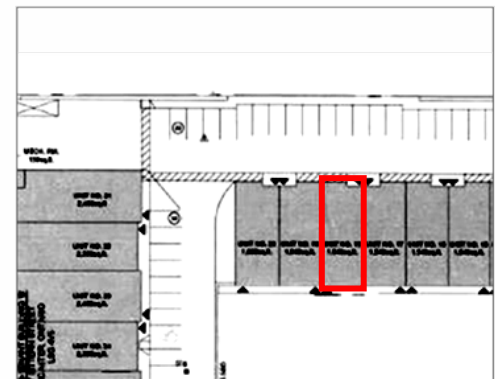
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UNIT 18

SIZE	1,540 sf
ELECTRIC	575 V / 100 A
CLEAR HEIGHT	24'
PARKING	(3) Surface
LOADING DOOR	(1) Drive In 10' x 12'
WASHROOMS	1

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