

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$5.68 PSF
T.M.I. (2026)

6,400
SQUARE FEET



1310 Osprey Drive, Unit 3, Ancaster, ON

Industrial unit for lease in the Ancaster Business Park with three drive-in doors and mostly industrial space for your business. There is also space behind the unit for door access and extra storage or parking.

Alexandra Blair Sales Representative

Office: 905.529.5900 x 213

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Andrew Patrick Blair Broker

Office: 905.529.5900 x 225

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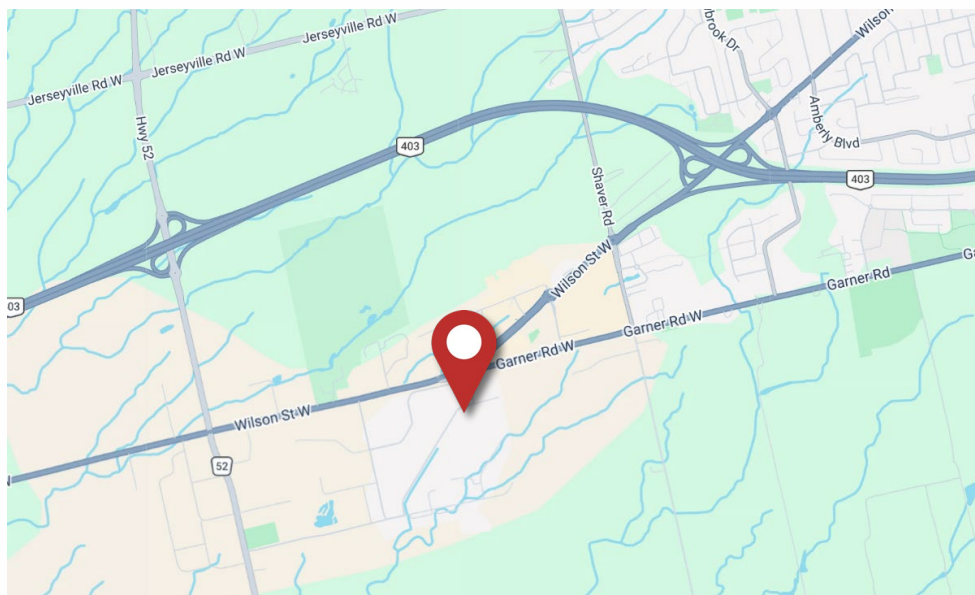
HAMILTON MAIN OFFICE

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

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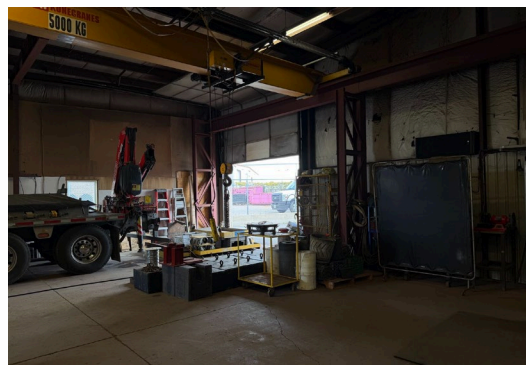


DETAILS

AVAILABLE LEASE AREA	6400 sq. ft.
INDUSTRIAL AREA	95%
OFFICE AREA	5%
DOORS – DRIVE-IN	(2) 12' x 14'
DOORS – DRIVE-IN	(1) 12' x 12'
LEVELS	1
PARKING	available
POWER	575 V / 100 A
WASHROOMS	2
ZONING	M2 Exp. 678



- The building has easy access to Hwy 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



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