

Industrial Space for Lease

1500 Sandhill Drive, Ancaster, Ontario

Phase II of a unique, industrial, multi-unit complex located in the Ancaster Business Park



701 Main Street West, Suite 101
Hamilton, Ontario L8S 1A2

905.529.5900



Features

- Starting March 2012
- Tenant improvements, professional look and finishes
- Minutes to Highway 403
- 3-Phase power
- Dock and drive-in doors
- 18' ceiling heights

Industrial Space for Lease

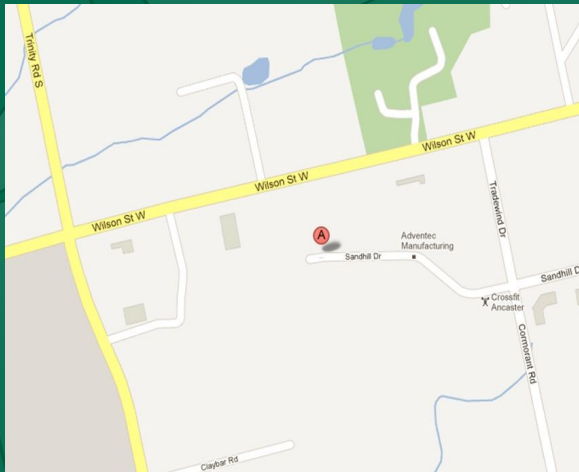
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Unit	Office (sf)	Ware-house (sf)	Total (sf)	Doors
Leased	5,251	0-100%	5,251	DI
2	977	2,777	3,754	DI
3	977	2,778	3,755	DI
4	1,099	2,901	4,000	DI
5	1,099	2,901	4,000	DI
6	977	2,778	3,755	DI
7	977	2,777	3,754	DI
8	2,030	5,359	7,398	D1 + Dock
9	2,011	5,314	7,325	DI + Dock

Property Information

SPACE AVAILABLE: From 3,755 sq. ft. to 42,984 sq. ft.

NET RENTAL RATE: From \$7.95 per square foot Net

OPERATING COSTS: \$3.25 per square foot (2011)

LOADING: Dock (8' x 8') and drive-in (12' x 12') loading

CEILING HEIGHT: 18'

ELECTRICAL: 100 amps, 575 volts, 3-Phase Power

ZONING: M2

FEATURES:

- New unique industrial multi-unit building located in the Ancaster Business Park, close to Highway 403
- Footing already in ground, 2nd phase of complex
- Professional look and finishes, ample parking

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is

Contact Us

Drew Blair

Broker of Record

Tel: 905.529.5900 Ext. 225

Email: blaird@bbsrealty.com

Gary Stapleton

Broker

Tel: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com

www.bbsrealty.com