

FOR SALE

ACCOMMODATES 53 FT. TRUCKS 

INDUSTRIAL CONDOS

1620 | CLAYBAR ROAD

Ancaster, Ontario

TEAM OF EXPERTS

For any inquiries regarding the Property or requests for further information please reach out to the following:

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 KINGRIDGE
DEVELOPMENTS

 CITI BROKERS
REALTY INC
BROKERAGE



Artist Rendering

1620 | CLAYBAR ROAD

Ancaster, Ontario

OPPORTUNITY DESCRIPTION:

Industrial condominiums offering practicality and innovation within Ancaster Business Park.

KEY FEATURES

LOT SIZE: 7.5 acres

TOTAL SPACE: 111,780 SF

UNITS: 28

SIZES: 3,331 SF and up

ZONING: M2 Industrial

CEILING HEIGHT: 28' clear

POWER: 100A/600V per unit

SUITABILITY

Investment opportunity for users and investors.

THE OPPORTUNITY



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Every unit has **2 dock level doors** and Dock levelers.



The site accommodates **53 foot trailers**



Units come with **100 Amps and 600V**



Clear Ceiling height: **28 ft.**

This development is designed to set new standards for modern and functional Industrial units.

UNIT SPECIFICATIONS



EVERY UNIT COMES WITH 2 DOCK LEVEL DOORS

BUILDING A
Starting from 3,337 sf. and up, with 28 ft. clear height.

BUILDING B
Starting from 3,208 sf. and up, with 28 ft. clear height.

All illustrations are artist's concept. Materials, specifications, floor plans, terms and conditions are subject to change without notice. All sizes are approximate dimensions. Actual square footage and usable floor space may vary slightly from those stated. Ceilings and walls may be modified to accommodate the mechanical and electrical systems. The unit shown may be the reverse of the unit built. E. & O.E.

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CLAYBAR ROAD Ancaster, Ontario

FLOOR PLAN AND PRICING

BLOCK A

GFA: 63,242 FT²

UNIT	SIZE	
1	3,137 ft ²	DETAILED INFO CLICK HERE
2	3,589 ft ²	DETAILED INFO CLICK HERE
3	3,966 ft ²	DETAILED INFO CLICK HERE
4	4,397 ft ²	DETAILED INFO CLICK HERE
5	4,553 ft ²	DETAILED INFO CLICK HERE
6	4,553 ft ²	DETAILED INFO CLICK HERE
7	4,553 ft ²	DETAILED INFO CLICK HERE
8	4,553 ft ²	DETAILED INFO CLICK HERE
9	4,553 ft ²	DETAILED INFO CLICK HERE
10	4,553 ft ²	DETAILED INFO CLICK HERE
11	4,553 ft ²	DETAILED INFO CLICK HERE
12	4,553 ft ²	DETAILED INFO CLICK HERE
13	4,553 ft ²	DETAILED INFO CLICK HERE
14	7,272 ft ²	DETAILED INFO CLICK HERE

BLOCK B

GFA: 48,538 FT²

UNIT	SIZE	
15	5,336 ft ²	DETAILED INFO CLICK HERE
16	3,341 ft ²	DETAILED INFO CLICK HERE
17	3,341 ft ²	DETAILED INFO CLICK HERE
18	3,341 ft ²	DETAILED INFO CLICK HERE
19	3,341 ft ²	DETAILED INFO CLICK HERE
20	3,341 ft ²	DETAILED INFO CLICK HERE
21	3,341 ft ²	DETAILED INFO CLICK HERE
22	3,341 ft ²	DETAILED INFO CLICK HERE
23	3,341 ft ²	DETAILED INFO CLICK HERE
24	3,341 ft ²	DETAILED INFO CLICK HERE
25	3,341 ft ²	DETAILED INFO CLICK HERE
26	3,341 ft ²	DETAILED INFO CLICK HERE
27	3,341 ft ²	DETAILED INFO CLICK HERE
28	3,208 ft ²	DETAILED INFO CLICK HERE

CLAYBAR ROAD



BLOCK A
GFA: 63,242 FT²

309 m ² 3,137 ft ²	332 m ² 3,589 ft ²	367 m ² 3,966 ft ²	407 m ² 4,397 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	422 m ² 4,553 ft ²	663 m ² 7,272 ft ²
1	2	3	4	5	6	7	8	9	10	11	12	13	14

BLOCK B
GFA: 48,538 FT²

309 m ² 3,208 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	309 m ² 3,341 ft ²	486 m ² 5,336 ft ²
28	27	26	25	24	23	22	21	20	19	18	17	16	15

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Ancaster, Ontario

ZONING & PERMITTED USES:

Zoning: M2 sp. 678.

[DETAILED INFO
CLICK HERE](#)

PERMITTED USES INCLUDE

- Warehouse
- Manufacturing
- R & D establishment
- Tradesperson's shop
- Trade School
- Surveying
- Engineering
- Planning or Design business
- Equipment & Machinery sales
- Rental & Service establishment
- Building or Contracting supply



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▶ ACCESSIBILITY

- 3-minute drive to 403.

▶ NEARBY TRANSIT

- 44 HSR Bus Route 44 - RYMAL
- 16 HSR Bus Route 16 - ANCASTER

▶ NEARBY BUSINESS PARK

- Ancaster/Hamilton/Brantford/Binbrook/Caledonia/Paris area offers a strong local labour pool, and the site is within commuting distance of GTA and KWC areas and several smaller communities in between.
- The Hamilton area currently has an estimated population of 841,000 and is growing rapidly.

LOCATION & CONNECTIVITY



ALEXANDER GRAHAM BELL PARKWAY
3 MIN HIGHWAYS
1.8 KM 403

1620 | CLAYBAR ROAD
Ancaster, Ontario

9 MIN HIGHWAYS
7.8 KM 6

HAMILTON INTERNATIONAL AIRPORT.
12 MIN
12.5 KM

▶ AMENITIES

A

Low's, Popeyes, LCBO, Giant Tiger, McDonald's, Longo's, Tim Hortons

B

Walmart, Starbucks, McDonald's, Boston Pizza, Winners

C

Wendy's, Tim Hortons

D

Esso

▶ DEMOGRAPHICS

WITHIN 10 KM
68,230
RESIDENTS
\$169,912 AVG.
HOUSHOLD INCOME

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CONSTRUCTION DETAILS

SHIPPING:

Each unit includes 2 dock-level doors with hydraulic dock levelers, dock bumpers, and weather stripping.



GLAZING:

Clear or gray tint, thermal insulated.



FLOORS:

Exposed concrete slab on grade, designed for 500 lbs per square foot live load.



CEILING HEIGHTS:

28 ft in the warehouse area.



ELECTRICAL:

100 Amps, 600 Volt.



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DEVELOPER

For over a decade, the management of this dynamic and growth driven company have acquired and developed single and multi-unit residential and commercial projects throughout southern Ontario. From initial concept through to completion, **KINGRIDGE** brings together financial resources and experienced management to form profitable partnerships focused on creating projects of lasting excellence.

KINGRIDGE DEVELOPMENT CORPORATION was created with the vision of acquiring, developing and building out well situated, infill, brownfield and greenfield opportunities throughout the GTA and Greater Golden Horseshoe. The vision for **KINGRIDGE** is to be an industry leader, whether measured by the caliber of sites, the commitment to integrity and professionalism, the focus on quality control, or the returns to investors.

To achieve this, the strategy is to ensure a deep understanding of markets, a commitment to continuous improvement, and an emphasis on solid relationships with suppliers, contractors, government officials, builders, other developers, joint venture partners, and world class consultants.



DEVELOPER INFORMATION PROJECTS PORTFOLIO

235 SPEERS ROAD, OAKVILLE

- Office Condominiums (*completed 2019*)



3555 REBECCA STREET, OAKVILLE

- Office Condominiums (*completed 2022*)



1670 NORTH SERVICE ROAD, OAKVILLE

- Office Condominiums (*completed 2022*)



585 HANLON CREEK BLVD, GUELPH

- Industrial Condominiums (*completed 2024*)



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