

# FOR SALE

# \$6,750,000



# 10 Spalding Drive

Brantford, ON

***Stand Alone 49,846 sf Industrial Building  
on 2.842 Acres***

**Located in diverse Commercial & Industrial node with both transit and nearby walkable employee amenities. (Tim Hortons, McDonald's, Starbucks, Shoppers Drug Mart, Sobeys, and many others)**

**Traffic free shipping route to Highway 403 via Rest Acres Road.**

**Flexible, General Employment (GE) Zoning.**

**Two storey office buildout, with employee areas – lunch room, training rooms and washrooms.**

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# 10 Spalding Drive – Property Description

## **Warehouse / Production areas:**

41,000 sf (approx.) of warehouse/production space with 4 dock doors and Large 16ft tall drive in door. Building was constructed in two sections, one approximately 16,000 sf with 16'4 ceiling height under joist, the larger 25,000 sf section 21' ft height under joist.

**Larger section has 2 bridge cranes:** 5 Ton (45ft in width) & 2 Ton bridge crane

**Power:** Large 3,000amp, 480 v power service, substantial 600 V power distribution throughout.

**Paved yard secure with drive in slide gate access.**

**Cellular tower lease in place till June 30<sup>th</sup>, 2030.**  
**Rogers is \$1553.75 and Bell is 329.59. both include HST.**

**Recent Phase 2 Environmental completed May 2025**

## **Office Description:**

**Main Floor:** Secure vestibule with window to reception office, large boardroom, and employee office area, number of private offices with windows. Large open office bullpen or training area, male and female washroom banks, server room. Multiple shop offices and employee lunchroom.

**Second floor:** Large boardroom, open bullpen, six or seven private offices, and two 2 piece washrooms

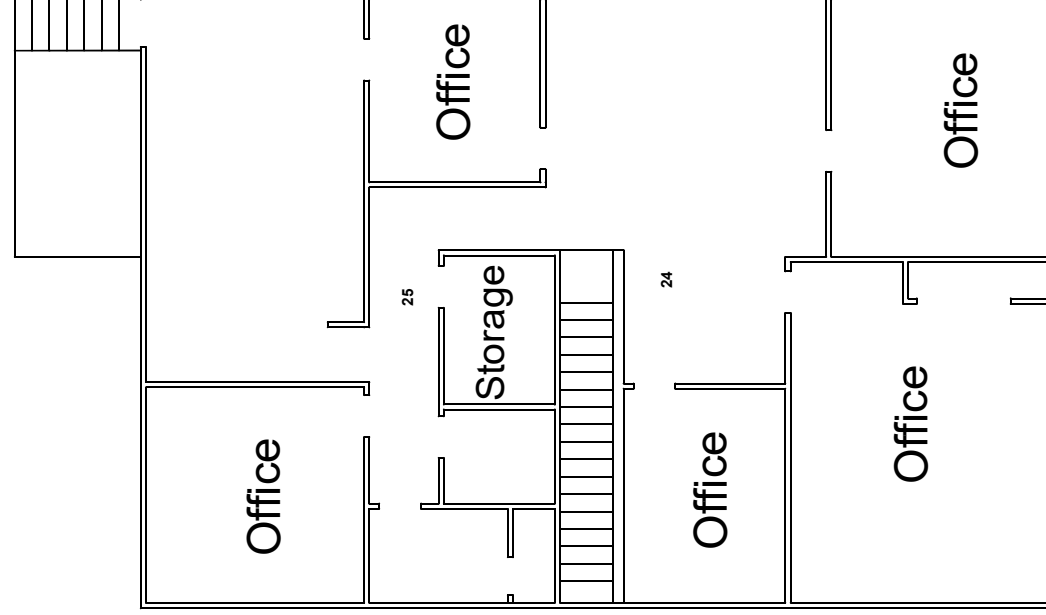


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Stairs  
to  
Plant Floor



# 10 Spalding Drive – Location Overview

In addition to being surrounded by amenities, 10 Spalding Drive provides efficient transportation to the Greater Toronto Area and key southwestern Ontario markets such as London, Kitchener-Waterloo and Windsor. Highway 403 is located minutes to the north, providing direct connectivity to Highway 401, Ontario's main east-west corridor stretching from Quebec to Windsor.



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# 10 Spalding Drive - Location Overview

## Logistical Efficiencies

Strategically located in a highly connected transportation hub, Brantford is in proximity to major Canadian and U.S. markets. Situated in a central industrial node, 60% of all manufacturing establishments in North America can be reached within one day by truck, as well as 70% of the Canadian population, 48% of the U.S. population, 10 out of the 12 U.S. industrial markets, and a reach that encompasses 130 million people. The City also has direct access to CN Railway's Windsor-Quebec Line and Southern Ontario Railway providing transportation through the railway network as well as three international airports.



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# 10 Spalding Drive - Pictures



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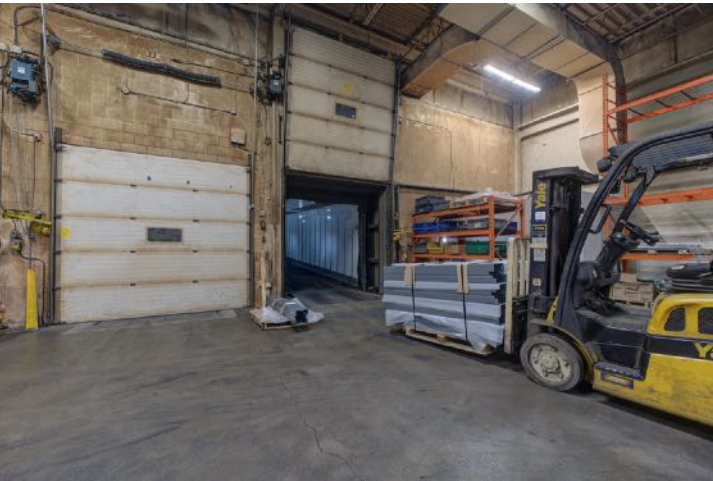
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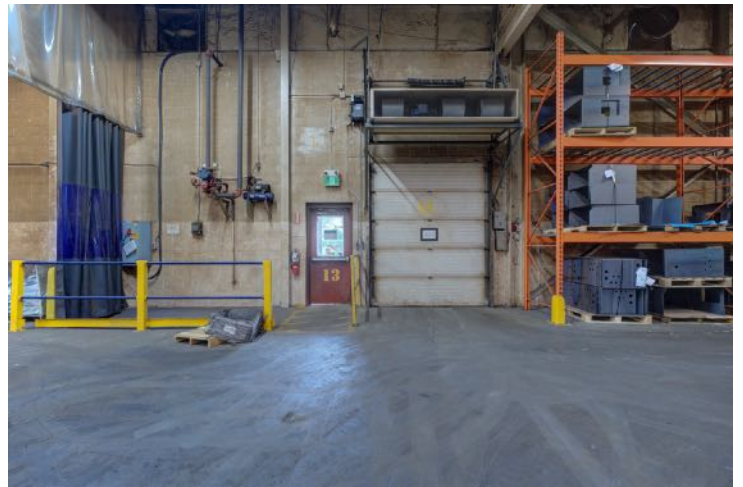
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# General Employment (GE) Zone

- Animal shelter and control facility
- Asphalt plant
- Automobile Gas Bar
- Automobile repair garage
- Autobody repair Shop
- Automobile Washing Facility
- Automobile supply store
- Brewery
- Bulk sales establishment
- Cannabis production and processing facility
- Catering service
- Computer, electronic or data processing establishment
- Concrete batching plant
- Contractor's yard
- Distillery
- Dry cleaning establishment
- Electricity generation facility
- Energy from waste
- Equipment rental establishment
- Food processing plant
- Impounding yard
- Industrial mall
- Industrial rental establishment
- Liquid waste transfer station
- Manufacturing
- Open storage
- Printing establishment
- Production Studio
- Propane filling plant/transfer station
- Recycling operation
- Research use
- Salvage yard
- School, trade
- Service industry
- Service or repair shop
- Transportation terminal
- Telecommunication Services
- Warehouse, public storage
- Warehouse uses
- Wholesale uses
- Winery
- Works yard



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