

FOR LEASE

151 Garden Avenue

Brantford, ON

OCCUPANCY Q3 2024!

New Class A Industrial

256,869 sq.ft.

Excellent Hwy #403 access

With 30 Trailer Parking Stalls

State of the art warehouse/distribution/manufacturing facility

Ample onsite parking and flexible M2 zoning

Warehouse 239,637 sf

45'-0" top of steel height

24 loading docks

1 - 14'x14' drive-in door

EFSR Sprinkler System

Office to suit - one floor 8,616 sf or 2 floors 17,232 sf

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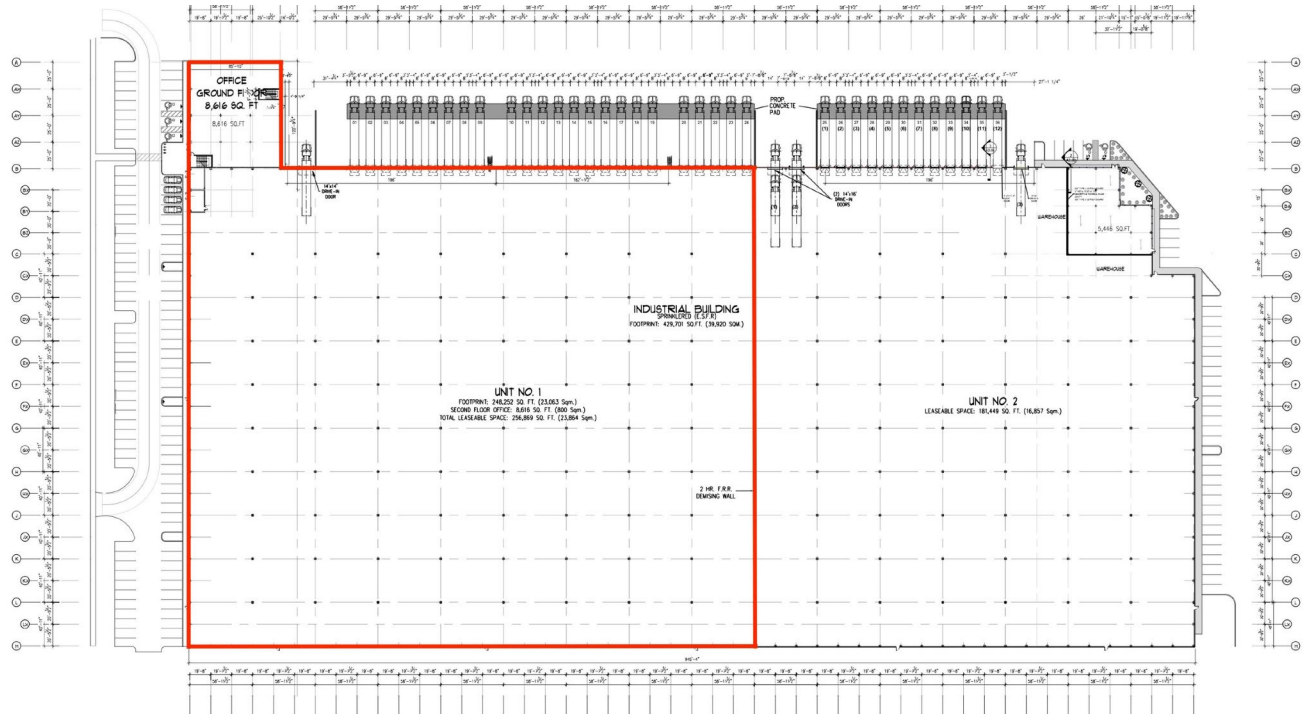
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Property Details



UNIT 1	256,869 sf
OFFICE AREA	8,616 sf one floor, or 17,232 sf two floors
CLEAR HEIGHT	45'-0" top of steel
SHIPPING	24 loading docks, one 14'x14' drive in door
POWER	3000 Amp 600V
LIGHTING	LED
SPRINKLER SYSTEM	EFSR Sprinkler System
FLOORS	slab on grade 8" thick
ROOF	Single ply, white roof membrane system
ZONING	M2 General Industrial
CAR PARKING	103

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Unit 1, 151 Garden Avenue



- *20 minutes to Hamilton International Airport*
- *50 minutes to Pearson International Airport*
- *70 minutes to U.S. Border (Buffalo)*

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Unit 1, 151 Garden Avenue - Photos



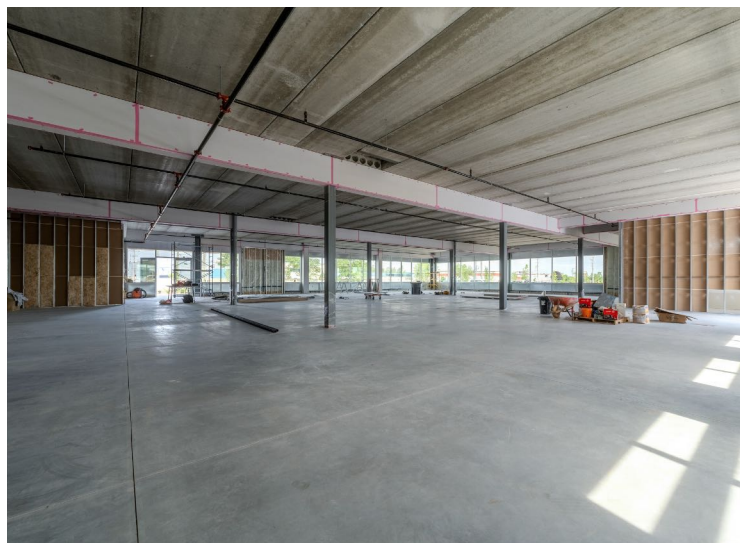
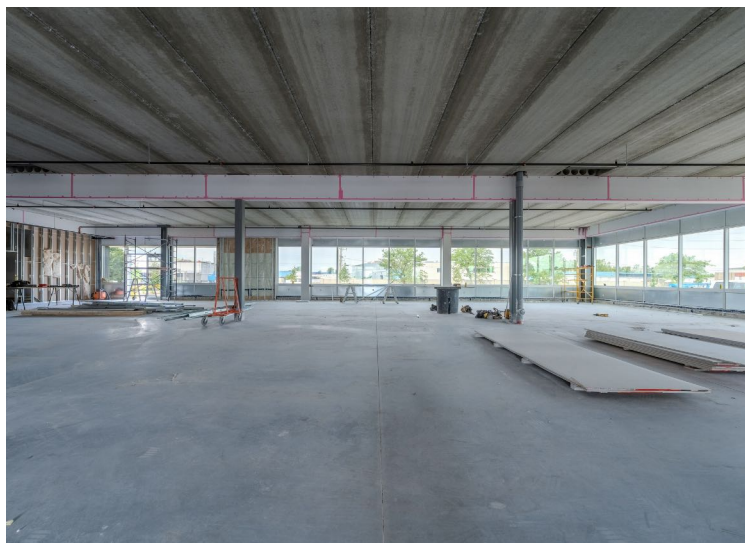
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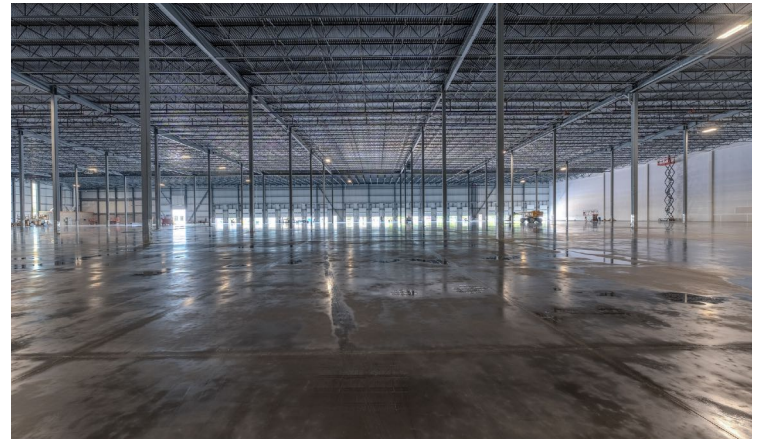
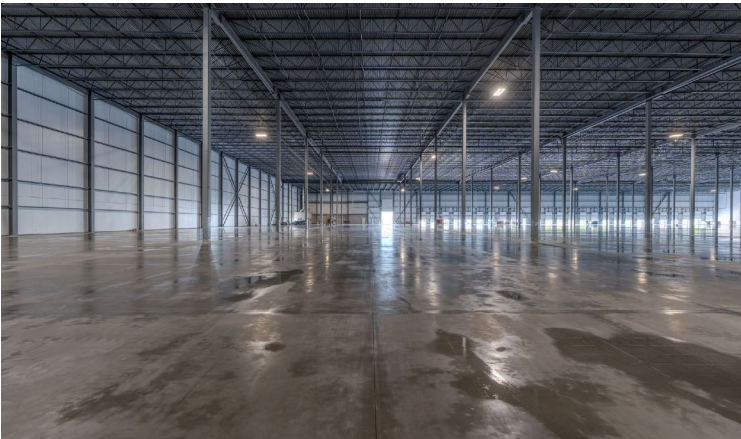
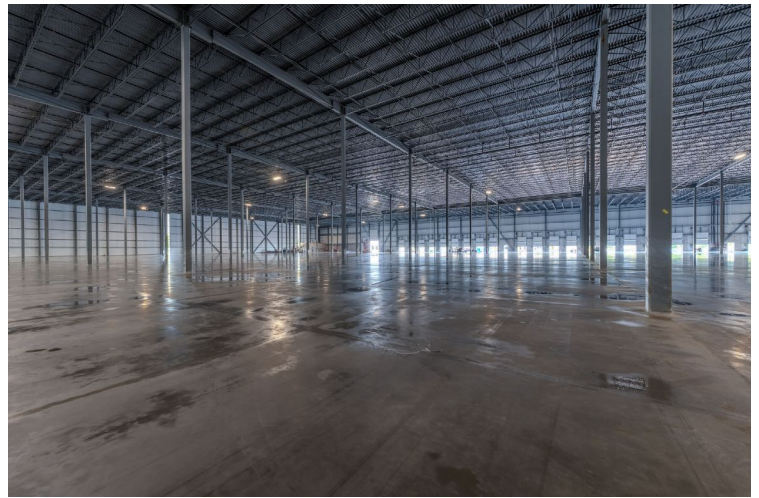
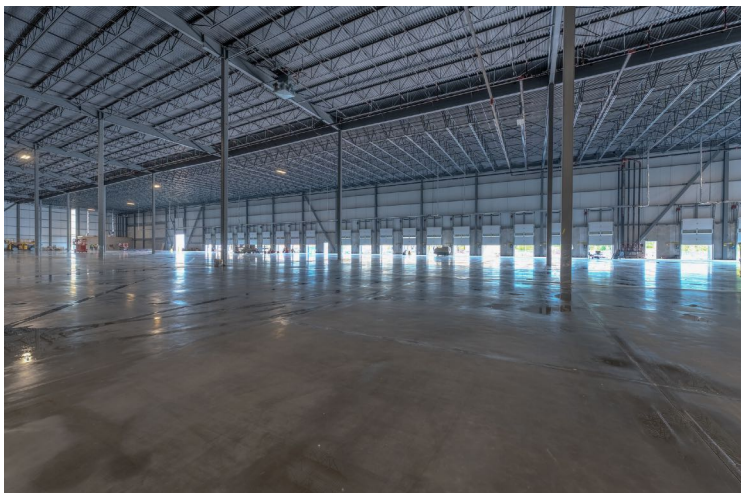
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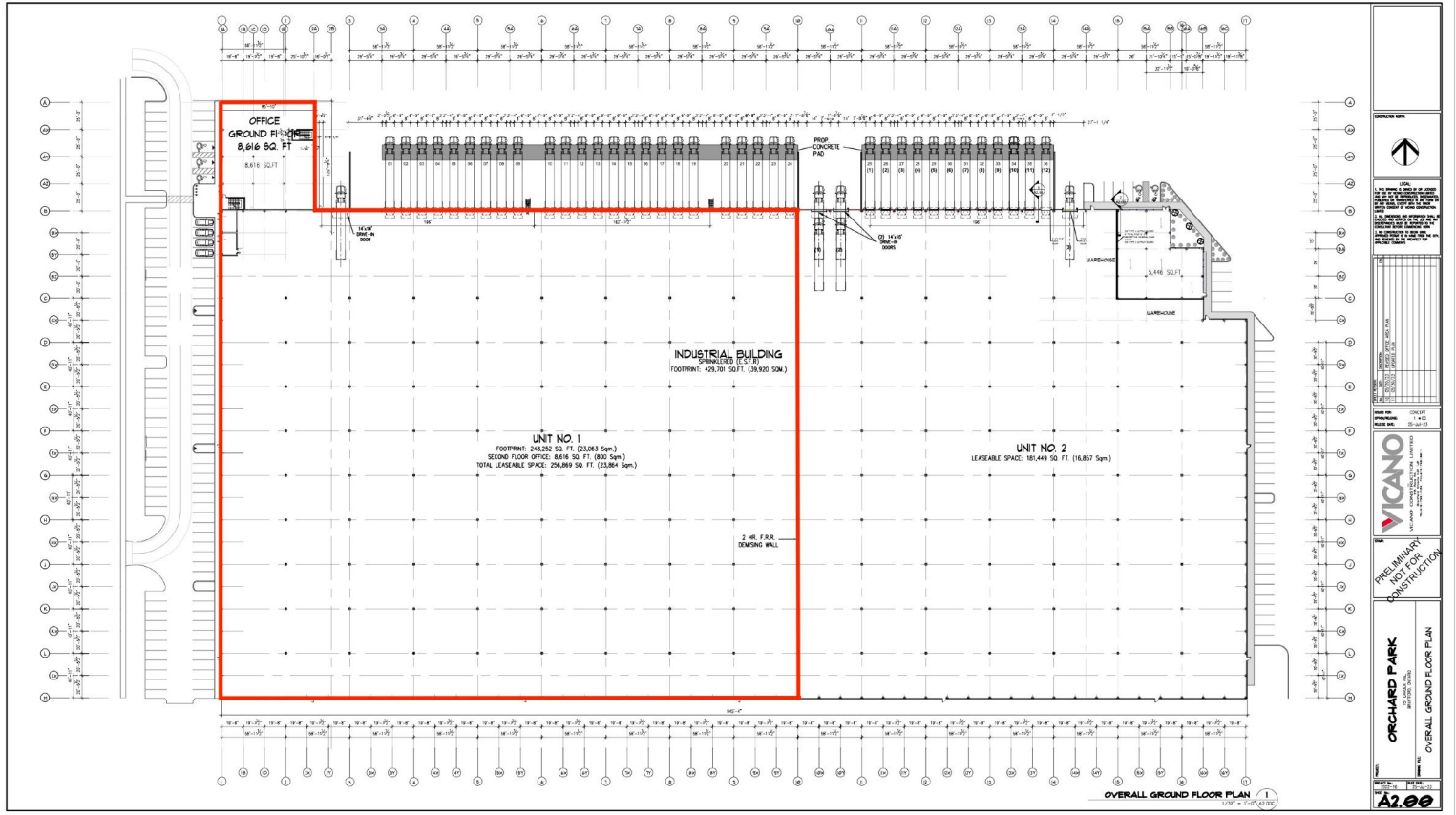
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Unit 1, 151 Garden Avenue - Floor Plan



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Unit 1, 151 Garden Avenue - Zoning

M2 General Industrial

- **Industrial malls, which may permit one or more of the uses permitted by this Section.**
- **Manufacturing uses.**
- **Wholesale uses.**
- **Warehouse uses.**
- **Research uses.**
- **Accessory caretakers' residences.**
- **Accessory general offices.**
- **Accessory retail sales.**
- **Accessory used motor vehicle sales.**
- **Accessory uses, buildings, and structures.**
- **Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising and boarding of livestock.**
- **Automobile rental establishments.**
- **Autobody repair shops.**
- **Catering services.**
- **Bus garages.**
- **Computer, electronic or data processing establishments.**
- **Dry cleaning establishments.**
- **Impounding yards.**
- **Industrial rental establishments.**
- **Industrial service offices.**
- **Kennels.**
- **Liquid waste transfer stations.**
- **Postal stations.**
- **Printing establishment.**
- **Private parks.**
- **Propane storage tanks.**
- **Public agency works yards.**
- **Public garages.**
- **Public storage warehouses.**
- **Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).**
- **Service Industries.**
- **Service or repair shops.**
- **Telecommunications services.**
- **Trade schools.**
- **Transportation terminals.**
- **Wayside pits or wayside quarries.**



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