

NEW 62,828 SQ. FT. INDUSTRIAL BUILDING

SITE WORK COMPLETE & FOUNDATION WORK UNDERWAY!

TARGET DELIVERY OF FALL 2025

1228 COLBORNE STREET EAST | BRANTFORD, ON



Ted Overbaugh**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

Zach Van Louwe*
Associate Vice President
+1 519 340 2321
zachary.vanlouwe@cbre.com





NEW CONSTRUCTION ±62,828 SQ. FT. FREESTANDING BUILDING

1228 Colborne Street East is a 3.5 acre industrial zoned parcel at Garden Avenue and Colborne Street on the east edge of Brantford. The new 62,828 Sq. Ft. building will feature both truck level and drive in shipping, LED lighting, ±28' clear warehouse, and a front facade with great curb appeal. Site work is complete and foundation work is underway with an expected completion of November 2025.

Users have the ability to customize build outs and improvements during the design and construction process.

Proposed Construction Timeline

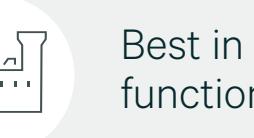
FEBRUARY 2025	MAY 2025	JUNE 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025
 Foundation Work	 Steel Work Begins	 Roof & Building Envelope	 Floors Poured	 Tenant Improvements	 Building Completion

PROPERTY DETAILS

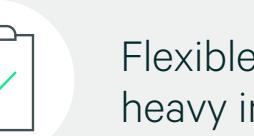
BUILDING SIZE	62,828 Sq. Ft.
LOT SIZE	3.5 Acres
OFFICE	3-5%, Can be Built to Suit
SHIPPING	6 Truck Level Doors 1 Drive-In Door
CLEAR HEIGHT	*28'
POWER	800 Amps / 600 Volts
ZONING	M3 Heavy Industrial
OCCUPANCY	Targeting November 2025
ASKING SALE PRICE	\$240 / Sq. Ft.

*Building is a sloped roof design and warehouse clear heights vary, speak to listing agent and refer to plans

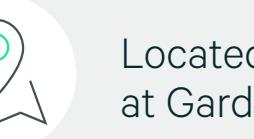
ADDITIONAL HIGHLIGHTS



Best in class design and functionality

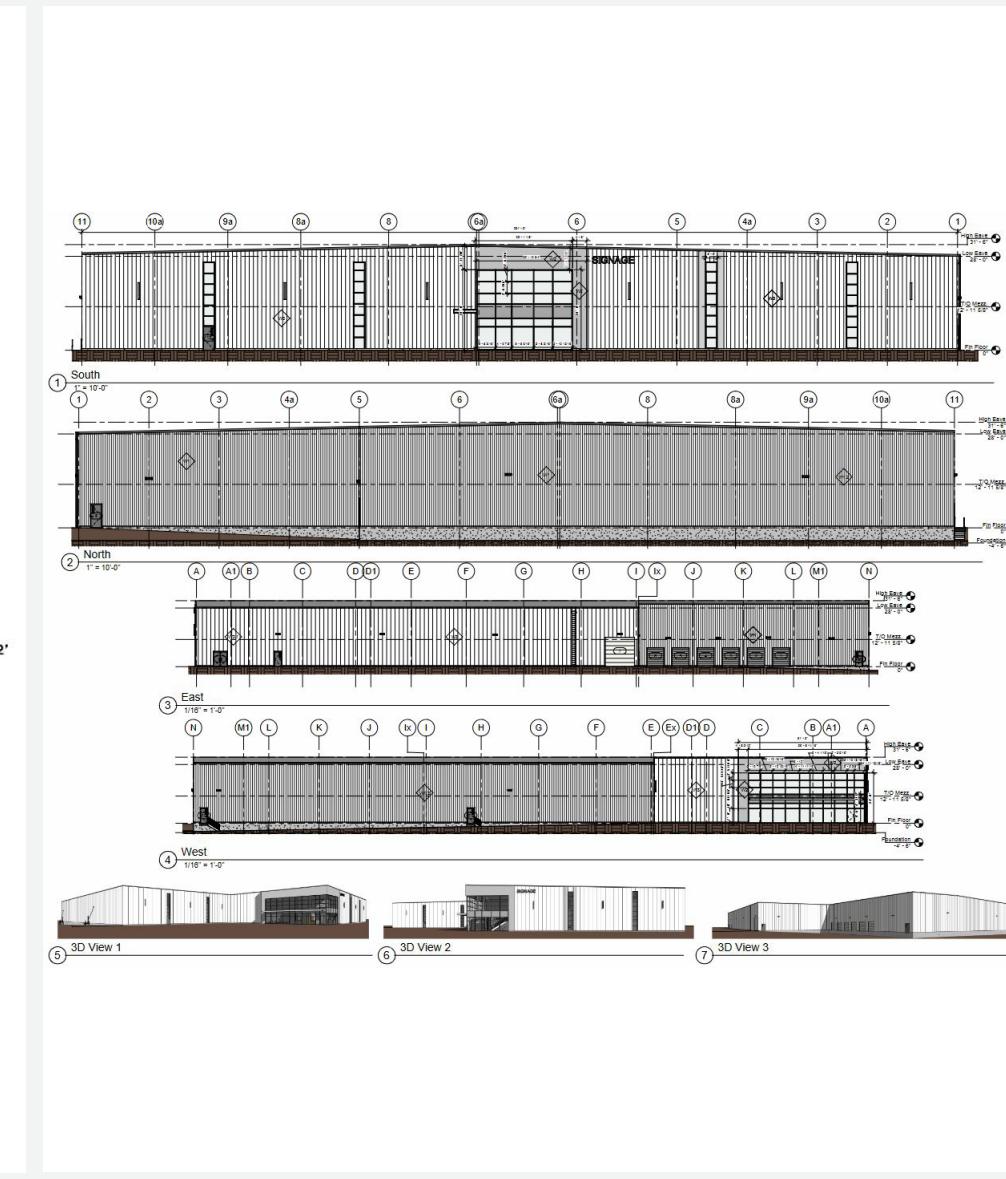
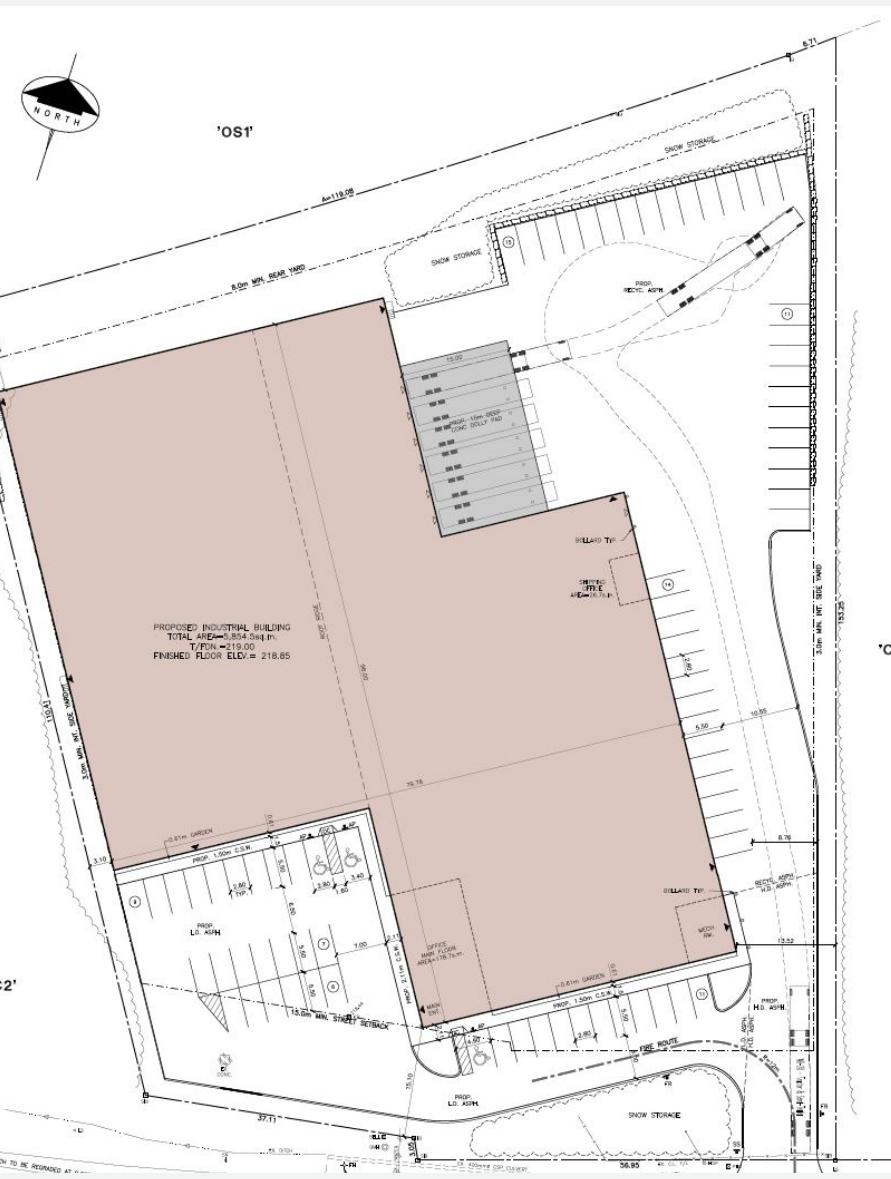


Flexible M3 zoning allows for heavy industrial uses and trucking



Located 3 minutes from Hwy 403 at Garden Avenue exit

SITE PLAN





LOCATION ADVANTAGE

OFFERING ACCESSIBILITY TO THE GTA, AT A FRACTION OF THE PRICE

Brantford is a fast growing and diverse industrial market with its close proximity to the GTA and Greater Golden Horseshoe markets. Many of the largest developers in Canada have entered the Brantford market in recent years, giving it credibility as a major market. Brantford is uniquely positioned along Highway 403 and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Brantford has undergone huge growth in the last 10 years and will continue to grow as the City expands to the north and south, with those moving west from the GTA to find affordability.

Brantford has a lot to offer companies: a good labour base, highway accessibility, access to US border crossings, and an affordable business environment.

DRIVE TIMES

Hamilton	21 km • 20 mins
Waterloo Region	34 km • 32 mins
London	90 km • 55 mins
Milton	66 km • 52 mins
GTA	75 km • 58 mins
London International Airport	90 km • 1 hr
Pearson International Airport	92 km • 1 hr, 10 mins
Canada/USA Border Crossing (Niagara)	107 km • 1 hr, 20 mins
Canada/USA Border Crossing (Windsor-Detroit)	280 km • 2 hr, 45 mins

Highway 403 runs east-west through the centre of the region and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Toronto is an approximately 65-minute drive northeast, and the U.S. border to Western New York is within 90 minutes.

- One day drive to 160 million customers and 60% of all manufacturers in the USA and Canada
- Serviced by major CN freight lines, as well as VIA passenger rail and GO Transit buses
- Passenger and freight rail services are provided on CN's main Quebec to Windsor rail line
- Brantford operates its own municipal airport and is also within a 26-minute drive of Hamilton's International airport and 60 minutes of Toronto's Pearson International Airport

PRO BUSINESS ENVIRONMENT

- Ranked BEST location to invest in Canada
- Over 1 Million Canadian workers live within 50 km of Brantford
- Warehousing and Distribution represents Brantford's largest sector
- Located in Canada's designated "Advanced Manufacturing Supercluster"
- Global leader in automotive manufacturing and assembly, with 700 parts suppliers & 500 tool & die and mouldmakers located across the city and surrounding regions

ABOUT THE PROJECT TEAM



214 Carson Co. is a local industrial development group focused on industrial builds in the 25,000 to 250,000 Sq. Ft. size range. 214 has in-house design, project management, site work and servicing work, construction management, facilities and property management personnel which help control the building process and the ongoing building management. 214 takes a hands-on approach to construction and building delivery, working closely with its Tenants to ensure it meets all expectations and timelines. 214 has a commitment to building functional and efficient buildings, and to provide excellent tenant service to its clients. 214 has a strong development pipeline owning lands throughout the region, building approximately 300,000 to 400,000 Sq. Ft. each year.

Many companies such as Rawlings, Home Depot US, IPEX, have selected other 214 projects for their industrial property needs. 214 has proven to be innovative and efficient in their process, design and delivery of newly constructed industrial buildings, meeting clients expectations and timelines.

Contact Us

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Senior Vice President

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Associate Vice President

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CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative, **Broker

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