

473 & 474 OAK PARK ROAD BRANTFORD

CAP

PROUDLY CANADIAN 

OVER 8M SQ. FT. DESIGN BUILD
OPPORTUNITIES FOR SALE OR LEASE



Property Highlights

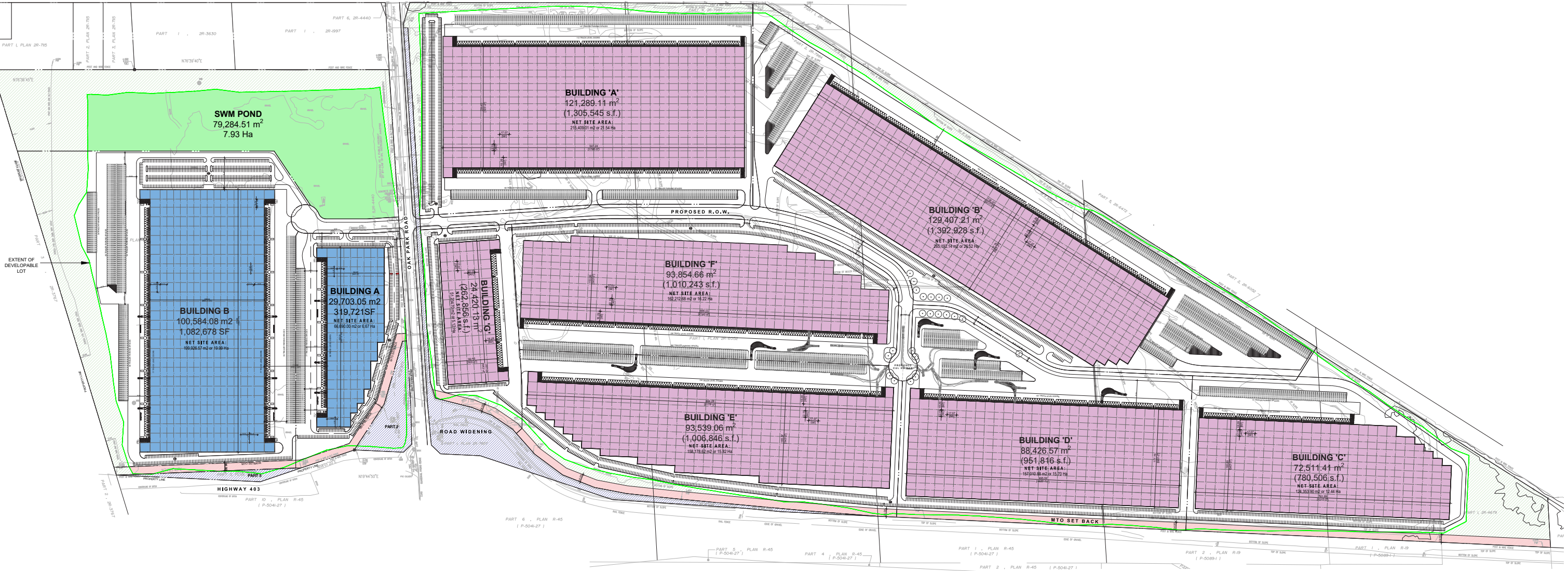
Phase 1 - 473 Oak Park Road (West Parcel)

Building A - 319,721 Sq. Ft. Build-to-Suit Available as early as Q2 2026

Building B - 1,082,678 Sq. Ft. Build-to-Suit Available in 2026

473 Oak Park Road – +/- 110 Acres

474 Oak Park Road – +/- 309 Acres

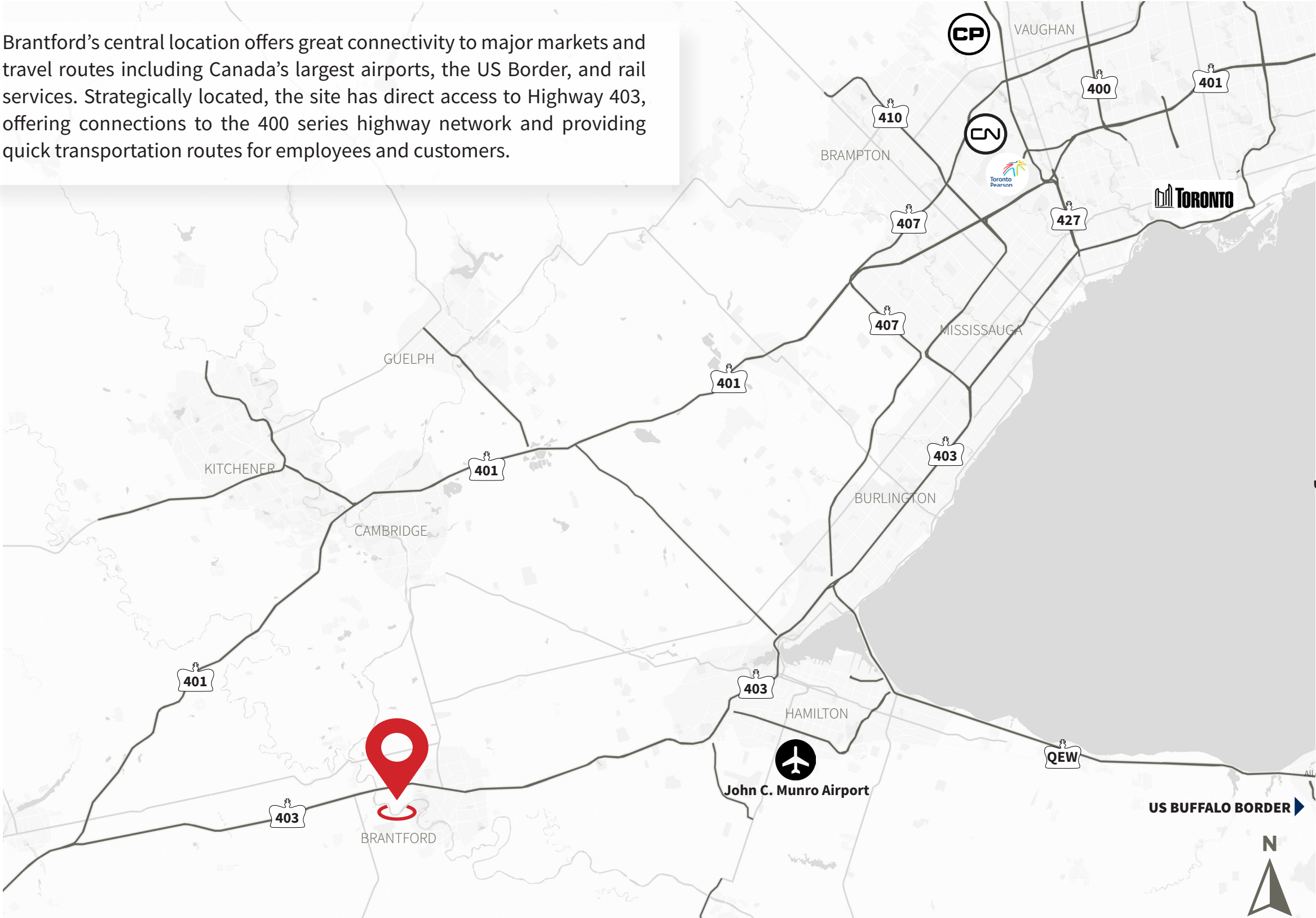


- COLOUR LEGEND
- ROAD WIDENING
 - MTO SETBACK
 - CORE NATURAL HERITAGE AREA
 - SWM POND AREA
 - TOE OF SLOPE

The site offers great flexibility to accommodate a wide variety of build-to-suit design options for sale or lease as well as parcels of land for sale.

Location Overview

Brantford's central location offers great connectivity to major markets and travel routes including Canada's largest airports, the US Border, and rail services. Strategically located, the site has direct access to Highway 403, offering connections to the 400 series highway network and providing quick transportation routes for employees and customers.



GTA DRIVE TIMES

-  Hwy 403 - 2 min/2 km
-  Hwy 401 - 24 min/40 km
-  Hwy 407 - 37 min/65 km
-  Hwy 427 - 59 min/102 km
-  QEW - 59 min/102 km
-  CN Intermodal - 1 hr 2 min/109 km
-  CP Intermodal - 1 hr 13 min/122 km
-  John C. Munro Airport - 26 min/43 km
-  Pearson International Airport - 57 min/103 km
-  US Buffalo Border - 1 hr 34min/153 km
-  Cambridge - 28 min/31 km
-  Guelph - 57 min/57 km
-  Hamilton - 29 min/46 km
-  Mississauga - 52 min/89 km
-  Brampton - 1 hr 2min/110 km
-  Downtown Toronto - 1 hr 11min/111 km

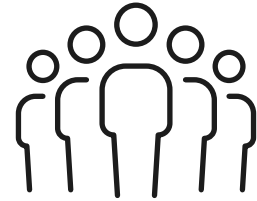
All drive times are approximate and will vary depending on traffic and weather conditions (Source: Google Maps).

Brantford Demographics



\$2B

Aproximately contribution to national GDP



109,861

Total Population (estimated)



Home to CN

The largest intermodal railway terminal in Canada



4.3M

Labour pool across the GTA



\$79,500

Average Household Income



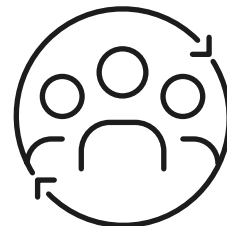
Near Toronto International Pearson Airport

Canada's largest airport



4th

4th largest labour force in Ontario



40.8

Median Age



6.21%

Healthy population growth since the 2016 census

473 & 474 Oak Park Road,
Brantford



For more information, please contact:

WADE DOBBIN
(416) 317-7733
wdobbin@capproperties.ca

MICHAEL SMELE
(416) 710-3808
msmele@capproperties.ca

PROUDLY CANADIAN 

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