

For Sale | 87 Acres

925 REST ACRES ROAD • BRANT, ON
EXCLUSIVE OPPORTUNITY



High Profile Industrial Lands Offering Scale and Access

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**Broker *Sales Representative

Property Details

ACERAGE	87 Acres
ASKING PRICE	Speak With Listing Agents
ZONING	AG - Designated Prestige Industrial
SERVICING	1 - 2 Years
STUDIES COMPLETED	<ul style="list-style-type: none"> • Phase 1 Environmental • Preliminary Topography Report • Updated Survey

COMMENTS

- Located at Highway 403 and Rest Acres Road Interchange with direct Highway frontage
- Tremendous growth and development activity in the region
- Servicing will need to be brought to the site through the adjacent parcel
- Strategically positioned in a growing industrial node with the new Ford development across the Highway 403
- Site has no conservation impact
- Site layout lends itself to industrial subdivision or single user
- One of the last remaining large blocks of privately held lands

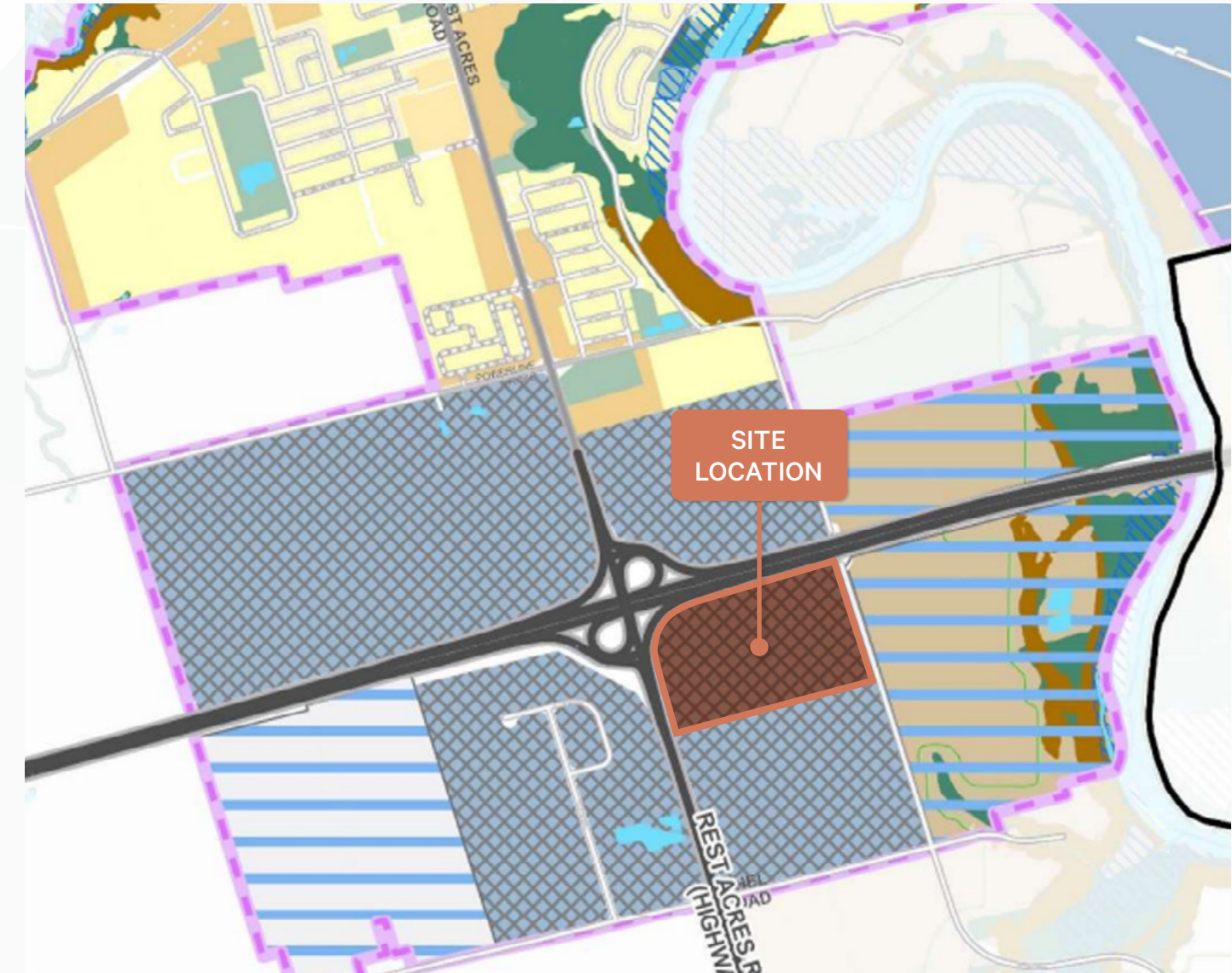
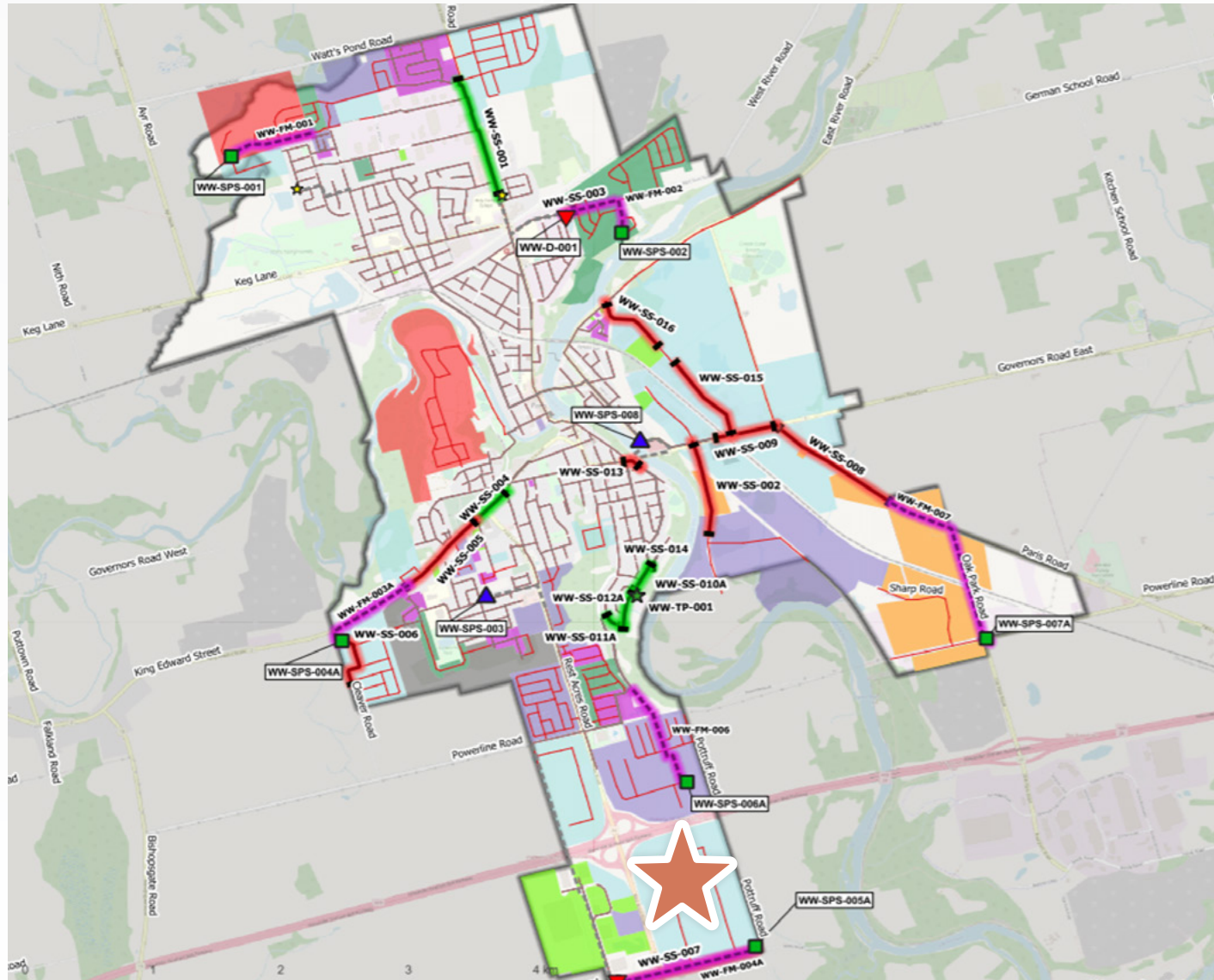
CBRE Limited is pleased to offer for sale a high profile 87 acre industrial development site at the corner of Rest Acres Road and Highway 403. The site is uniquely positioned to offer scale, profile, and accessibility. The site configuration lends itself well to a phased development, multi building scenario. Significant infrastructure upgrades have taken place in this node to maximize accessibility as well as commercial/retail growth with a number of amenities available along Rest Acres Road. The site offers developers and users a near term envelopment parcel with access to a growing and stable labour force and proximity to major GTA and GGH markets.



Site Photos



Official Plan



Legend

- Settlement Area Boundary
- Development Status**
 - Before LPAT
 - Constructed
 - No Planning Act Application
 - Proposed - with DP
 - Proposed - with DPA
 - Registered
 - Under Construction
 - Under Review
 - Existing Septic Lands
- Sanitary Mains**
 - Existing - Trunk Sewer
 - Existing - Local Sewer
 - Existing - Forcemain
 - Growth - Trunk Sewer
 - Growth - Local Sewer
 - Upgrade
 - New
 - Future - Forcemain (CPH)
- Facilities**
 - Existing (No Change)
 - Decommission
 - New
 - Upgrade
 - Water Pollution Control Plant - Upgrades

Legend

- Neighbourhoods
- Community Corridor
- Community Node
- General Employment
- Prestige Employment
- Open Space
- Prime Agriculture
- Rural Hamlet
- Natural Heritage System for the Growth Plan
- Key Components of the County Natural Heritage System
- Erosion Hazards
- Paris Two Zone Flood Plain
- Paris Two Zone Policy Area Floodway
- Rural Lands
- Block Plan
- DGA Community Density
- DGA Employment Density
- Excess Lands
- Prime Agriculture Holding
- Strategic Employment Lands Reserve
- Paris Two Zone Policy Area Flood Fringe
- Flooding Hazards (One Zone Concept)
- Special Policy Areas
 - The Downtown Core Special Policy Area
 - The Flats Special Policy Area

Nearby Amenities & Tenants

Surrounded by major corporate neighbours, development, amenities and growth



MAJOR MARKETS

Cambridge	31.7 KM • 24 MIN
Hamilton/Ancaster	47 KM • 30 MIN
Kitchener/Waterloo	41.3 KM • 40 MIN
Burlington	60.6 KM • 35 MIN
Guelph	55 KM • 45 MIN
Milton	79.8 KM • 50 MIN
Mississauga	90 KM • 50 MIN
Toronto	110 KM • 1 HR 5 MIN
Buffalo US Border	151 KM • 1 HR 40 MIN
Port Huron US Border	182 KM • 1 HR 50 MIN
Detroit US Border	260 KM • 2 HR 30 MIN

TRANSPORTATION & HIGHWAYS

Highway 403	1 KM • 2 MIN
Brantford Municipal Airport	6.6 KM • 6 MIN
CN Brantford Train Station	11.9 KM • 10 MIN
Highway 401	28.8 KM • 18 MIN
Hamilton International Airport	43.7 KM • 26 MIN
QEW (at Red Hill Valley Pkwy)	58 KM • 40 MIN
Pearson International Airport	105 KM • 55 MIN
CN Malport Intermodal Terminal	111 KM • 1 HR

Demographics

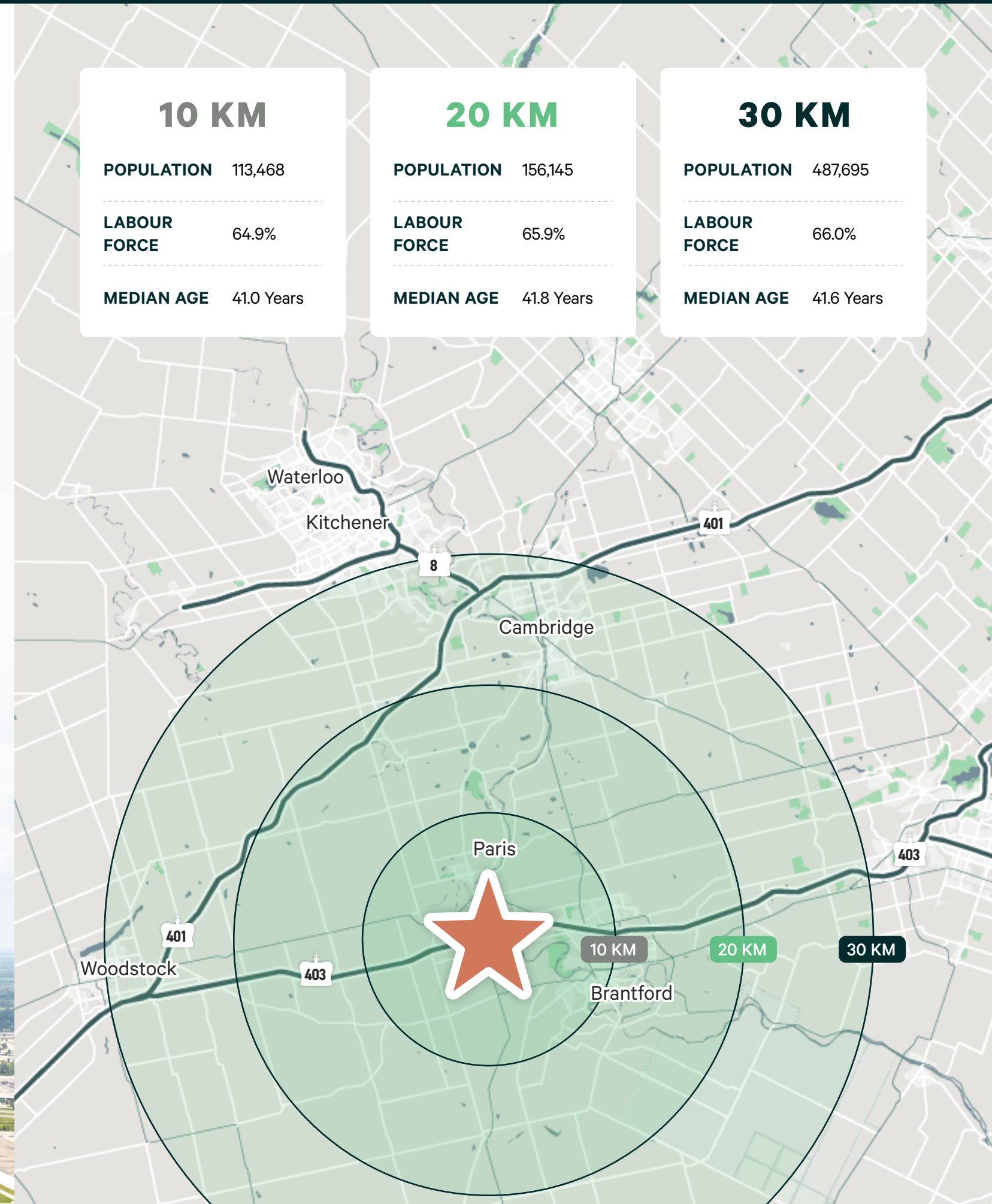
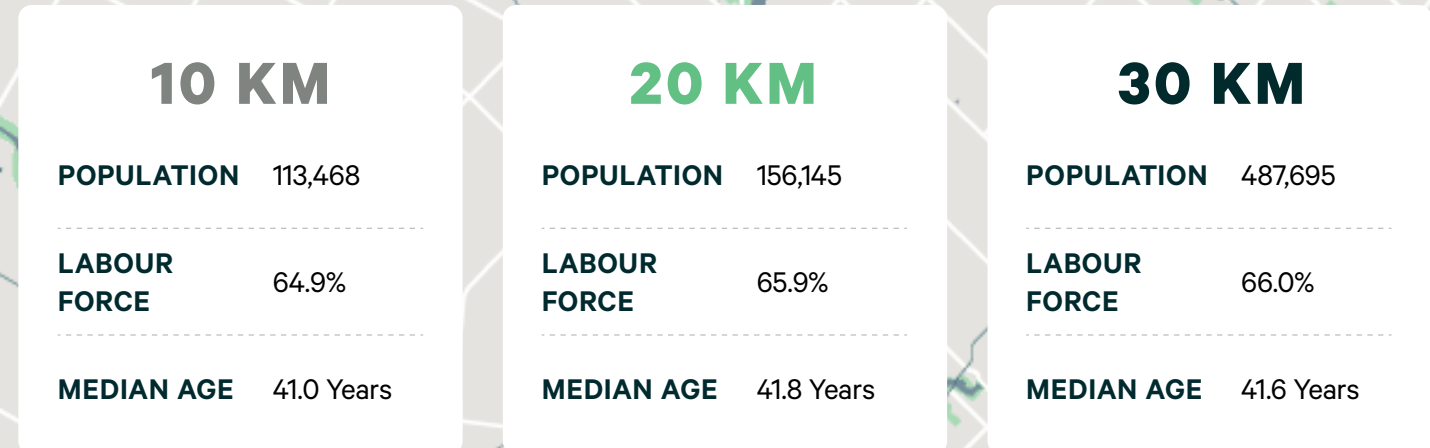
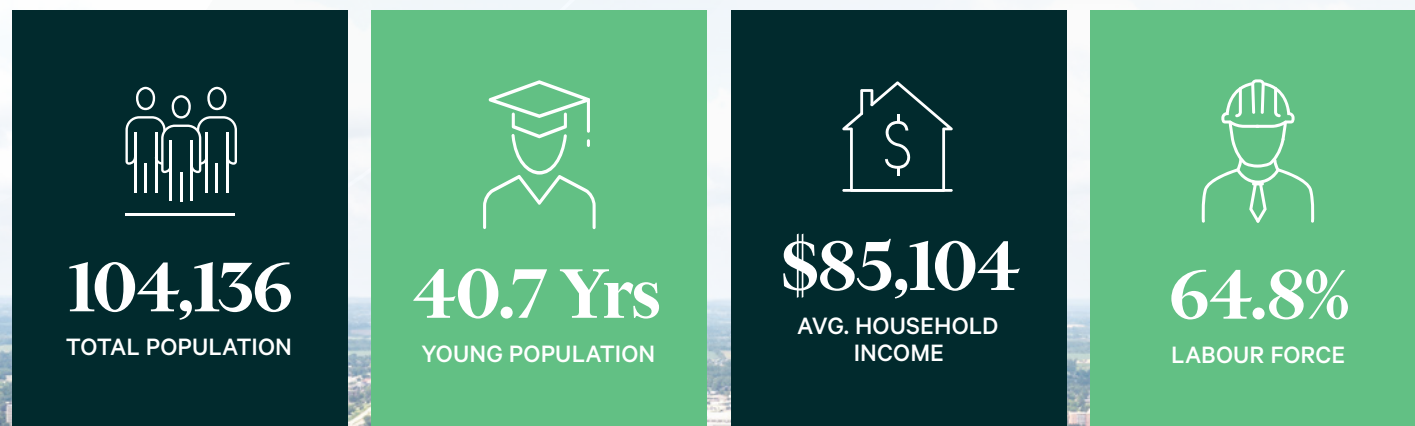
BRANT, ON

- ◆ Over 1 Million Canadian workers live within 50 km of Brant
- ◆ Warehousing and Distribution represents Brant's largest sector
- ◆ Located in Canada's designated "Advanced Manufacturing Supercluster"
- ◆ Global leader in automotive manufacturing and assembly, with 700 parts suppliers and 500 tool & dye and mould makers located across the city and surrounding regions

HOME TO...

- ◆ Diverse and educated local workforce of over 84,800 for the Brantford CMA (July 2019)
- ◆ Over 40 warehousing and distribution companies employing 1,500 workers locally
- ◆ Over 22 advanced manufacturing companies employing 2,100 workers locally
- ◆ 3 post-secondary campuses: Wilfrid Laurier University, Conestoga College, and Six Nations Polytechnic

POPULATION



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CBRE

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