



**FOR SALE/LEASE**

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**743**

**POWERLINE  
ROAD**

BRANTFORD | ONTARIO

**201,485 SF**  
OF INDUSTRIAL / DISTRIBUTION

**Zoned M3  
(Heavy Industrial)**

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**Situated On  
9.68 Acres**

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**36' Clear Height,  
Graded With Docks**

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**Delivered New  
Mid 2023**



# 743 POWERLINE ROAD

BRANTFORD | ONTARIO

**201,485 SF**  
OF INDUSTRIAL / DISTRIBUTION



## Brantford's Newest Industrial

743 Powerline Road is a well-situated new industrial building located in Brantford, ON. Located less than a one hour drive from Toronto Pearson Airport, the property is currently under construction and set to deliver in mid-2023. The building is configured for both a single user or a multi-tenanted layout. 743 Powerline presents a unique opportunity given the historic low GTA vacancy rates and planned delivery of 200,000 SF and up new product in 2023.



Property Type  
**INDUSTRIAL / DISTRIBUTION WAREHOUSE**



Parking  
**200 SURFACE SPACES**



Year Built  
**2023 (TO BE DELIVERED)**



Size (SF)  
**201,485**



Site Area (acres)  
**9.68**



Clear Height  
**36 FEET**



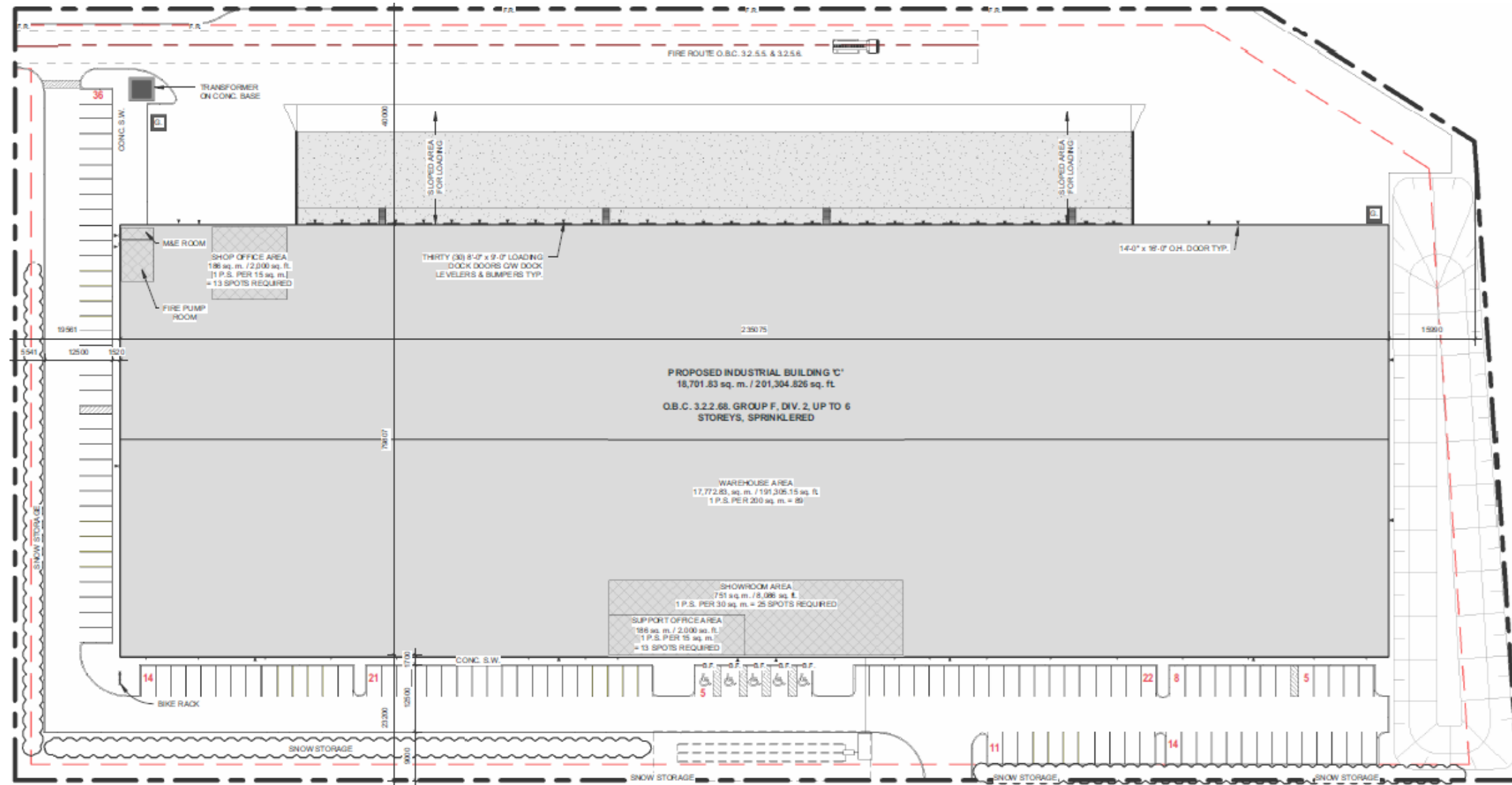
Land Use / Zoning  
**M3 (HEAVY INDUSTRIAL)**



Loading Dock  
**20 DOCK LEVEL DOORS**

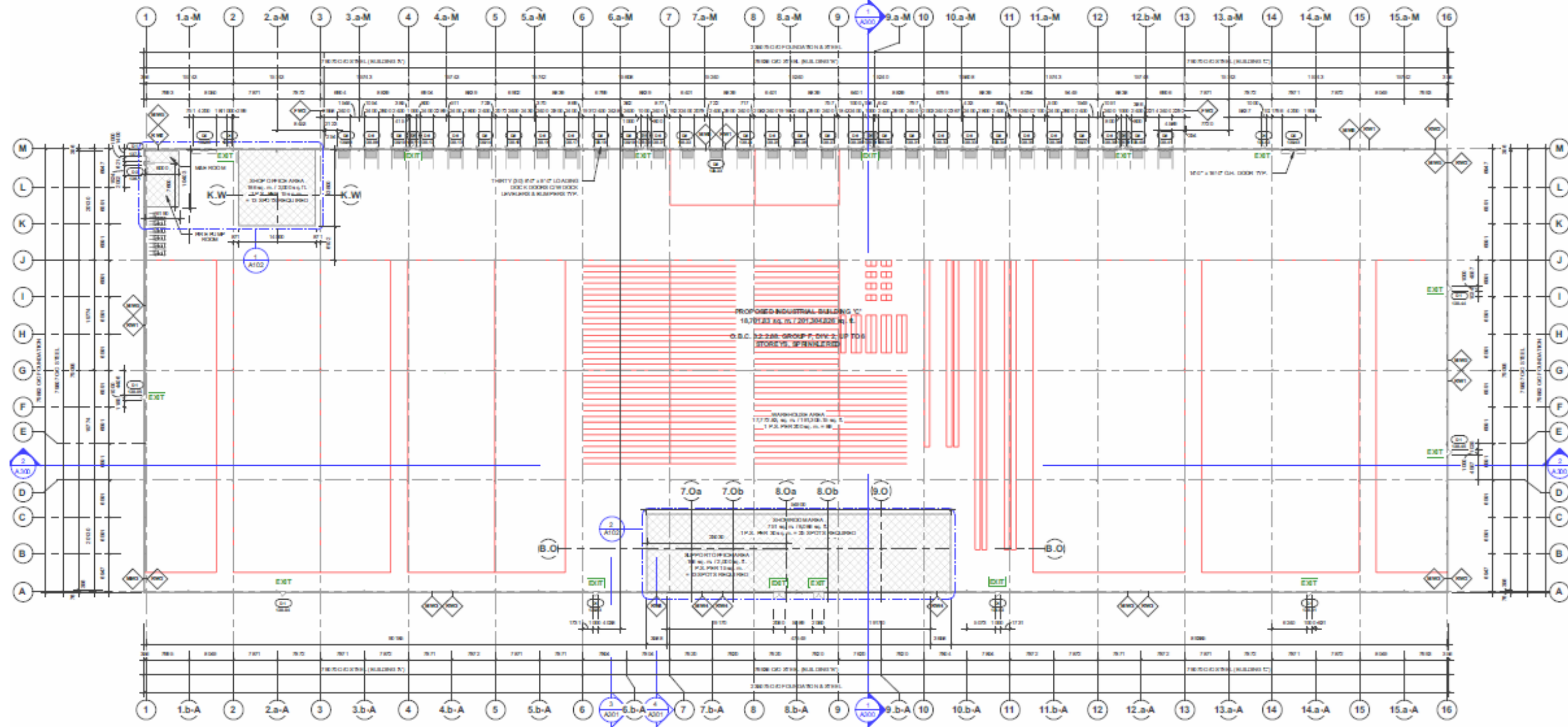


Office  
**BUILD TO SUIT**



5 ARCHITECTURAL SITE PLAN  
1 : 500

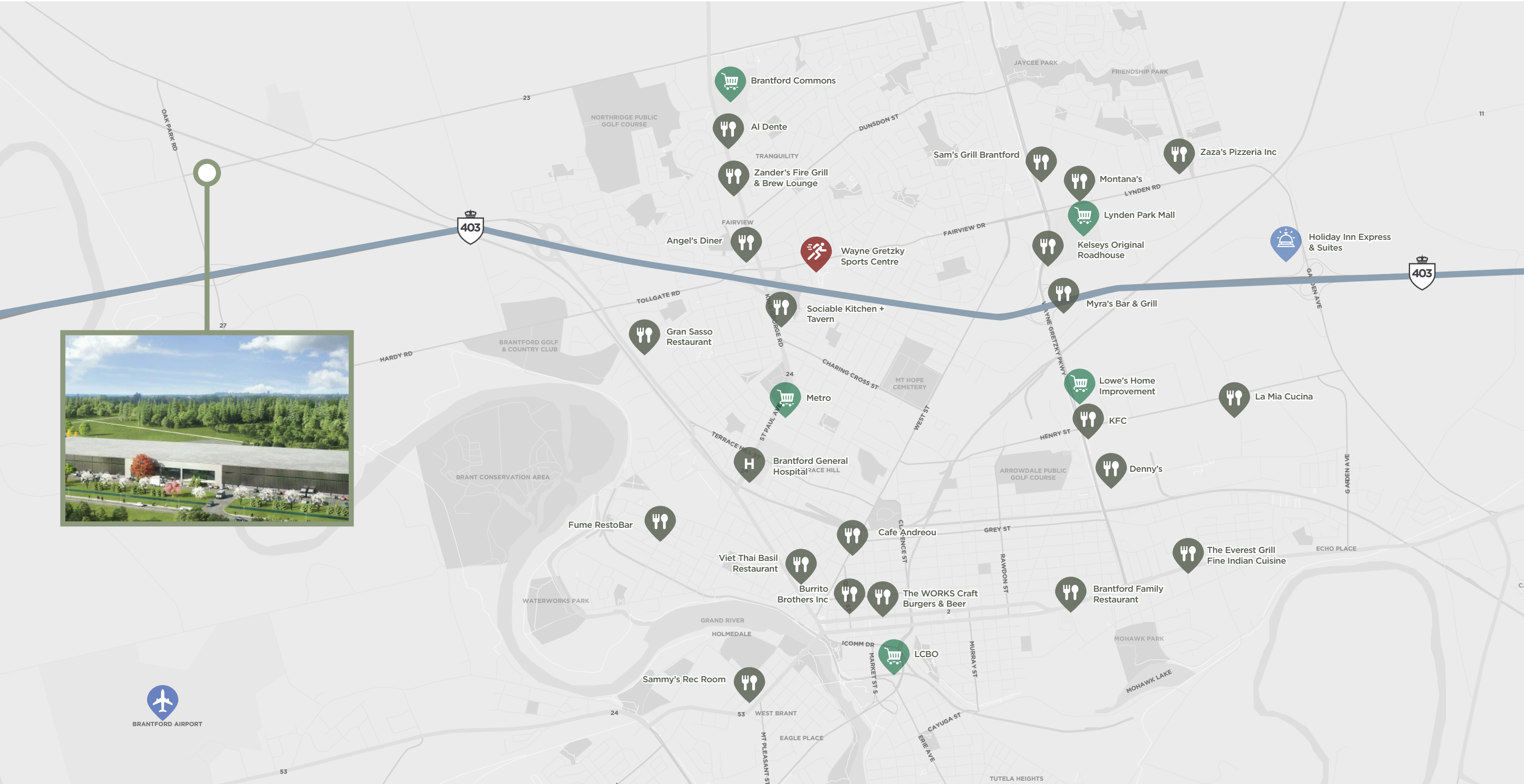






## Drive Times & Distances

Highway 403	<b>13 MINS</b>	<b>21 KM</b>
Highway 407	<b>31 MINS</b>	<b>53 KM</b>
Highway 401	<b>35 MINS</b>	<b>30 KM</b>
Pearson Airport	<b>60 MINS</b>	<b>103 KM</b>
CN Rail Intermodal Yard	<b>61 MINS</b>	<b>106 KM</b>
CP Rail Intermodal Yard	<b>71 MINS</b>	<b>118 KM</b>
Downtown Toronto	<b>90 MINS</b>	<b>109 KM</b>
USA	<b>97 MINS</b>	<b>142 KM</b>



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POWERLINE  
ROAD

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For Inquires please contact listing agents

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