

AVAILABLE Q1 2025 BUILD TO SUIT OPPORTUNITIES

County of Brant

REST ACRES ROAD UP TO 1.8M SQ. FT. BTS, FOR SALE OR LEASE

For more information, please contact:

ADAM LAMBROS

Director, Development

(416) 915-1972

alambros@panattoni.com

CHRIS SERIO

Associate Development Manager

(416) 579-9428

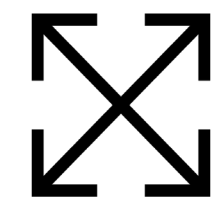
cserio@panattoni.com

DIRECT HIGHWAY 403 ACCESS | STATE-OF-THE-ART INDUSTRIAL FACILITY

 PANATTONI® |  CAP Ontario Inc.

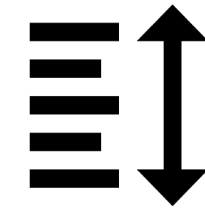
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.

PROPERTY HIGHLIGHTS



Size

107 Acres
Up to 1.8M Sq. Ft.



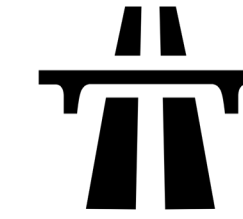
Clear Height

40 FT



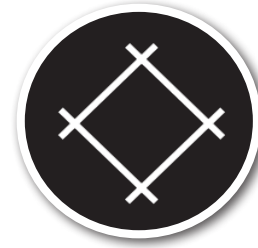
Trailer Parking

Ample parking stalls



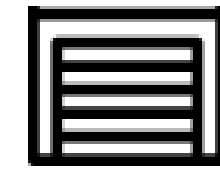
Highways

Immediate Hwy 403 access
and close proximity to Hwy



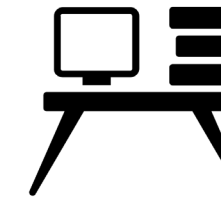
Flexible Options

From 50,000 - 670,000 Sq. Ft.
BTS, for sale or lease options



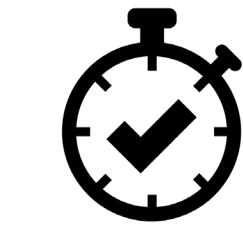
Shipping

Ample shipping
capabilities



Office Area

Built-to-suit



Available

Phase 1 - 315,342 Sq. Ft.



OVERALL SITE PLAN

OVERALL SITE PLAN



Building 4 - Phase 1

- Speculative or BTS design and available as early as Q1 2025

Building 1 - Phase 2

- BTS design and available for sale or lease

Building 2 & 6 - Phase 3

- BTS design and available for sale or lease

Building 3 & 5 - Phase 4

- BTS Design and available for sale or lease

The site offers great flexibility to accommodate a variety of building size options, parcels of land for sale, build to suit opportunities, and speculative design options for lease.

HIGHWAY OVERVIEW

LOCATION



CENTRAL TO MAJOR MARKETS

Brant'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

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

DEMOGRAPHICS

DEMOGRAPHICS

COUNTY OF BRANT

Total Population	Average Household Income	Average Age
106,998	\$100,625	40.9

- Brantford is located in the heart of the Greater Golden Horseshoe, one of the most dynamic and fastest growing regions in North America.
- Brantford is a hub for manufacturing offering connections to major innovation hubs and travel routes including Highway 403 access and close access to the Canada/USA boarder.
- Centrally located, Brantford is able to attract and retain talent from many communities, accessing 1 million Canadians within 50 km and 6 million workers within 125 km.
- Brant is well connected to Canada's largest airports including the John C. Munro International Airport and Toronto Pearson International Airport.
- Advanced manufacturing, food and beverage manufacturing, and warehousing and distribution among many are Brant's key sectors and are continuing to expand.

