

Exceptional Industrial Owner Occupier/Investor Opportunity

**FOR
SALE**

50-82

BRANTFORD, ONTARIO

Morrell Street



Up to ±41,626 Sq. Ft. on 4.27 Acres

Connor Pardy
Sales Representative
905 234 0394
connor.pardy@cbre.com

Kyle Hanna*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

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

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

*Sales Representative **Broker

CBRE



PARCEL B
±12,603 Sq. Ft.
0.66 Acres

PARCEL A
±29,023¹ Sq. Ft.
3.61 Acres

SPECIFICATIONS

LOCATION • Morrell Street & Grand River Avenue

AVAILABLE
OPTIONS • Parcel A ±29,023¹ Sq. Ft. on 3.61 acres
• Parcel B: ±12,603 Sq. Ft. on 0.66 acres
• **Total: ±41,626 Sq. Ft. on 4.27 acres**

OFFICE • 5%

ASKING
PRICE • Speak to Listing Agents

SHIPPING • Building A: 2 Truck level doors, 1 Drive-in
• Building B: 1 Truck level doors, 1 Drive-in
• **Total: 3 Truck level Doors, 2 Drive-in**

CLEAR
HEIGHT • Building A: 18'6" - 19'6"
• Building B: 12'

POWER • 600 Amps, 600 Volts

ZONING • General Employment GE

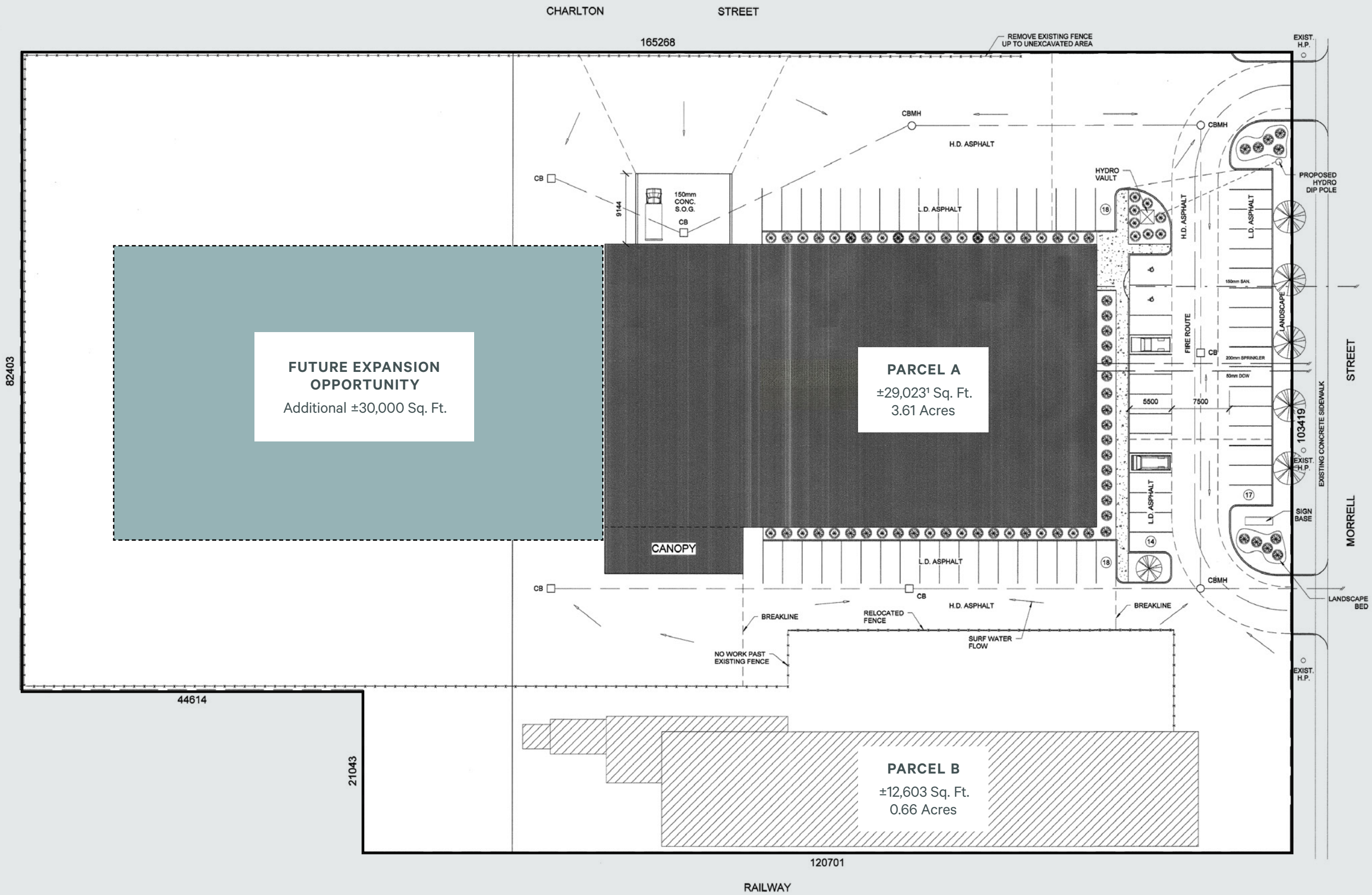
OCCUPANCY • Q2 2026

COMMENTS

- Functional lot size and shape, with potential room for building expansion & outdoor storage
- 5-ton crane included
- Modern lighting & Rainwater harvesting system for lower operating costs
- General employment permits a wide range of uses.
- Excellent location for local exposure

¹±2,500 Sq. Ft of Mezzanine space included in the square footage

SITE PLAN



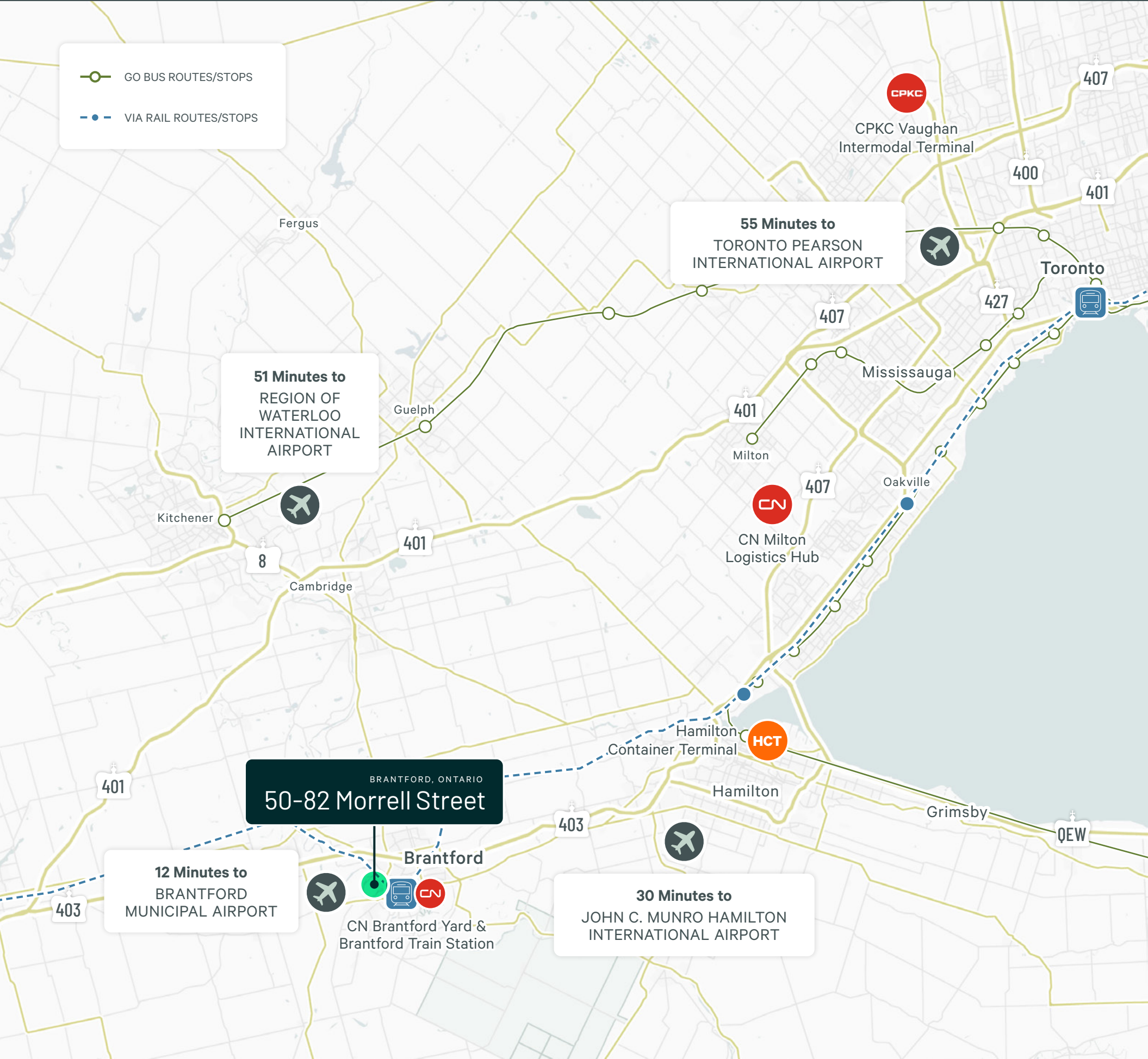
EXPANSION OPPORTUNITY



FOR SALE

50 - 82 MORRELL STREET, BRANTFORD, ON





ACCESS TO MAJOR MARKETS

Excellent connectivity to key transportation routes.

Strategically located with Toronto to the northeast, U.S. border at Buffalo to the southeast, and surrounded by numerous major cities, Brantford is the true gateway to Southwestern Ontario.

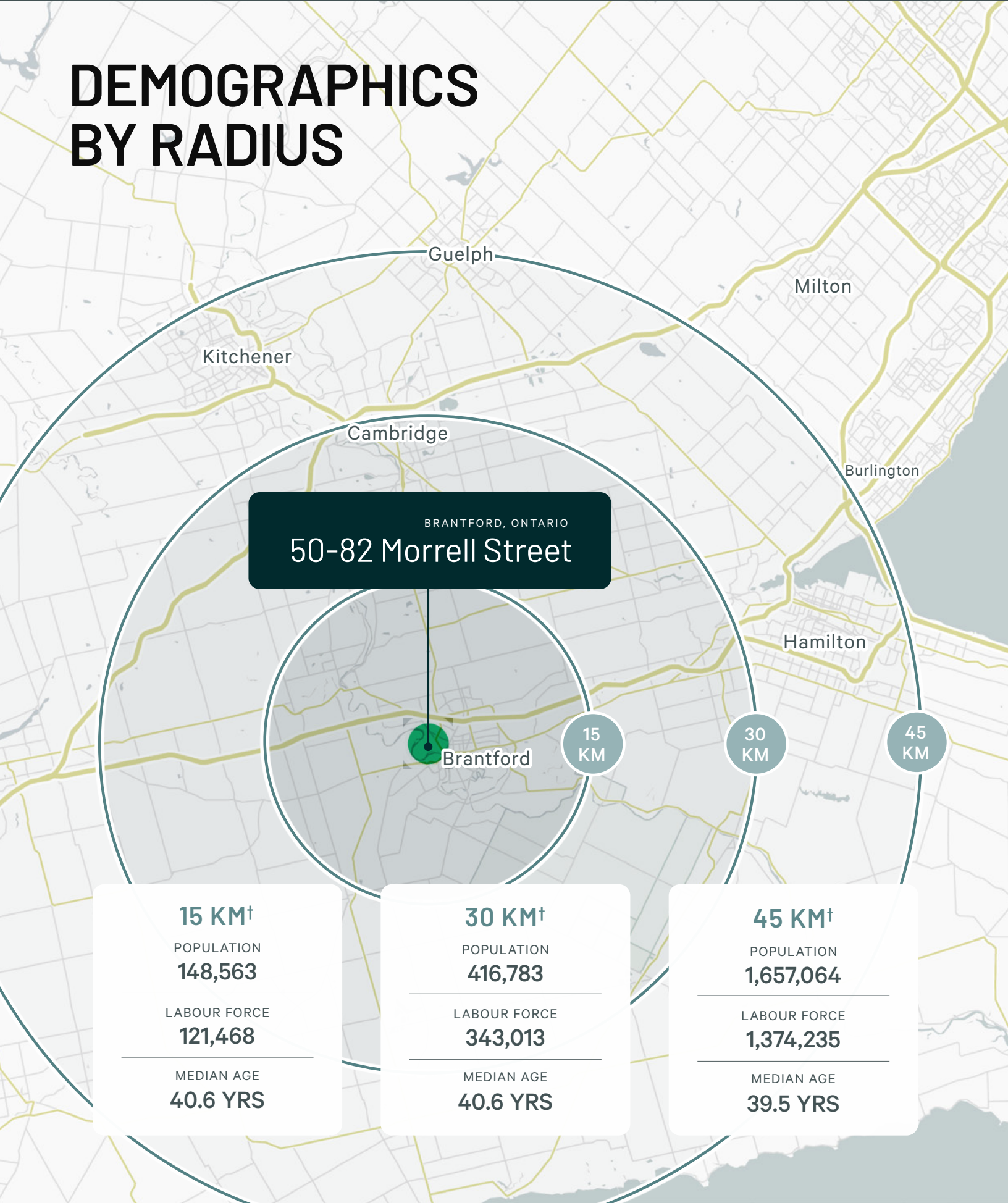
Brantford has become one of the fastest growing industrial markets and has been a key area of focus due to strong leasing momentum, user demand, and GTA proximity & highway access.

The site is just 5 minutes from Highway 403, which runs east-west through the region, connecting Brantford to key transportation routes such as Highway 401, the QEW, and the intermodal Port of Hamilton. Toronto is approximately a 60-minute drive northeast, while the U.S. border to Western New York is within a 70-minute reach.

Travel distance • Proximity to the site

Highway 403	5 MIN	•	4 KM
Highway 407	30 MIN	•	48 KM
Highway 401	40 MIN	•	36 KM
Q.E.W. (Queen Elizabeth Way)	35 MIN	•	55 KM
Toronto Pearson International Airport	55 MIN	•	98 KM
Brantford GO Bus Terminal	5 MIN	•	2 KM
Brantford Municipal Airport	12 MIN	•	9 KM
CN Brantford Yard	6 MIN	•	2.4 KM
Hamilton Container Terminal (HCT)	45 MIN	•	45 KM
CPKC Intermodal Vaughan	1 HR 23 MIN	•	116 KM
Downtown Toronto	1 HR 5 MIN	•	105 KM

DEMOGRAPHICS BY RADIUS



BRANTFORD, PRO BUSINESS ENVIROMENT

Ranked Among the BEST Locations to Invest in Canada^{††}

^{††} Source: *Site Selection Magazine 2016, 2020, 2021*



109,288

TOTAL POPULATION



39.7 YRS

YOUNG POPULATION



\$102,600

AVG. HOUSEHOLD INCOME



89,414

LABOUR FORCE

BRANTFORD IS HOME TO...

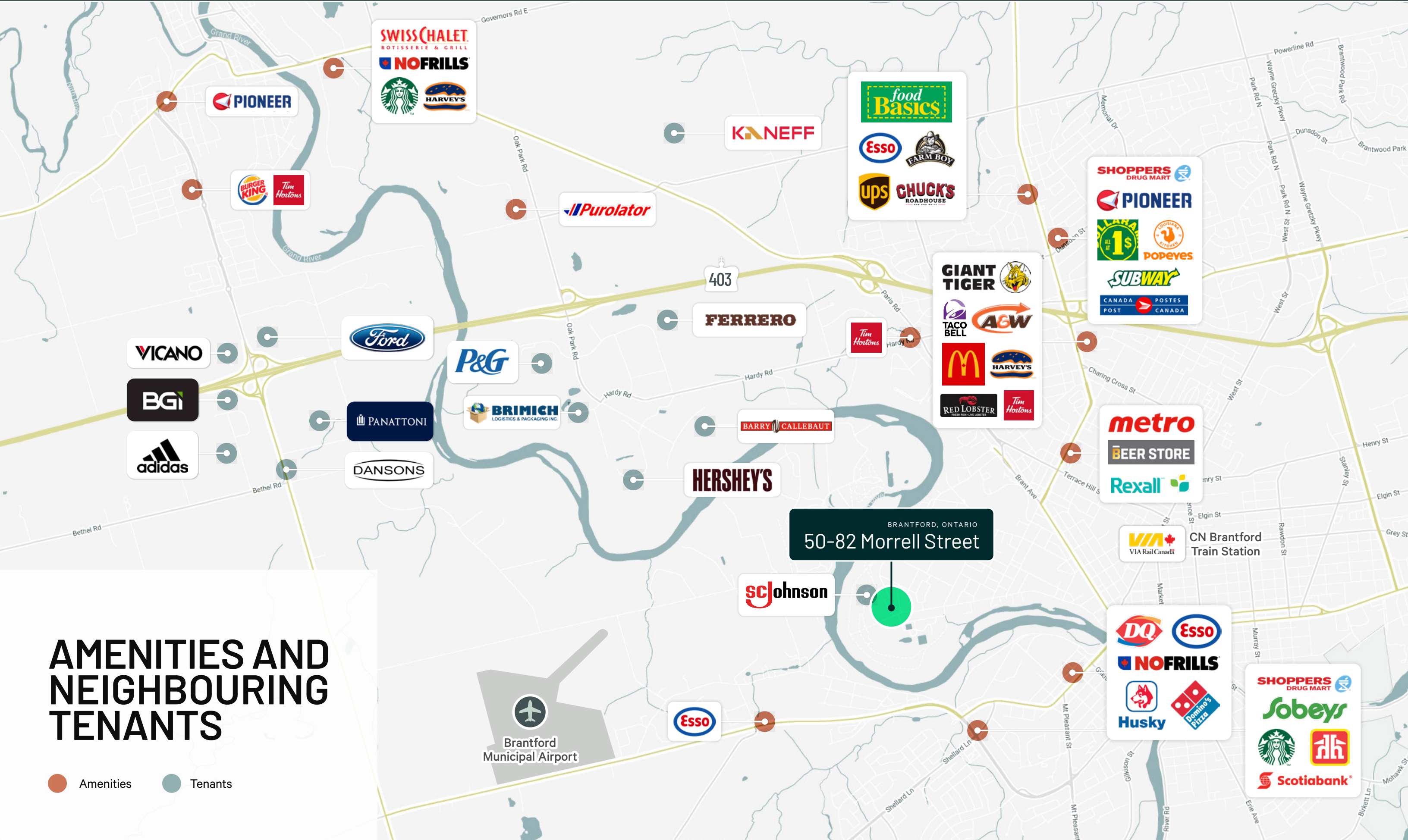
- Diverse, educated local workforce of over 86,000 for the Brantford CMA (July 2022)
- Over 40 warehousing and distribution companies employing 1,500 workers locally
- Over 22 advanced manufacturing companies employing 2,100 workers locally
- 3 post-secondary campuses: Wilfrid Laurier University, Conestoga College, and Six Nations Polytechnic

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 and 500 tool & dye and mould makers located across the city and surrounding regions



AMENITIES AND NEIGHBOURING TENANTS

● Amenities ● Tenants



Connor Pardy
Sales Representative
905 234 0394
connor.pardy@cbre.com

Kyle Hanna*
Vice Chairman
416 798 6255
kyle.hanna@cbre.com

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

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

CBRE

*Sales Representative **Broker

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST | 5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth