



Design build opportunity

- Industrial lease design build opportunity in the heart of east Brantford industrial node offering up to 19,000 sf of new development
- Flexible M2 zoning permits a wide variety of uses including outdoor storage
- Adjacent to Crestpoint and Hopewell's 1.39 msf Brant Business Park

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Property details

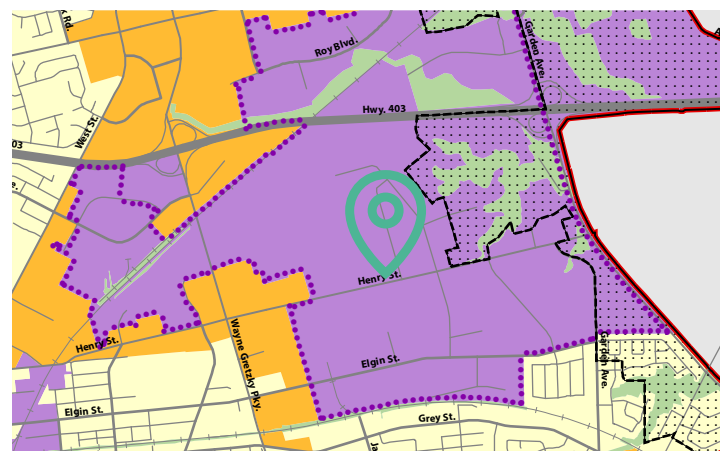
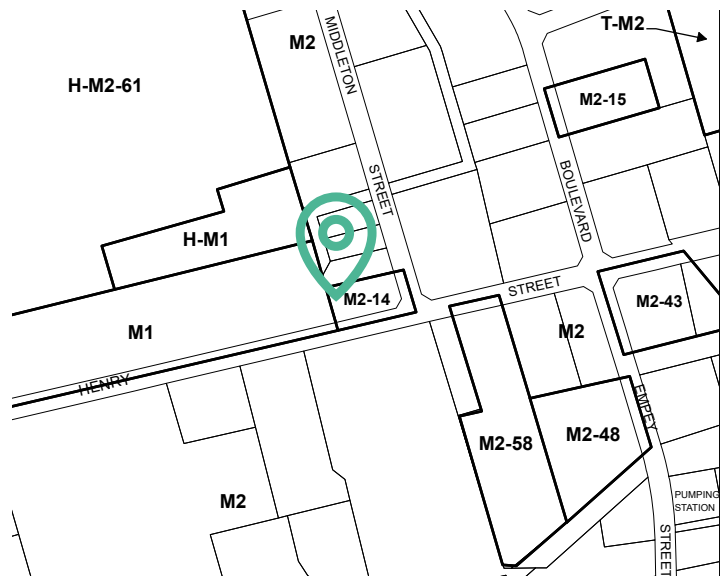
Available area	19,000 sf
Lot size	0.5 acres
Zoning	M2-14
Public transit	Bus routes #7 & #14 with stops directly at the property line
Price	Contact listing agents



Zoning

Industrial Malls that permit one or more of the following uses:

- Manufacturing uses
- Wholesale uses
- Warehouse uses
- Accessory caretakers' residences
- Accessory general offices
- Accessory retail sales
- Accessory used motor vehicle sales
- Accessory uses, buildings, and structures
- Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock
- Automobile rental establishments
- Autobody repair shops
- Catering services
- Bus garages
- Computer, electronic or data processing establishments
- Dry cleaning establishments
- Impounding yards
- Industrial rental establishments
- Industrial service offices
- Kennels
- Liquid waste transfer stations
- Postal stations
- Printing establishment
- Private parks
- Propane storage tanks
- Public agency works yard
- Public garages
- Public storage warehouses
- Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-



Legend	
	Municipal Boundary
	Core Natural Areas
	Settlement Area Boundary
	Delineated Built-up Area
	Designated Greenfield Area
	Neighbourhoods
	Strategic Growth Areas
	Employment Areas
	Rural/Agricultural Area
	Provincially Significant Employment Zones
	Subject to Local Planning Appeal Tribunal Decision

through service)

- Service industries
- Service or repair shops
- Telecommunications services
- Trade schools
- Transportation terminals
- Uses permitted in Section 6.1
- Wayside pits or wayside quarries



81,312

Population within 5km



82,089

Daytime population (5km)



\$86,140

Avg hshld income (5km)



41.1

Median age (5km)



Get more information

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