

FOR SALE/LEASE

# 46 SINCLAIR BOULEVARD

BRANTFORD, ON



## Industrial Freestand

±74,019 Sq. Ft. For Sale or Lease on ±5.78 Acres

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# The Offering

## PROPERTY FEATURES

LOT SIZE	±5.78 AC
BUILDING SIZE	±74,019 SF
OFFICE SIZE	±3,700 SF
CLEAR HEIGHT	±22' - 24'
SHIPPING	8 T/L & 3 D/I
POWER	1200 Amps
SPRINKLERS	Standard Wet
TAXES	\$133,034.88 Annual
LEASE RATE	\$13.50 PSF Net
ASKING PRICE	\$16,500,000 (\$223 PSF)

46 Sinclair Boulevard is a recently renovated facility within a core industrial market in Brantford, ON. The building features architectural block and metal cladding construction, high clear ceilings, wide bays, thick floors, and ample loading capabilities to accommodate a variety of uses.

The property's GE zoning is flexible and permits open storage as well as a wide range of industrial uses, all further enhanced by its excellent location with immediate access to high traffic Garden Avenue and Highway 403. The facility is well suited for a variety of uses given it's excess land, heavy power and zoning permitting outside storage and repairs.

**Speak to Listing Agents For More Details**

## Property Features

-  Excess Land For Expansion Or Storage
-  GE Zoning Permits a Variety of Uses
-  Functional User Size Range
-  Combination of T/L & D/I Shipping
-  Heavy Power
-  Building Undergoing Extensive Renovations

Tenant to confirm all information.





# Amenities & Transit Map

## Brantford Bus Routes

- **Route 2**  
West Street Brier Park
- **Route 4**  
Mall Link
- **Route 9**  
Echo Place

## Drive Times

- Highway 403**  
1.0KM • 2 MIN
- Highway 24**  
6.0KM • 7 MIN
- Highway 5**  
15.5KM • 15 MIN
- Highway 407**  
42.0KM • 25 MIN

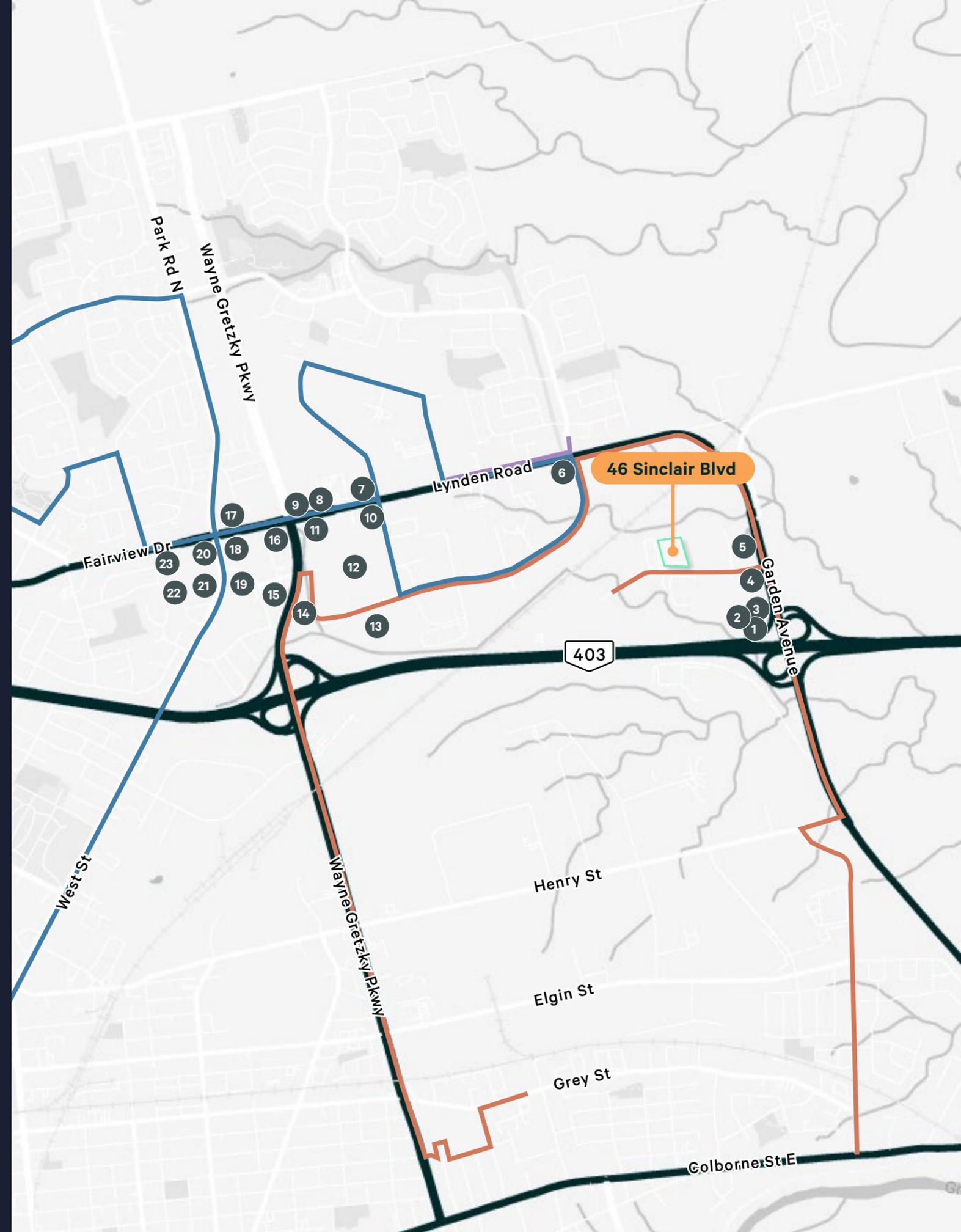
## Amenities

- |                 |                       |                   |                  |
|-----------------|-----------------------|-------------------|------------------|
| 1. KFC          | 7. RBC                | 13. Costco        | 19. Starbucks    |
| 2. Tim Horton's | 8. The Keg Steakhouse | 14. Kelsey's      | 20. Burger King  |
| 3. Wendy's      | 9. Scotiabank         | 15. McDonald's    | 21. Tim Horton's |
| 4. Ultramar     | 10. CIBC              | 16. Canadian Tire | 22. Dollarama    |
| 5. McDonald's   | 11. Swiss Chalet      | 17. Esso          | 23. Wine Rack    |
| 6. Esso         | 12. Lynden Park Mall  | 18. Petro Canada  |                  |

### General Employment (GE) Zone Permitted Uses:

- Animal Shelter and Control Facility
- Asphalt Plant
- Automobile Gas Bar
- Automobile Repair Garage
- Autobody Repair Shop
- Automobile Washing Facility
- Automobile Supply Store
- Brewery
- Bulk Sales Establishment
- Catering Service Establishment
- Computer, Electronic or Data Processing Establishment
- Concrete Batching Plant
- Contractor's Yard
- Distillery
- Dry Cleaning Establishment
- Electricity Generation Facility
- Equipment Rental Establishment
- Food Processing Plant
- Impounding Yard
- Industrial Mall
- Industrial Rental Establishment
- Liquid Waste Transfer Station
- Manufacturing
- Open Storage
- Printing Establishment
- Production Studio
- Propane Filling Plant/Transfer Station
- Recycling Operation
- Research Use
- Salvage Yard
- School, Trade
- Service Industry
- Service or Repair Shop
- Transportation Terminal
- Telecommunication Services
- Warehouse, Public Storage
- Warehouse Uses
- Wholesale Uses
- Winery
- Works Yard

[Click to View Full Zoning Details \(General Employment - GE\)](#)



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