

555 PARIS ROAD

BRANT, ON

PRICE REDUCTION:

~~\$15,000,000~~ >>> \$13,900,000



PARIS ROAD

±30 ACRES WITH ABILITY TO SUBDIVIDE
HEAVY INDUSTRIAL ZONING & 2KM TO HWY 403

CBRE

FOR SALE | 555 PARIS ROAD, BRANT

PROPERTY OVERVIEW

CBRE Limited (“CBRE”) is pleased to offer for sale 30 acres of Heavy Industrial zoned land at 555 Paris Road in the county of Brant. Strategically located 5 minutes away from Highway 403 and other highway networks, the Site benefits from its interconnectivity to major transportation networks and it’s proximity to local amenities/up coming developments. The site provides investors and users alike, an outstanding opportunity to subdivide the land. The site is well suited for those requiring outdoor storage and manufacturing uses.

Sanitary line is scheduled to be installed along Paris Road mid 2025. Site will soon be fully serviced.

PROPERTY DETAILS

Site Area	±30 Acres
Zoning	M3-31 - Heavy Industrial
Reports Completed	<ul style="list-style-type: none">• Phase I Environmental• Archaeological• Tree Management & Protection• Conceptual Servicing
Asking Price	\$13,900,000 VTB Financing Available



INVESTMENT HIGHLIGHTS



M3 HEAVY INDUSTRIAL ZONING

With a wide range of uses, this site is ideal for all types of users. Uses include Contractor’s Yard, Manufacturing Facility, Office, Open Storage, Research and Development, Transport.Truck Terminal, Warehouse and many others.



PRIME CONNECTIVITY

The Property is situated in a prime location with convenient access to Highways 403 and Highway 24. This strategic positioning makes transportation and commuting easy for residents or businesses at this location.



NEARBY INDUSTRIAL DEVELOPMENTS

Demand for industrial land and properties has increased dramatically over recent years. In the immediate area of the Site, there are currently 1,825 acres of employment land planned for north of Highway 403, signifying growth, and continued interest for development as demand continues to outpace supply.

DEVELOPMENT CONCEPTS

CONCEPT A



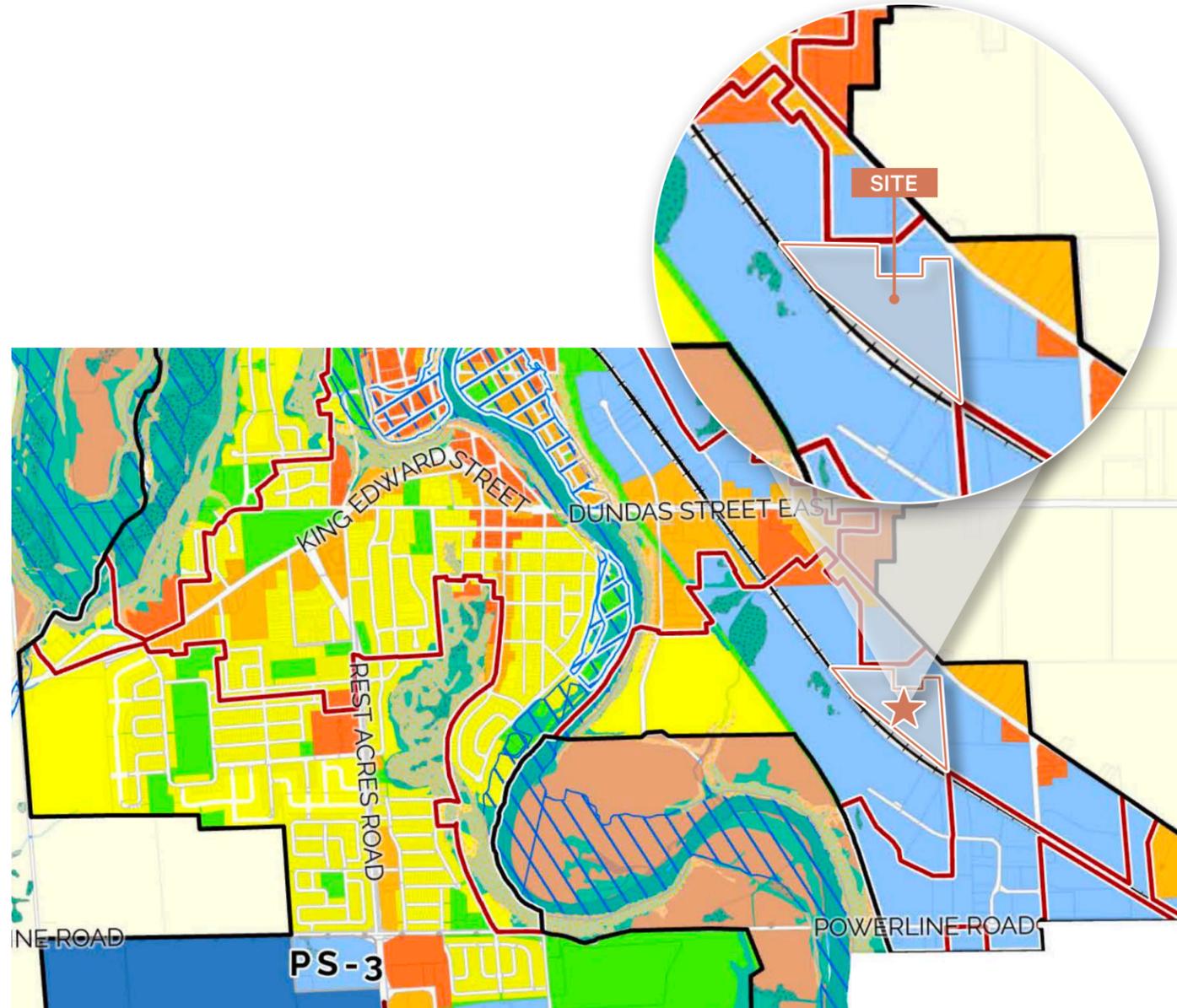
CONCEPT B



OFFICIAL PLAN

LEGEND

	SETTLEMENT AREA BOUNDARY
	BUILT UP BOUNDARY
	NATURAL HERITAGE SYSTEM
	COMMUNITY NODE
	COMMUNITY CORRIDOR
	NEIGHBOURHOODS
	PRESTIGE EMPLOYMENT
	GENERAL EMPLOYMENT
	PARKS AND OPEN SPACE
	AGRICULTURE
	COUNTRYSIDE
	RURAL LANDS
	VILLAGE DEVELOPED AREA
	VILLAGE COMMUNITY LANDS
	EROSION HAZARDS
	WETLAND HAZARDS
	SPECIAL POLICY AREA FLOODPLAIN
	REGULATORY FLOODPLAIN
	WATERCOURSE



ZONING PERMITTED USES

M3-31 HEAVY INDUSTRIAL

- Auction Establishment
- Auto Body Shop
- Automobile Repair Garage
- Automobile Sales or Rental Establishment
- Building Supply Outlet
- Bulk Sales Establishment
- Cannabis Production and Processing
- Catering Establishment
- Chemical and Pharmaceutical Industry
- Contractor's Yard
- Dry Cleaning Establishment
- Electrical and Electronic Products Industry
- Food Processing Plant
- Impounding Yard
- Manufacturing Facility
- Mobile Refreshment Cart
- Office, Support
- Open Storage accessory to the principal use
- Paper Products Industry
- Printing Establishment
- Processed Goods Industry
- Propane Transfer Facility
- Recreational Establishment
- Research and Development Establishment
- Restaurant
- Retail Store accessory to permitted use
- Service and Rental Establishment
- Transport/Truck Terminal
- Warehouse, Public Self Storage
- Warehouse
- Wholesale Establishment

FOR SALE | 555 PARIS ROAD, BRANT

LOCATION OVERVIEW

EXCELLENT CONNECTIVITY TO KEY TRANSPORTATION ROUTES

Highway 403 runs east-west through the centre of the region and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Toronto is an approximately 65-minute drive northeast, and the U.S. border to Western New York is within 90 minutes.

- One day drive to 160 million customers and 60% of all manufacturers in the USA and Canada
- Serviced by major CN freight lines, as well as VIA passenger rail and GO Transit buses
- Passenger and freight rail services are provided on CN's main Quebec to Windsor rail line
- Brantford operates its own municipal airport and is also within a 26-minute drive of
- Hamilton's international airport and 60 minutes of Toronto's Pearson International Airport

PRO BUSINESS ENVIRONMENT

- Ranked BEST location to invest in Canada
- Over 1 Million Canadian workers live within 50 km of Brant
- 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 & 500 tool & dye and mould makers located across the city and surrounding regions



HWY 403

HWY 403



44,893
POPULATION



45.1 YRS
YOUNG
POPULATION



\$90,226
AVG. HOUSEHOLD
INCOME



65%
LABOUR FORCE



555 PARIS ROAD

BRANT, ON

±30 ACRES OF INDUSTRIAL DEVELOPMENT
OPPORTUNITY

Asking Price: **\$13,900,000**
VTB Financing Available

Contact Us

Ted Overbaugh**

Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

Zach Van Louwe*

Associate Vice President
+1 519 340 2321
zachary.vanlouwe@cbre.com

Sales Representative* Broker**

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | **Broker, *Sales Representative

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