



REGAN IRISH  
& ASSOCIATES

## Commercial Real Estate

*A Great Place to Grow Your Business*

3-47 Morton Avenue East,  
Brantford

MORTON AVE E

AURA PODDAR  
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**RE/MAX** ESCARPMENT  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED

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905.842.7677





<b>47 MORTON Ave E 3</b> <b>Brantford Ontario N3R 7J5</b> Brantford Brantford <b>SPIS:</b> N <b>Taxes:</b> \$6.34/2025/T.M.I. <b>Legal:</b> LT 23 PL 1125 BRANTFORD CITY; PT LT 22 PL 1125 BRANTFORD CITY; PT BLK B, C PL 1125 BRANTFORD CITY PT 2 2R4811; S/T A68609 (THIRDLY THEREIN) PARTIALLY RELEASED BY A516495; BRANTFORD CITY		<b>List: \$1 Other</b>  <b>For:</b> Sub-Lease <b>Last Status:</b> NEW <b>DOM: 1</b>
Industrial Free Standing Factory/Manufacturing <b>Directions:</b> OFF WAYNE GRETZKY PARKWAY <b>Possession Date:</b> 08/01/2025		<b>Freestanding:</b> Y  <b>Lse Term Months:</b> 10/36 <b>SPIS:</b> N <b>Franchise:</b> N <b>Comm Condo Fee:</b> <b>Possession Remarks:</b> AUGUST 1
<b>MLS#:</b> X12303763 <b>PIN#:</b>		
<b>Total Area:</b> 10316 Sq Ft Divisible <b>Ofc/Apt Area:</b> 500 <b>Indust Area:</b> 9816 Sq Ft Divisible <b>Retail Area:</b> 0 % <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M2 <b>Truck Level:</b> 0 <b>Grade Level:</b> 1: 10' x 12' <b>Drive-In:</b> 2: 14' x 12' <b>Double Man:</b> 0 <b>Clear Height:</b> 22 <b>Sprinklers:</b> Y <b>Heat:</b> Gas Forced Air Open <b>Phys Hdp-Eqp:</b>	<b>Survey:</b> N <b>Lot/Bldg/Unit/Dim:</b> 706.34 x 512.85 Feet Lot <b>Lot Irreg:</b> IRREGULAR <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 2 <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> None <b>Park Spaces:</b> 8 #Trl Spc:	<b>Prop Feat:</b> Sprinklers <b>Security Feat:</b> Yes <b>Soil Test:</b> <b>Out Storage:</b> Y <b>Rail:</b> N <b>Crane:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> Y <b>LLBO:</b> N <b>Days Open:</b> 5 <b>Hours Open:</b> 8.50-4.30 <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b> Major Highway,Public Transit
<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> Est <b>For Year:</b> <b>Financial Stmt:</b> N		
<b>Taxes:</b> <b>Heat:</b> <b>Insur:</b> <b>Hydro:</b> <b>Mgmt:</b> <b>Water:</b> <b>Maint:</b> <b>Other:</b>	<b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
<b>Client Remks:</b> Prime Industrial Sublease Opportunity - 47 Morton Ave East, Unit 3, Brantford. Size Flexibility: Entire unit available for short or long-term sublease, with partial unit lease options to suit your business needs. Location Advantage: Situated in Brantford's prime industrial hub, just off Highway 403, this exposes a rare opportunity for business owners seeking a flexible, functional space. Ideal for logistics and distribution; access to the USA border and the Greater Toronto Area. Zoning: M2 zoning offers a wide range of permitted industrial and commercial uses, perfect for individual business models. Building Features: Clean, well-maintained facility with a secured yard ensuring safety and convenience. High ceiling clearance, enhanced transformers and high voltage power stations. Accessibility to easy transportation and shipping connections. This property adapts to your operational requirements whether you need the entire unit or just a portion. Ideal for: Warehousing & distribution, Manufacturing or light industrial operations, Automotive or trade-related businesses, Contractors or service-based companies needing secure yard space, Big showroom or sales centre		
<b>Listing Contracted With:</b> RE/MAX ESCARPMENT REALTY INC.905-842-7677		



3-47 MORTON AVENUE EAST, BRANTFORD

LISTING

## SUBLEASE OPPORTUNITY

### 47 Morton Avenue East, Brantford | 10,316 SF Industrial Unit

Strategically positioned in Brantford's established industrial corridor, this versatile 10,316 sq ft industrial unit offers **immediate Hwy 403 access** and efficient connections to major Canadian and U.S. logistics routes, including the GTA, Hamilton, and Buffalo.

The space features **22 ft clear ceiling height, two drive-in doors** (12' x 14' and 10' x 12'), and a **well-designed layout** ideal for warehousing, manufacturing, or distribution. **Built-out offices, a staff room, two washrooms, and upgraded power** ensure operational convenience and flexibility.

**Flexible lease terms** available, with the option to lease the **entire premises or a portion**, tailored to your business requirements.

#### Property Highlights:

- **Total Area:** 10,316 square feet (Entire or Portion Available)
- **Ceiling Height:** 22 ft clear
- **Loading:** 2 Drive-In Doors (12' x 14', 10' x 12')
- **Interior Build-Out:** Offices, staff room, 2 washrooms, reception area,
- **Power:** Upgraded electrical service, transformer, 3 power working stations
- **Zoning:** M2 – Multiple permitted industrial uses
- **Access:** Minutes to Hwy 403, fast connections to Ontario & U.S. highways
- **Lease Term:** Flexible options to suit tenant needs

**An excellent opportunity to secure quality industrial space in a key logistics hub with the flexibility your business demands.**



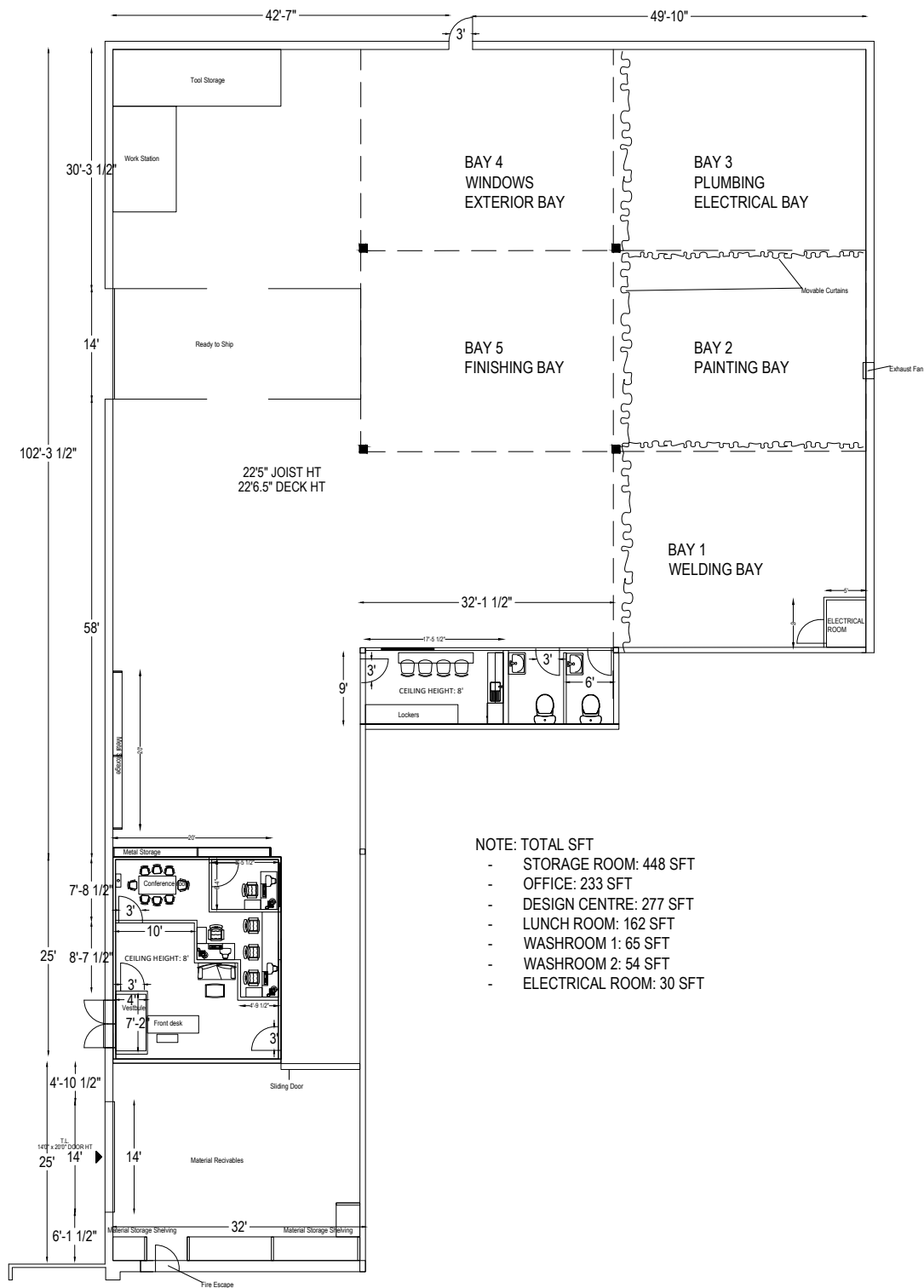




3-47 MORTON AVENUE EAST, BRANTFORD

LISTING





Approx.: 10,316 sq. ft. above grade

Floorplans are provided for reference only and are not to be relied upon as architectural drawings. Placement of all fixtures on all drawings should be considered approximate. All measurements and layouts deemed approximate and subject to verification by buyers.



3-47 MORTON AVENUE EAST, BRANTFORD

FLOORPLAN

# Why Brantford is a Great Place to Bring Your Business to Life

**Brantford** offers the perfect blend of **opportunity, affordability, and community spirit**. Strategically located along **Highway 403**, with direct access to major markets like **Toronto, Hamilton,** and the **U.S. border**, it's a growing hub for entrepreneurs and investors.

## Why Choose Brantford?

- ✓ **Lower operating costs** than in larger urban centers
- ✓ **Skilled workforce** supported by local colleges and universities
- ✓ **Supportive business environment** with active economic development programs
- ✓ **Affordable real estate** and commercial space
- ✓ **Fast-growing population** and consumer base
- ✓ **Strong infrastructure** and connectivity

**Brantford is not just business-friendly — it's business-smart.**

Whether you're launching a **startup**, expanding your **operations**, or investing in **commercial property**, this city offers the **tools, talent, and support** to help you thrive.



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HOODQ





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Thank You

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