

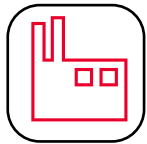
# FOR SALE

## 100 ROY BLVD

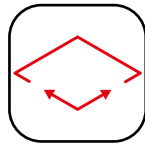
Brantford, ON



OUTLINES ARE APPROXIMATE



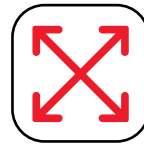
102,686 SF



10.2 acres



Outside Storage  
Permitted



Potential Expansion  
Opportunity



**MICHAEL YULL\*, SIOR**

*Executive Vice President*

+1 905 501 6480

[michael.yull@cushwake.com](mailto:michael.yull@cushwake.com)



**RORY MACNEIL\***

*Senior Associate*

+1 289 221 0356

[rory.macneil@cushwake.com](mailto:rory.macneil@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

# PROPERTY SPECIFICATIONS

## DETAILS

<b>Total Area:</b>	102,686 sf**
<b>Office Area:</b>	5,183 sf (two-storey)
<b>Location:</b>	Wayne Gretzky Pkwy/Hwy 403
<b>Site Area:</b>	10.20 acres
<b>Clear Height:</b>	20' - 30'
<b>Shipping:</b>	9 TL, 2 DI (ability to substantially increase)
<b>Power:</b>	800 amps
<b>Year Built:</b>	1998 (2000 expansion)
<b>Sprinklers:</b>	Yes
<b>Zoning:</b>	M2 (General Industrial)
<b>Taxes (2023):</b>	TBD
<b>Sale Price:</b>	\$21,995,000

## COMMENTS

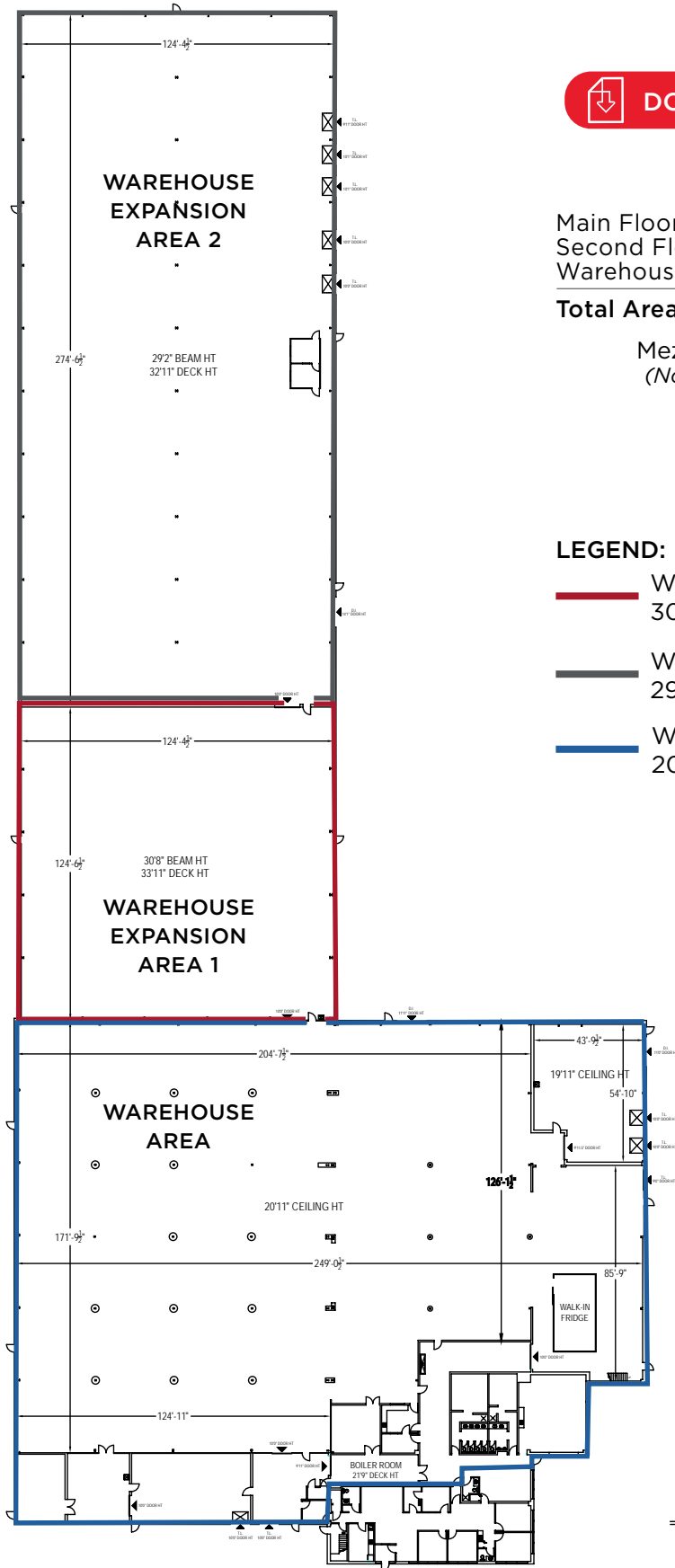
- Versatile industrial building equipped for many applications
- Clear height in expansion section at 30'
- M2 zoning permitting outside storage
- Generous, fully paved and secured truck court fit for trailer parking or outside storage
- Approx. 2.5 acres of excess land allows for building expansion or additional outside storage
- Public transit at doorstep and amenities within walking distance
- Immediate access to two Hwy 403 Interchanges (Garden & Wayne Gretzky)
- Existing racking can be purchased (most has in-rack sprinklers)
- Building will be vacant on closing or prior to (April 2024)

\*\* (2,476 sf mezzanine not included in total sf)



# FLOOR PLAN

 **DOWNLOAD FLOOR PLAN**

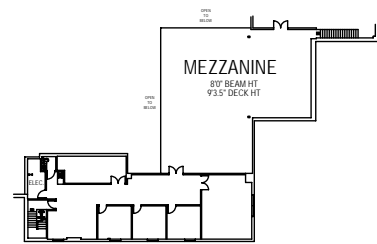


Main Floor Office	2,931 SF
Second Floor Office:	2,252 SF
Warehouse Area::	97,503 SF
<b>Total Area:</b>	<b>102,686 SF</b>

Mezzanine Area: 2,476 SF  
(Not included in total area)

**LEGEND:**

-  Warehouse Expansion Area 1  
30'8" Ceiling Height
-  Warehouse Expansion Area 2  
29'2" Ceiling Height
-  Warehouse Area  
20'11" Ceiling Height



SECOND FLOOR

# AERIAL PHOTOGRAPHY



# INTERIOR PHOTOGRAPHY



ORIGINAL WAREHOUSE AREA



ORIGINAL WAREHOUSE AREA



ORIGINAL WAREHOUSE AREA



WAREHOUSE EXPANSION AREA 1



WAREHOUSE EXPANSION AREA 2



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



LUNCH ROOM

# QUICK ACCESS TO HWY 403



**WAYNE GRETZKY  
PKWY/HWY 403**  
4 MINUTES | 2.4KM

ROY BLVD







**GARDEN AVENUE/  
HWY 403**  
4 MINUTES | 2.9KM

ROY BLVD



# AMENITIES & TRANSIT MAP

## LEGEND

-  Railway Line
-  Brantford Transit  
9 - Echo Place
-  Brantford Transit  
2 - West Street/Brier Park
-  Brantford Transit  
7 - East Ward/Branedia



  
100 ROY BLVD  
BRANTFORD

### RETAIL

1. Lowe's Home Improvement
2. Michaels
3. Leon's Furniture
4. Guardian Discount Pharmacy
5. Crunch Fitness
6. Value Village
7. Movati Athletic
8. Staples
9. Zehrs Fairview
10. The Brick
11. Canadian Tire
12. The Home Depot
13. The Print Centre
14. Goodness Me!
15. TD
16. Petro Canada

### RESTAURANTS

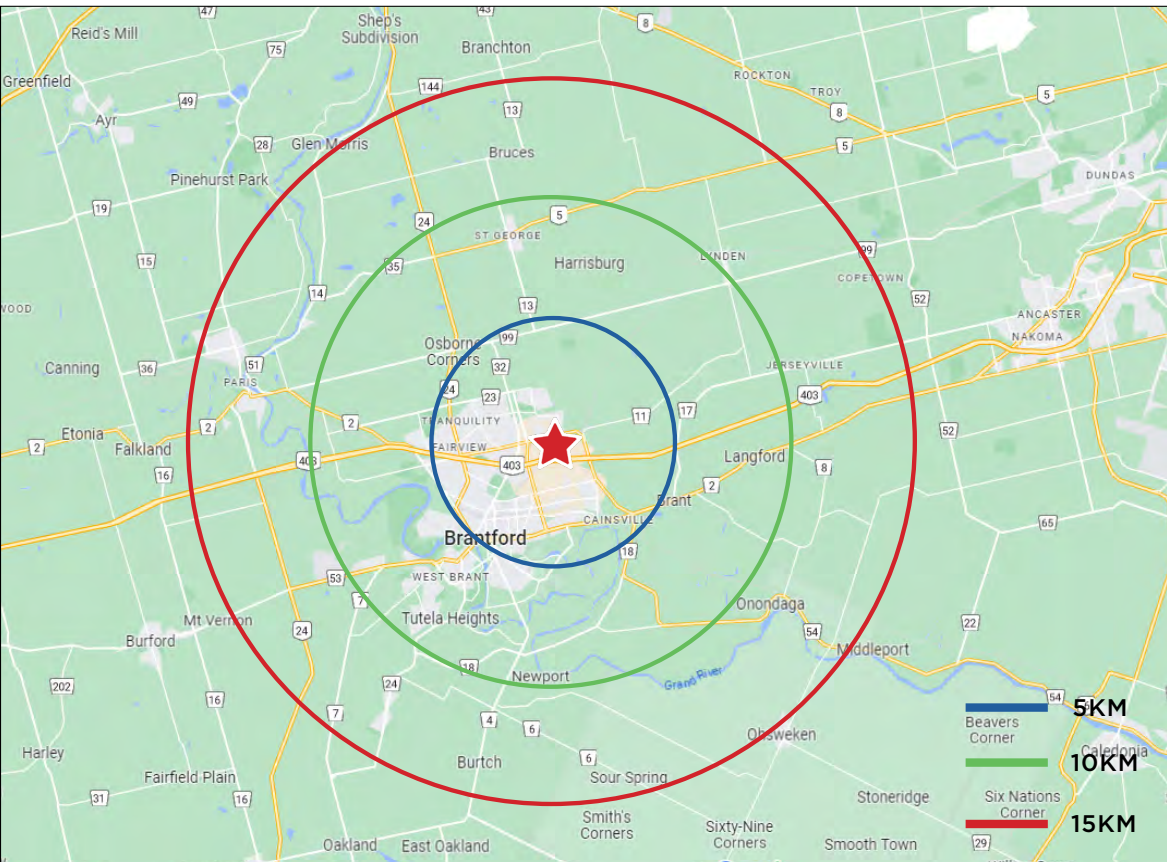
1. Joy Sushi Bar
2. Mercasa Little Italy Eatery & Catering
3. Denny's
4. Harvey's
5. KFC
6. Starbucks
7. Sunset Grill
8. Pita Pit
9. West Garden Buffet
10. Tim Hortons
11. Wendy's
12. Williams Fresh Cafe
13. Crabby Joe's Bar • Grill
14. McDonald's
15. Fast Eddie's
16. Starbucks

# LOCATION MAP





# DEMOGRAPHICS



72,370  
114,772  
138,147  
**POPULATION**



\$78,340  
\$84,849  
\$88,307  
**MEDIAN INCOME**



42  
41  
41  
**AGE**

## ZONING: M2 PERMITTED USES

- Accessory Caretakers' Residences
- Accessory General Offices
- Accessory Retail Sales
- Accessory Used Motor Vehicle Sales
- Accessory Uses, Buildings, And Structures
- Agricultural Uses
- Autobody Repair Shops
- Automobile Rental Establishments
- Bus Garages
- Catering Services
- Computer, Electronic Or Data Processing
- Dry Cleaning Establishments
- Impounding Yards
- Industrial Malls
- Industrial Rental Establishments
- Industrial Service Offices
- Kennels
- Liquid Waste Transfer Stations
- Manufacturing Uses
- Postal Stations
- Printing Establishment
- Private Parks
- Propane Storage Tanks
- Public Agency Works Yards
- Public Garages
- Public Storage Warehouses
- Research Uses
- Restaurants Accessory
- Service Industries
- Service Or Repair Shops
- Telecommunications Services
- Trade Schools
- Transportation Terminals
- Warehouse Uses
- Wayside Pits Or Wayside Quarries
- Wholesale Uses



For more information on zoning, visit [www.Brantford.ca](http://www.Brantford.ca)



CONTACT US:

**MICHAEL YULL\*, SIOR**

*Executive Vice President*

+1 905 501 6480

michael.yull@cushwake.com

**RORY MACNEIL\***

*Senior Associate*

+1 289 221 0356

rory.macneil@cushwake.com

**CUSHMAN & WAKEFIELD ULC.**

1 Prologis Blvd, Suite 300

Mississauga, ON L5W 0G2

T: 905-568-9500

F: 905-568-9444

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



OUTLINES ARE APPROXIMATE

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