

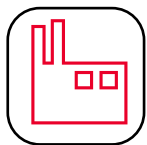
FOR SALE

100 ROY BLVD

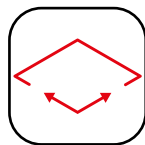
Brantford, ON

REVISED ASKING PRICE
SPEAK TO LISTING TEAM

OUTLINES ARE APPROXIMATE



102,686 SF



10.2 acres



Outside Storage
Permitted



Potential Expansion
Opportunity



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**CUSHMAN &
WAKEFIELD**

PROPERTY SPECIFICATIONS

DETAILS

Total Area:	102,686 sf**
Office Area:	5,183 sf (two-storey)
Location:	Wayne Gretzky Pkwy/Hwy 403
Site Area:	10.20 acres
Clear Height:	20' - 30'
Shipping:	9 TL, 2 DI (ability to substantially increase)
Power:	800 amps
Year Built:	1988 (2000 expansion)
Sprinklers:	Yes
Zoning:	M2 (General Industrial)
Taxes (2023):	\$128,024.31
Sale Price:	Speak to Listing Team

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

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



WATCH PROPERTY VIDEO

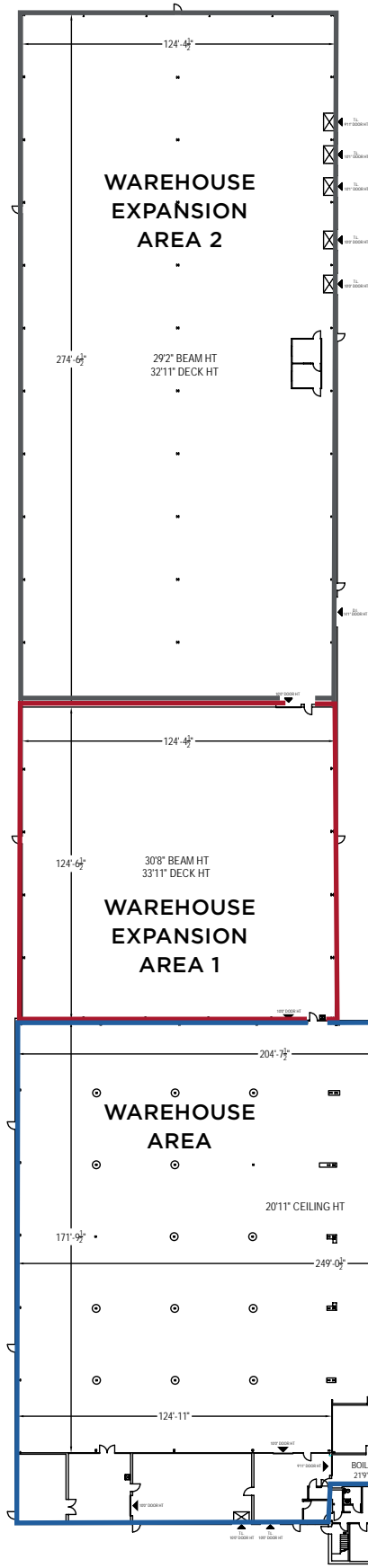
~2.5 ACRES OF
EXCESS LAND

260'

OUTLINE SPACE APPROXIMATE

ROY-BLVD

FLOOR PLAN



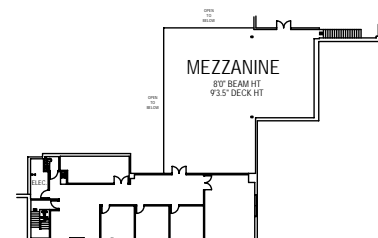
DOWNLOAD FLOOR PLAN

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

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

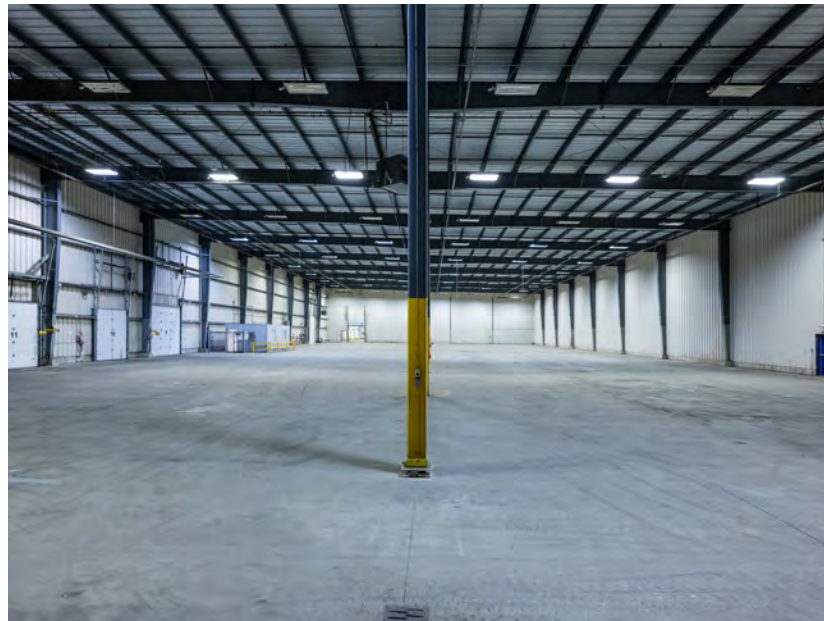


SECOND FLOOR

AERIAL PHOTOGRAPHY



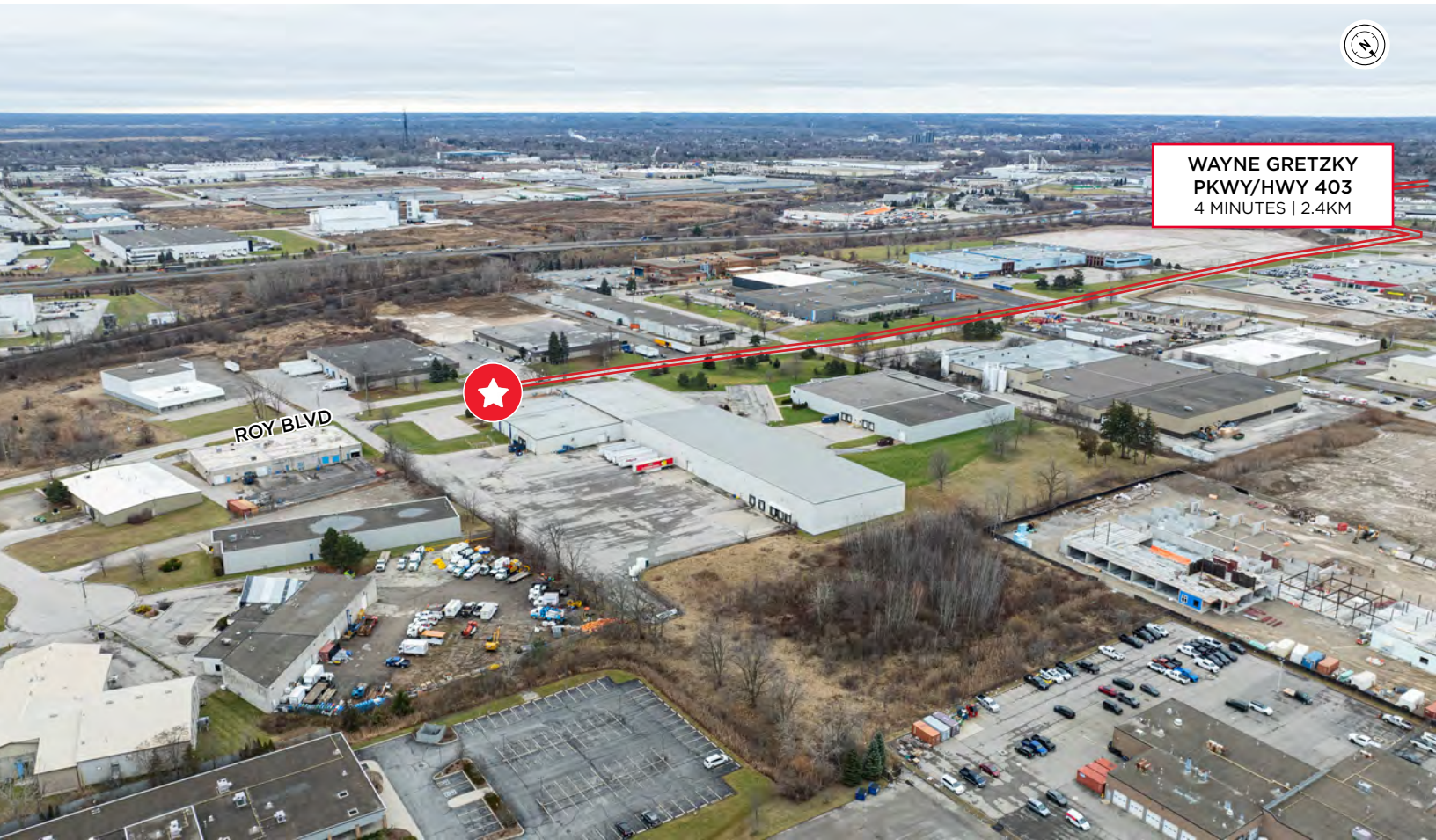
WAREHOUSE PHOTOGRAPHY



OFFICE PHOTOGRAPHY







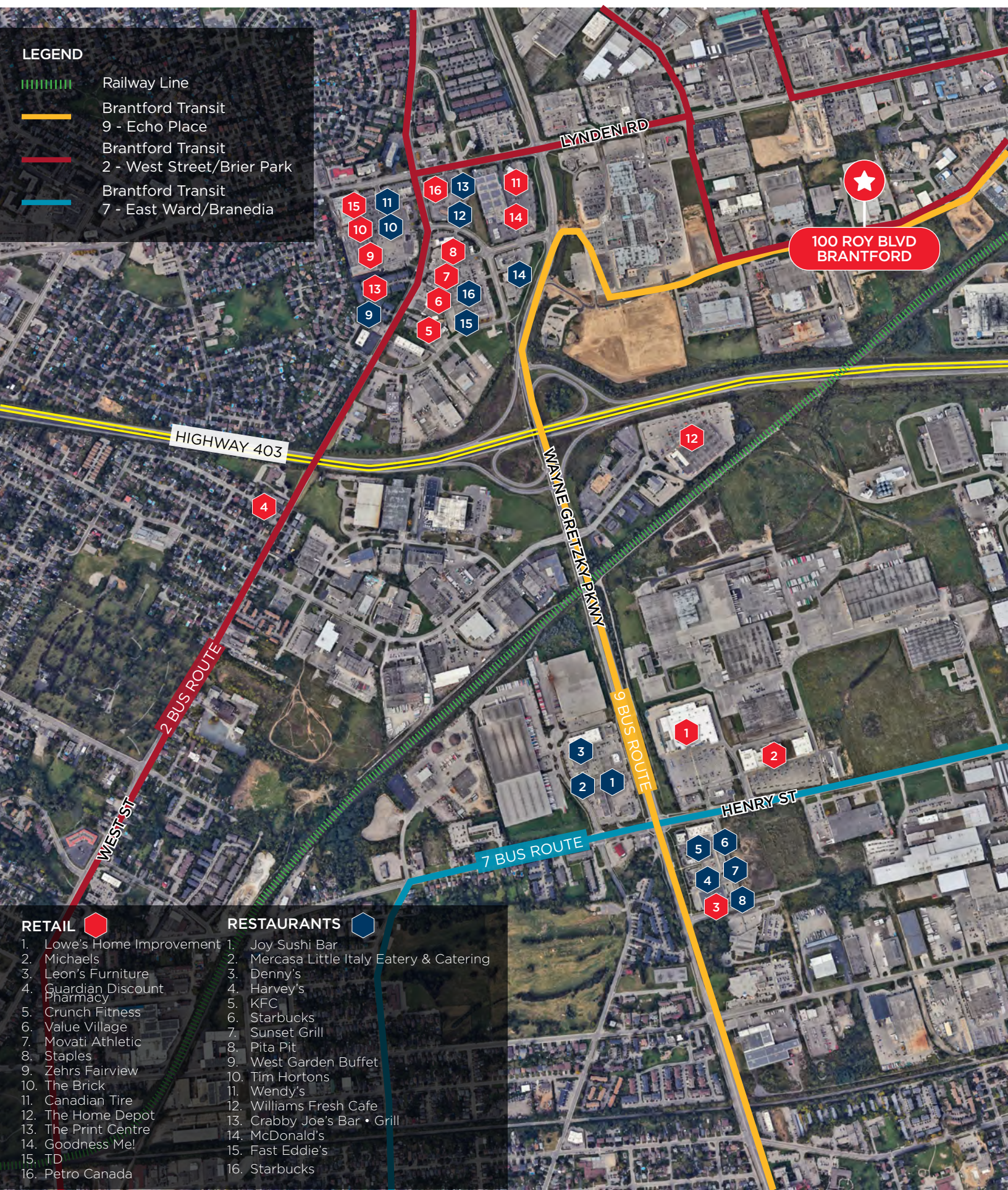
QUICK ACCESS TO HWY 403



AMENITIES & TRANSIT MAP

LEGEND

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



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

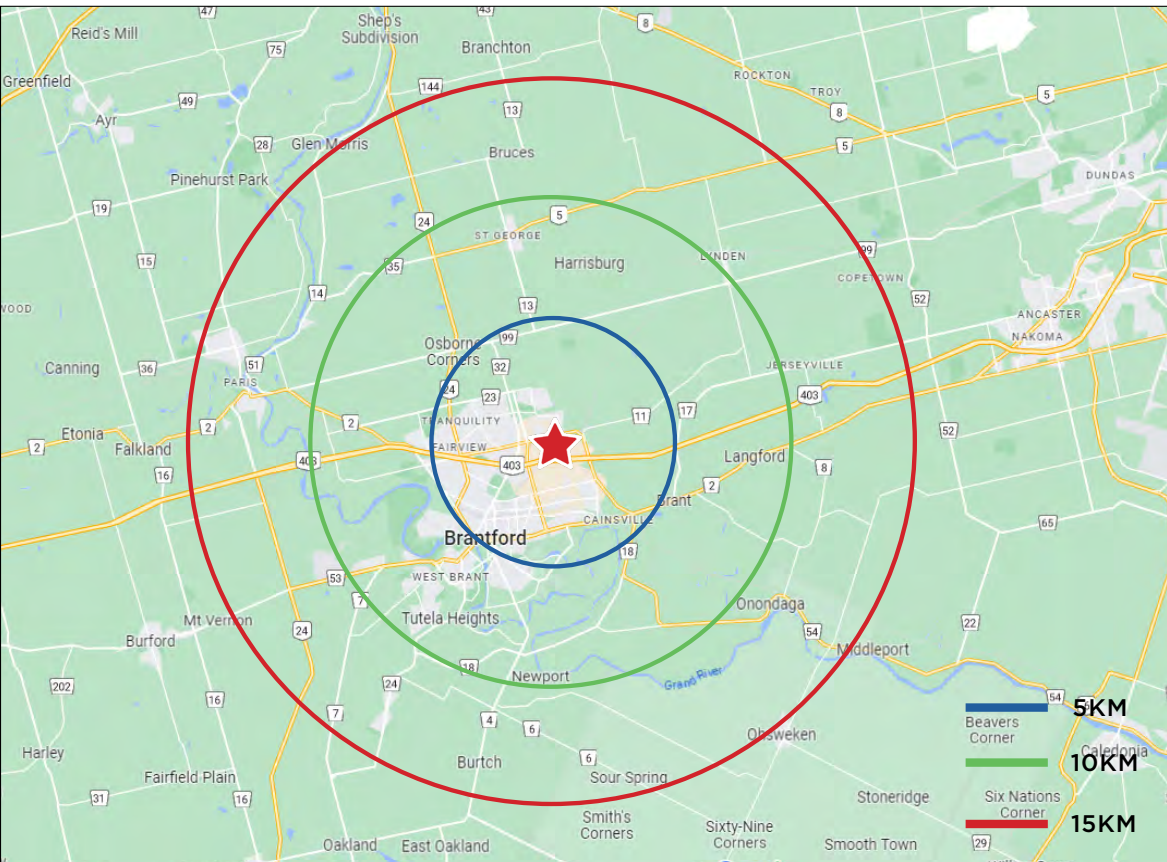
RESTAURANTS

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



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OUTLINES ARE APPROXIMATE

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