

FOR LEASE

743

POWERLINE ROAD

BRANTFORD | ONTARIO

53,319 SF
OF INDUSTRIAL / DISTRIBUTION

**Zoned M3
(Heavy Industrial)**

**36' Clear Height,
Graded With Docks**

**Delivered New
October 2023**



743 POWERLINE ROAD

BRANTFORD | ONTARIO

53,319 SF
OF INDUSTRIAL / DISTRIBUTION



Property Type
**INDUSTRIAL / DISTRIBUTION
WAREHOUSE**



Parking
**APPROX. 66
SURFACE SPACES**



Year Built
2023 (TO BE DELIVERED)



Size (SF)
53,319 SF



Amperage
400A



Clear Height
36 FEET



Land Use / Zoning
M3 (HEAVY INDUSTRIAL)



Loading Dock
10 DOCK LEVEL DOORS



Asking Rent
\$13.00 (TMI TBD)

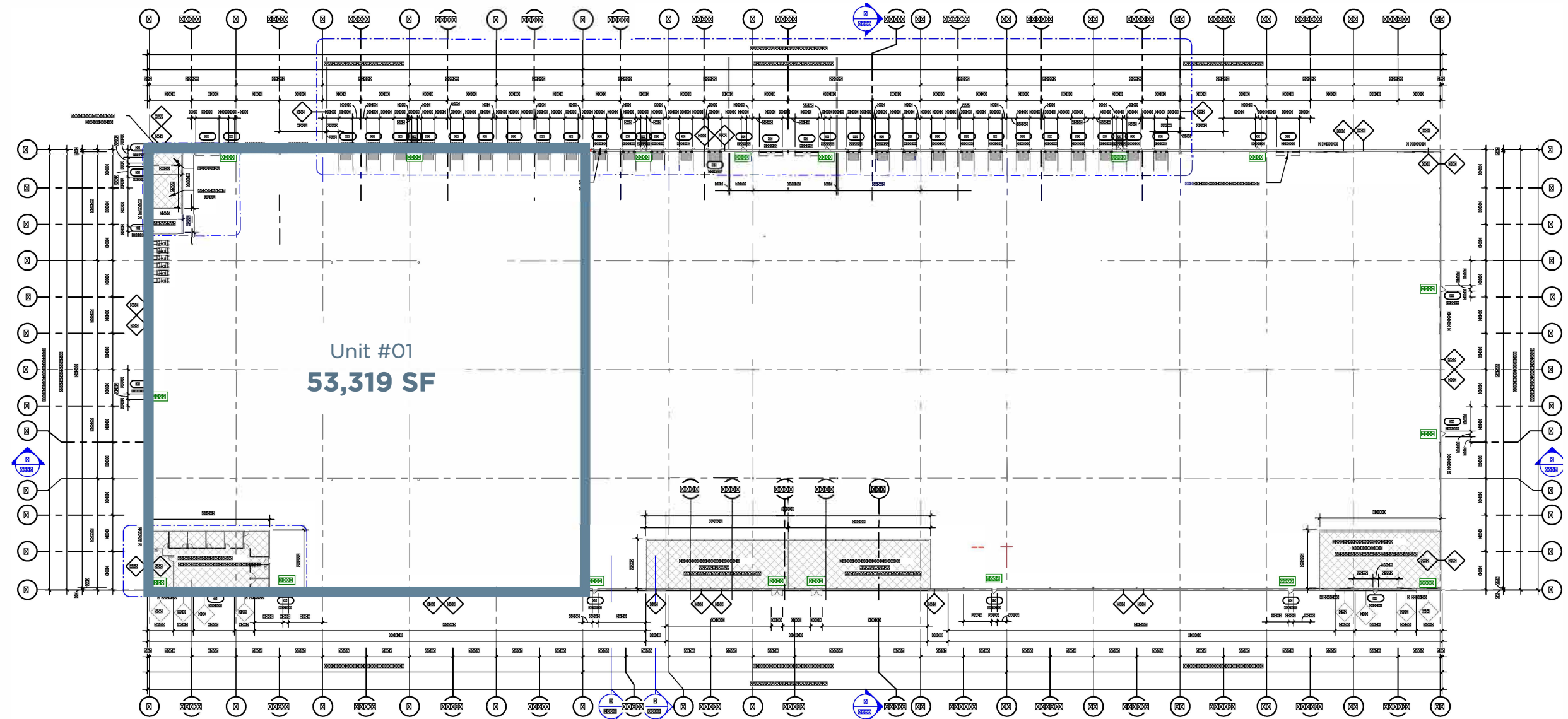


Office
BUILD TO SUIT

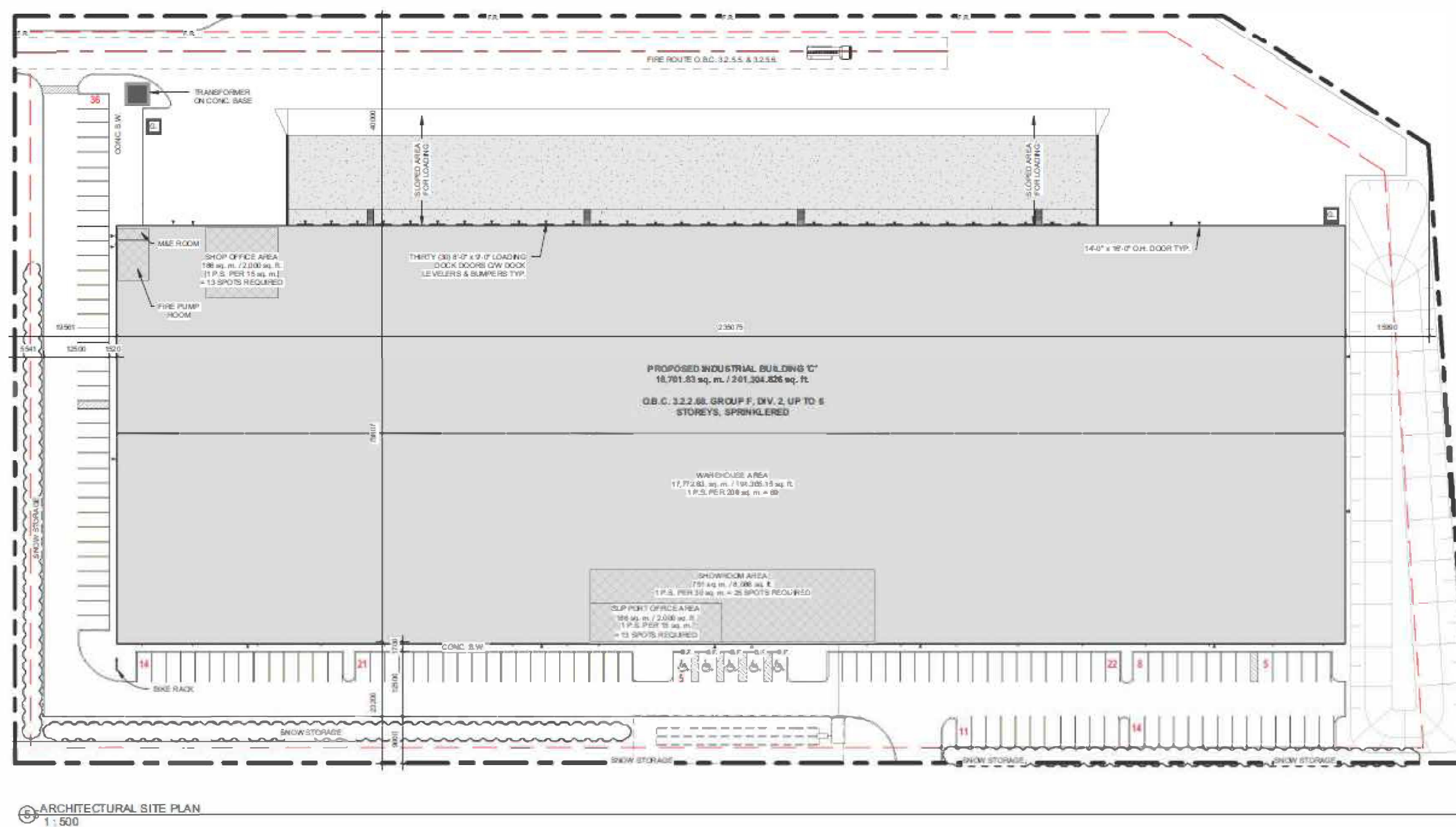
Brantford's Newest Industrial

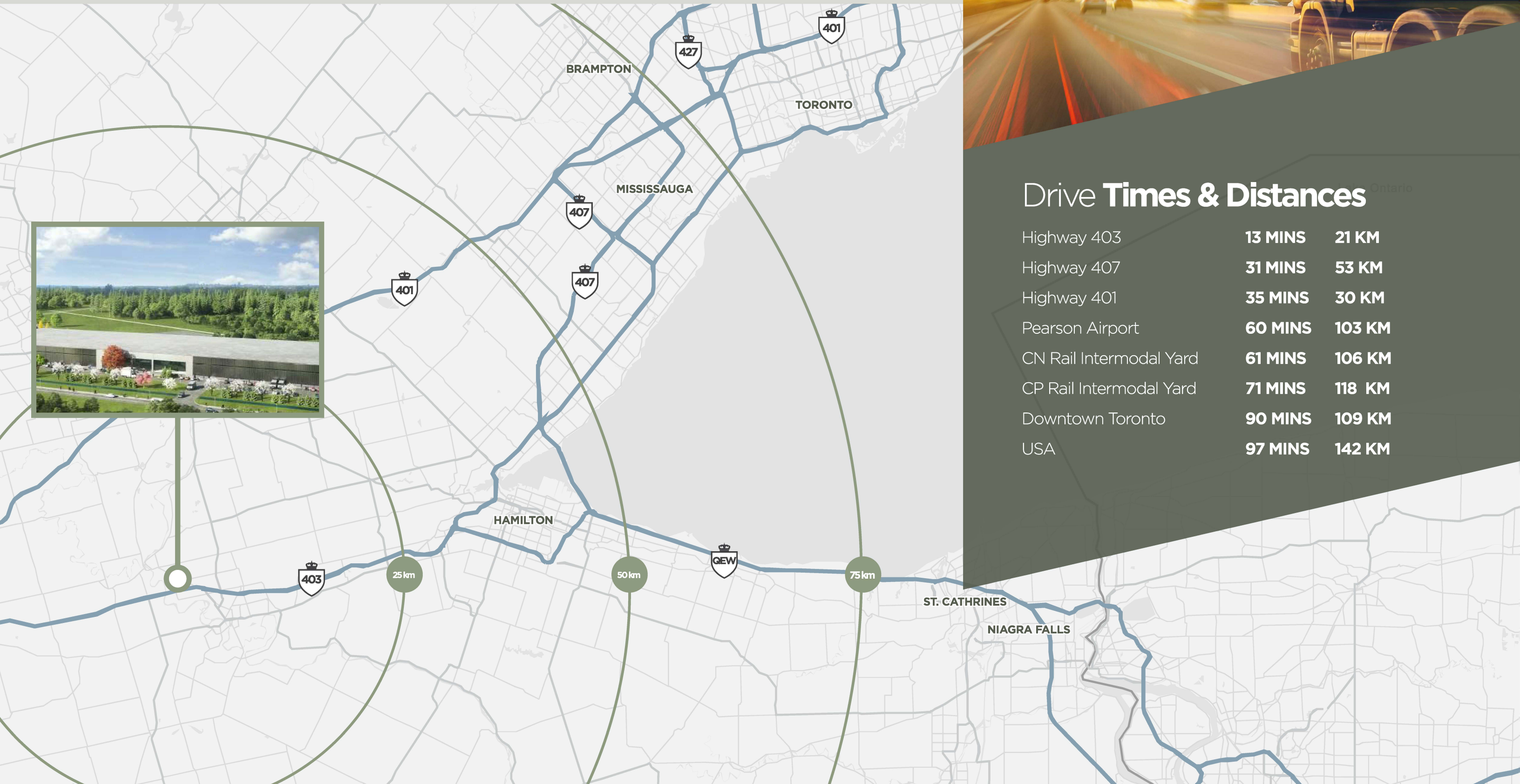
743 Powerline Road is a well situated newly built 200,000 SF industrial building located in Brantford Ontario. Located in less than a 1 Hour drive from Toronto Pearson International Airport, the property is currently under construction and set to deliver in October 2023. The building has been configured as a multi-tenant building with 53,319 SF of leasable area remaining. 743 Powerline represents a unique opportunity given the historic low GTA vacancy rates and plan delivery of new product in 2023.





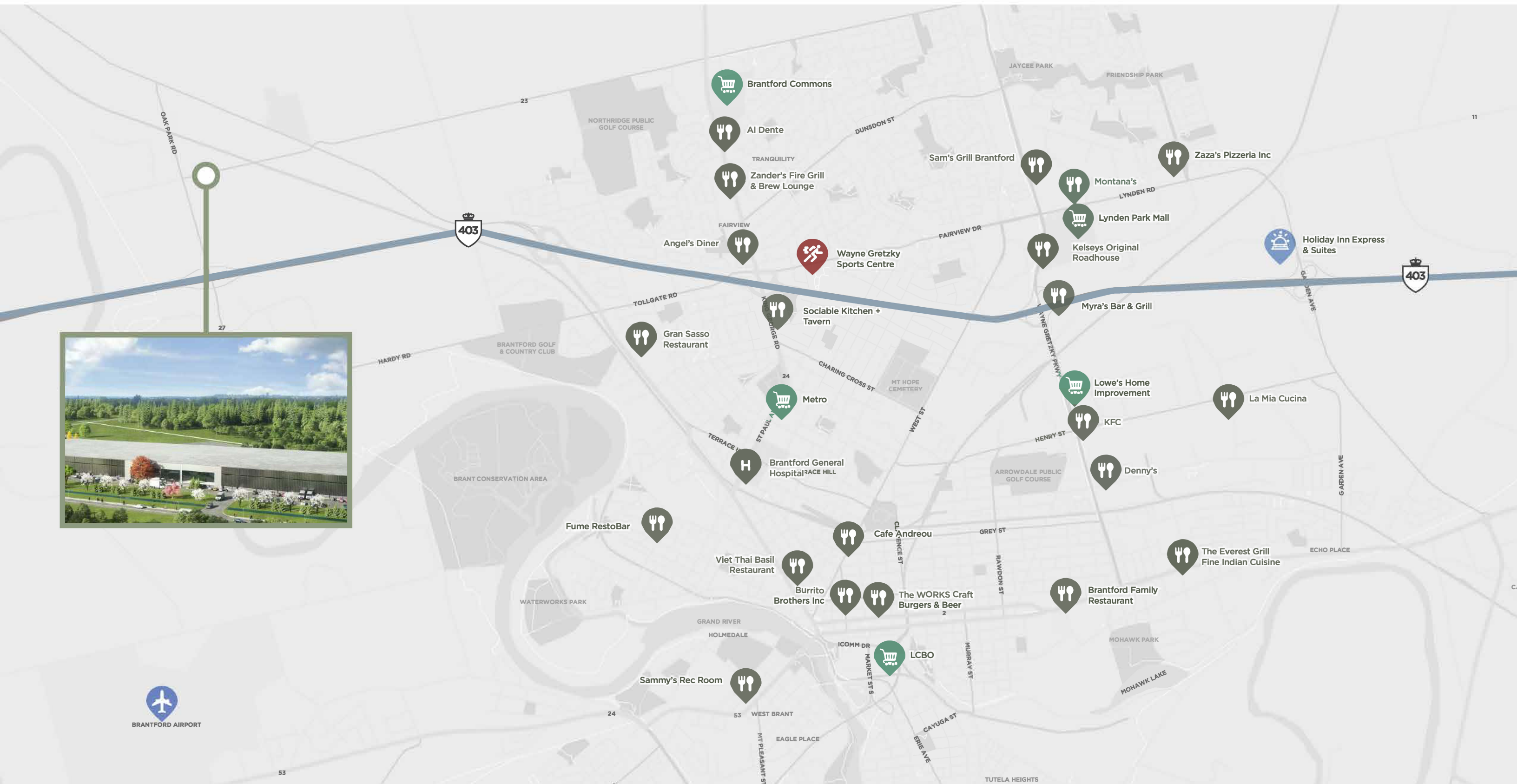






Drive Times & Distances

Highway 403	13 MINS	21 KM
Highway 407	31 MINS	53 KM
Highway 401	35 MINS	30 KM
Pearson Airport	60 MINS	103 KM
CN Rail Intermodal Yard	61 MINS	106 KM
CP Rail Intermodal Yard	71 MINS	118 KM
Downtown Toronto	90 MINS	109 KM
USA	97 MINS	142 KM



FOR SALE/LEASE

743 POWERLINE ROAD

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For Inquires please contact listing agents

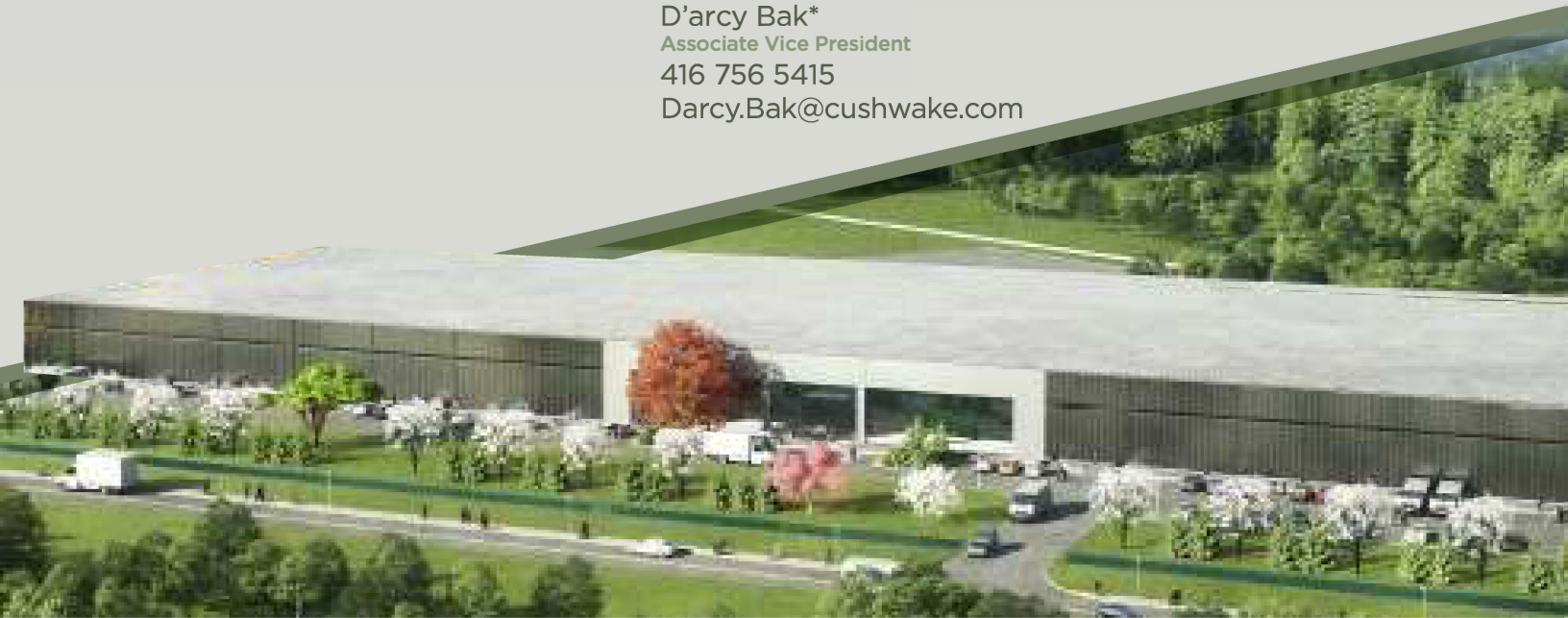
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