



CUSHMAN &  
WAKEFIELD

# 47 MORTON AVENUE UNIT 3 | BRANTFORD, ON



FOR LEASE 10,316 SF



# PROPERTY SPECIFICATIONS



**Total Area:** 10,316 sf

**Office Area:** 500 sf

**Clear Height:** 24'8"

**Shipping:** 2 DI Doors

**Zoning:** Prestige Employment Zone (PE)

**Possession:** Flexible

**Asking Rate:** \$14.45 psf

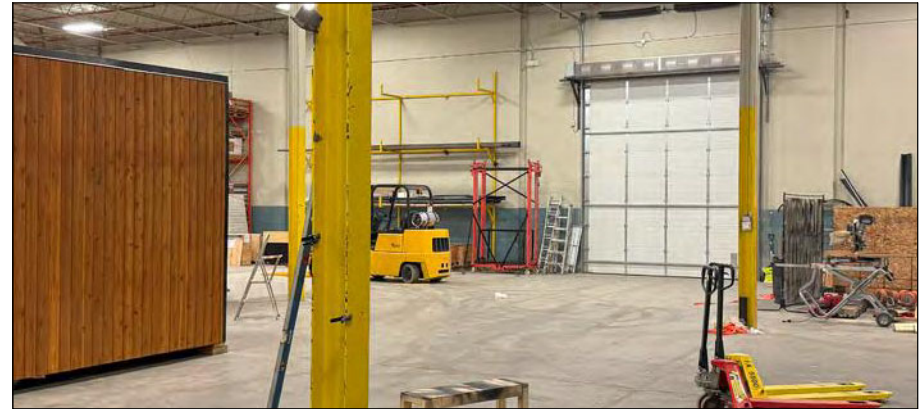
**TMI (2025):** \$6.34 psf

**Comments:**

- Two oversized drive-in doors
- Clean space with exceptional clear height
- Ideal for manufacturing and storage
- Minutes to Hwy 403 via Wayne Gretzky Parkway
- Utilities are included



# INTERIOR/EXTERIOR PHOTOS



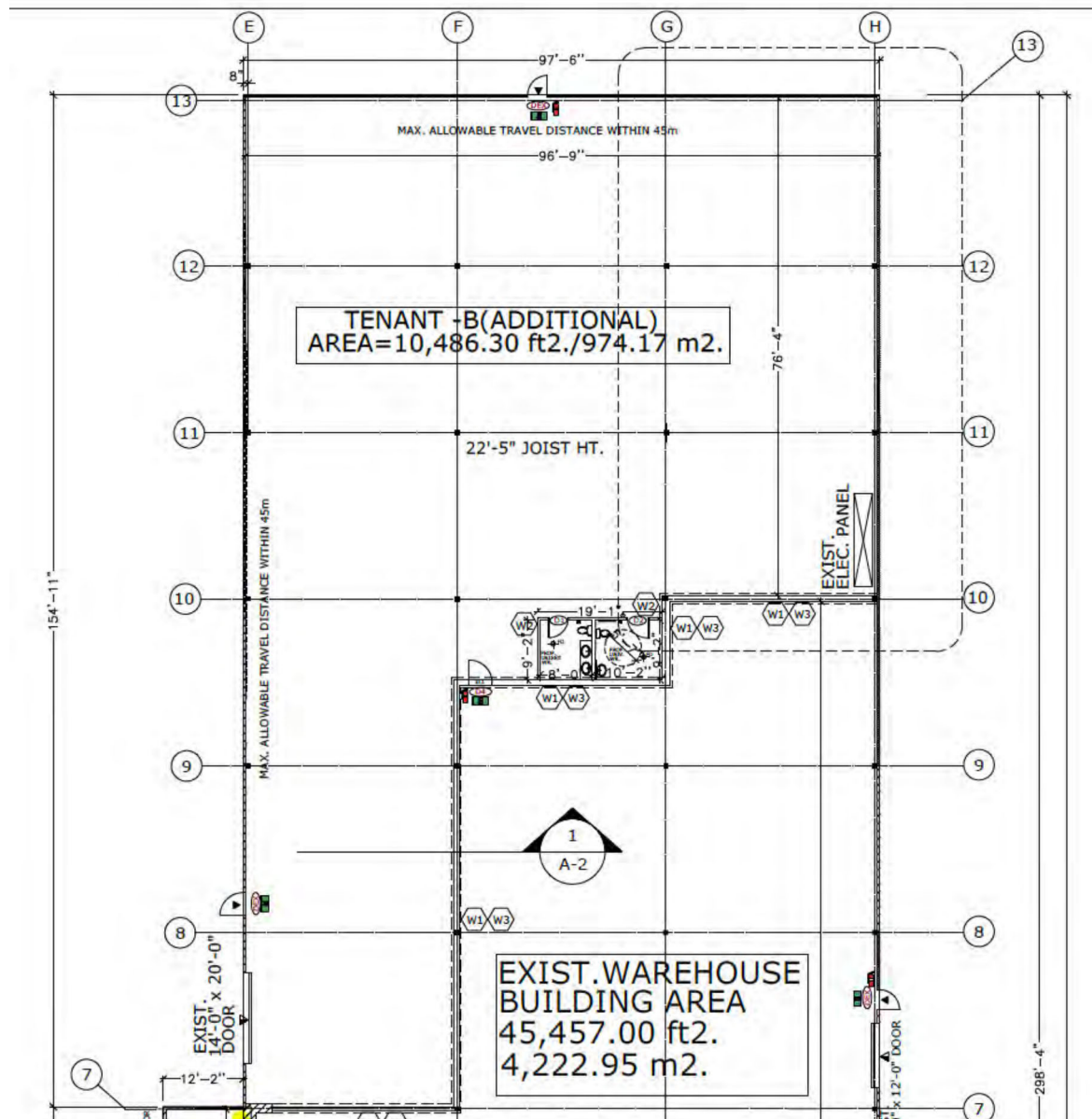


# AERIAL PHOTOS

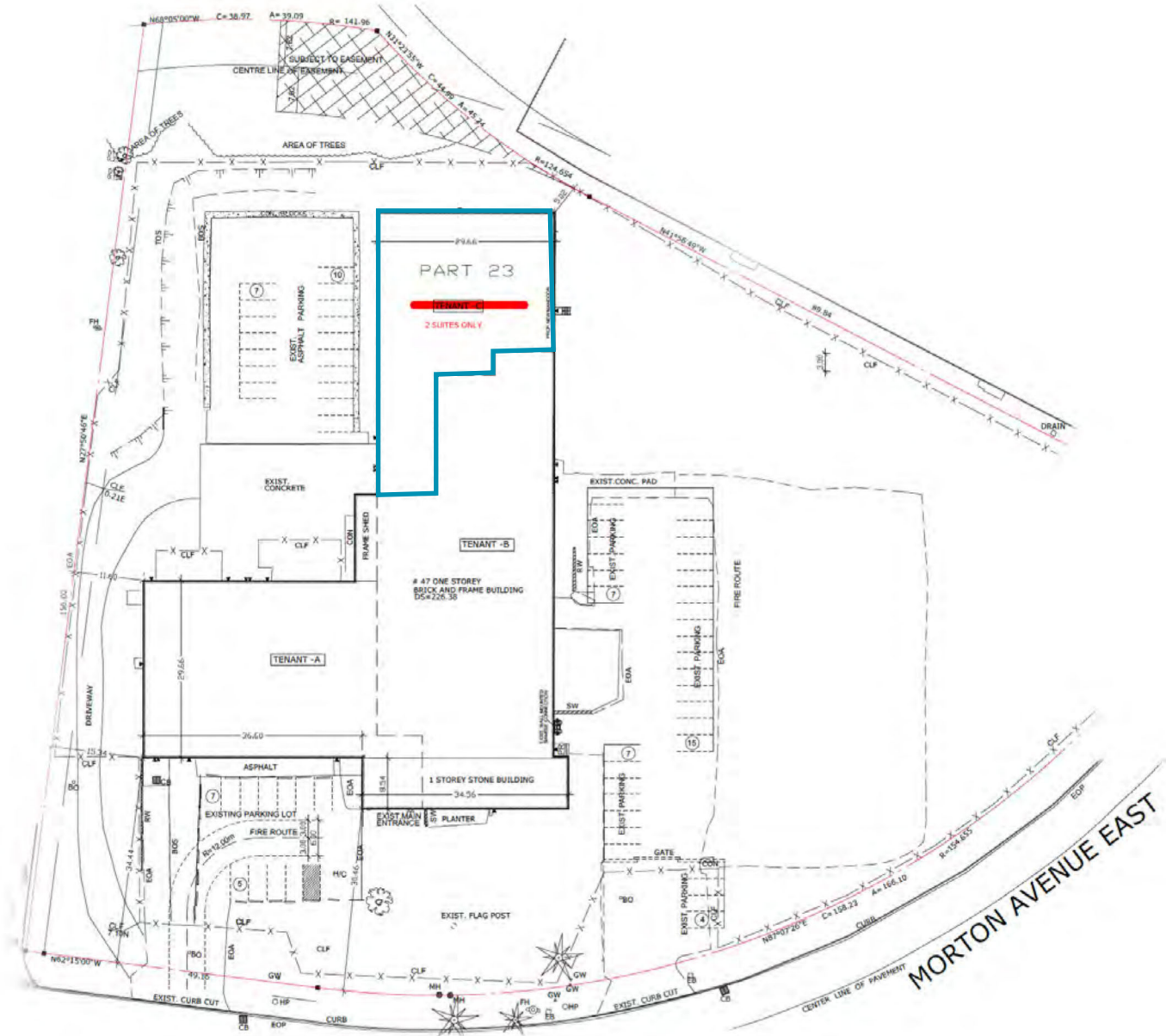




# FLOOR PLAN



# SITE PLAN



# ZONING: M2

The following are permitted uses in the M2 variation:

- Industrial malls, which may permit one or more of the uses permitted by this Section
- Manufacturing uses
- Wholesale uses
- Warehouse uses
- Research uses
- Accessory caretakers' residences
- Accessory general offices
- Accessory retail sales
- Accessory used motor vehicle sales
- Accessory uses, buildings, and structures
- Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, aising, and boarding of livestock
- Automobile rental establishments
- Autobody repair shops
- Catering services
- Bus garages
- Computer, electronic or data processing establishments
- Dry cleaning establishments
- Impounding yards
- Industrial rental establishments
- Industrial service offices
- Kennels
- Liquid waste transfer stations
- Postal stations
- Printing establishment
- Private parks
- Propane storage tanks
- Public agency works yards
- Public garages
- Public storage warehouses
- Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service)
- Service industries
- Service or repair shops
- Telecommunications services
- Trade schools
- Transportation terminals
- Wayside pits or wayside quarries

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







## FOR MORE INFORMATION, CONTACT:

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