CUSHMAN & 47 MORTON AVENUE UNIT 3 | BRANTFORD, ON







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









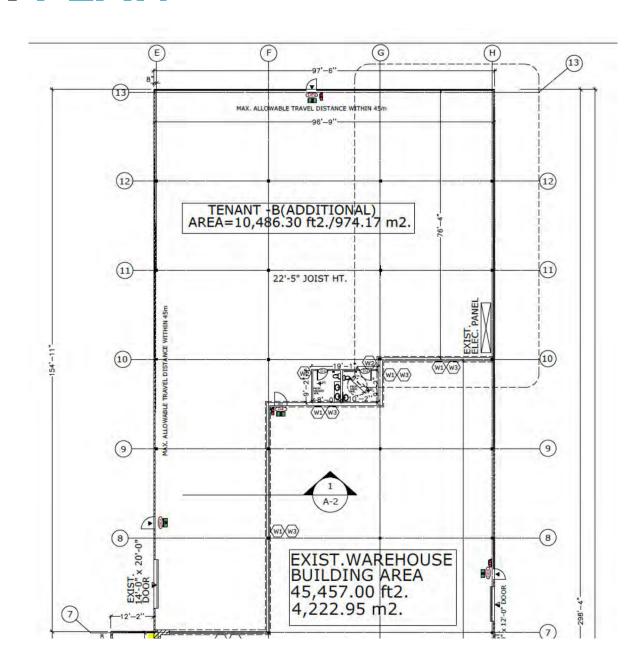




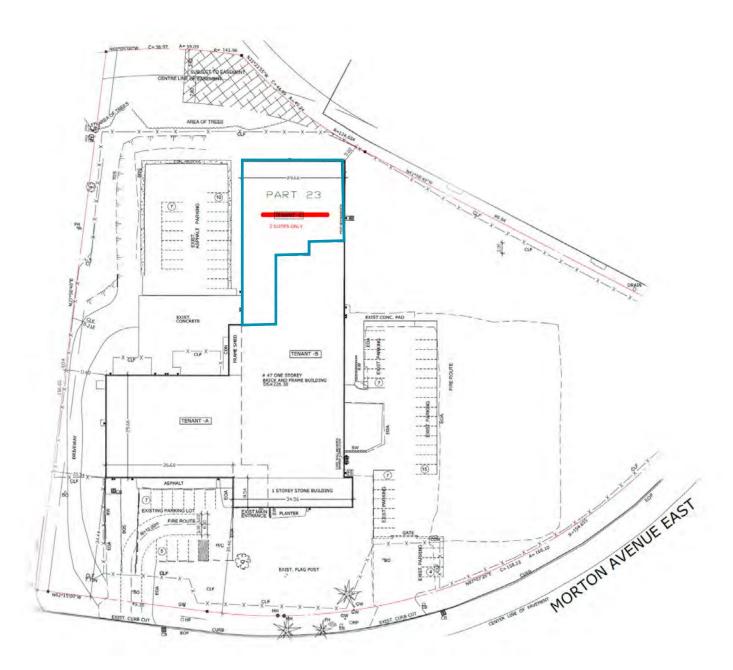
AERIAL PHOTOS



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







FOR MORE INFORMATION, CONTACT:

MICHAEL YULL*, SIOR Executive Vice President 647 272 3075 Michael.Yull@cushwake.com RORY MACNEIL*
Senior Associate
289 221 0356
Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC. 1 Prologis Blvd, Suite 300 Mississauga, ON L5W 0G2 cushmanwakefield.com

©2025 Cushman & Wakefield Ulc. All Rights Reserved. The Information Contained In This Communication Is Strictly Confidential. This Information Has Been Obtained From Sources Believed To Be Reliable But Has Not Been Verified. No Warranty Or Representation, Express Or Implied, Is Made As To The Condition Of The Property (Or Properties) Referenced Herein Or As To The Accuracy Or Completeness Of The Information Contained Herein, And Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Withdrawal Without Notice, And To Any Special Listing Conditions Imposed By The Property Owner(S). Any Projections, Opinions Or Estimates Are Subject To Uncertainty And Do Not Signify Current Or Future Property Performance. *Sale Representative