



BUILDING 2
162,882 SQ. FT.

403

BUILDING 5
122,230 SQ. FT.

BUILDING 6
139,420 SQ. FT.



BRANT BUSINESS PARK

225 Henry Street • Brantford, Ontario

Building 2, 5 & 6



INDUSTRIAL AND CRANE UNITS FOR LEASE

Building 2: 162,882 Sq. Ft. | Building 5: 122,230 Sq. Ft.
Building 6: 139,420 Sq. Ft.

TED OVERBAUGH**
Senior Vice President
519 340 2309
Ted.Overbaugh@cbre.com

JONATHAN LEARY*
Executive Vice President
905 315 3695
Jonathan.Leary@cbre.com

KYLE HANNA*
Vice Chairman
416 798 6255
Kyle.Hanna@cbre.com



*Sales Representative **Broker



Brant Business Park

Brant Business Park is considered “centre ice” from an employment, retail, and logistics perspective. It is located 1.5 KM from Highway 403, providing direct connectivity into the US - Detroit and Buffalo borders, GTA and surrounding cities such as London, Windsor, and Kitchener-Waterloo/Cambridge.

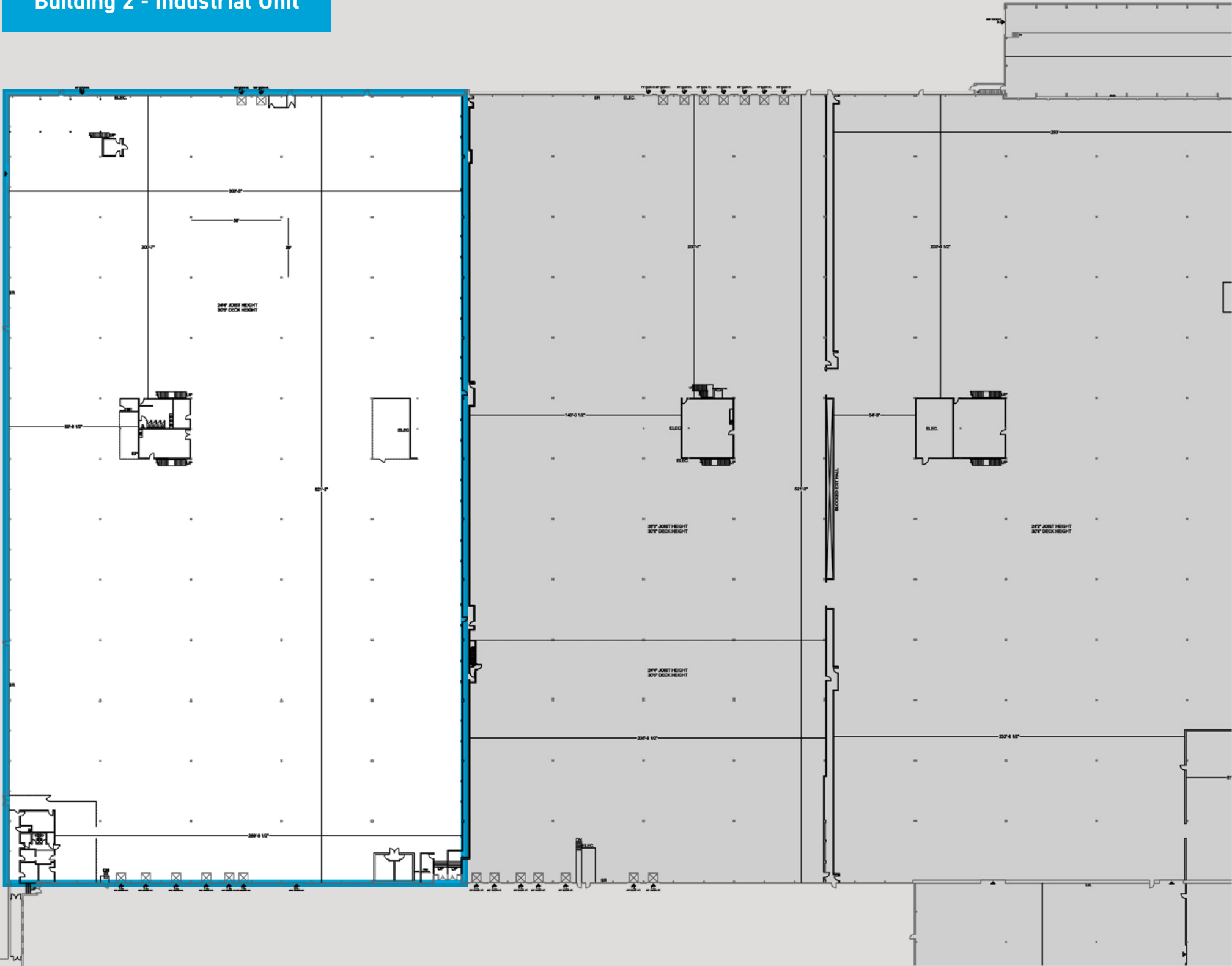
Property Highlights

- Minutes to Highway 403 via Wayne Gretzky Parkway
- Excellent labour pool
- Close to many amenities
- Located in established corporate campus
- Professionally owned and managed
- Trailer storage can be made available at the park. Speak to Listing Agents for details.



162,882 Sq. Ft. For Lease

Building 2 - Industrial Unit



Building 2 - Industrial Unit

SIZE	Office:	1,146 Sq. Ft.
	Service Mezz:	2,447 Sq. Ft.
	Stge Mezz:	1,377 Sq. Ft.
	Warehouse:	157,912 Sq. Ft.
	Total:	162,882 Sq. Ft.

ASKING RATE

Speak to Listing Agents

T.M.I. (2024)	Tax:	\$1.55 per Sq. Ft.
	Cam:	\$1.81 per Sq. Ft.
	Utilities charged upon usage, plus Administration Fee.	

SHIPPING

8 Truck Level Doors
3 Drive-in Doors

CLEAR HEIGHT

24'4"

BAY SIZE

39' (d) × 59' (w)

OCCUPANCY

March 1 , 2025

ZONING

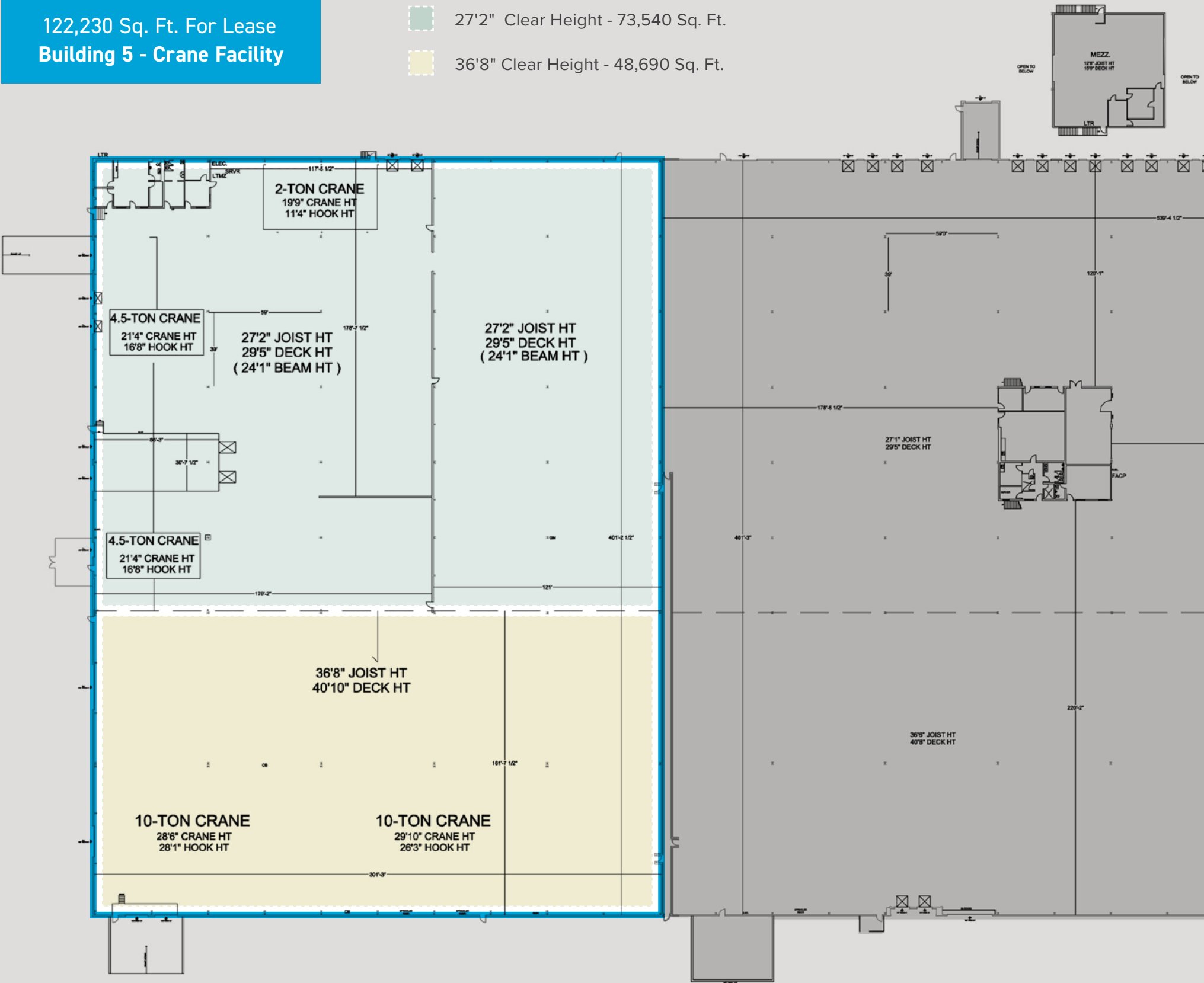
M2

DOWNLOAD BUILDING 2 FLOOR PLAN



122,230 Sq. Ft. For Lease
Building 5 - Crane Facility

- 27'2" Clear Height - 73,540 Sq. Ft.
- 36'8" Clear Height - 48,690 Sq. Ft.



Building 5 - Crane Facility

SIZE	Office:	1,649 Sq. Ft.
	Warehouse:	120,581 Sq. Ft.
	Total:	122,230 Sq. Ft.

ASKING RATE	Speak to Listing Agents
-------------	-------------------------

T.M.I. (2024)	Tax:	\$1.55 per Sq. Ft.
	Cam:	\$1.81 per Sq. Ft.
	Utilities charged upon usage, plus Administration Fee.	

SHIPPING	6 Truck Level Doors (2 Internal) 3 Drive-in Doors (1 Oversized)
----------	--

CLEAR HEIGHT	27'2" - 36'8"
--------------	---------------

BAY SIZE	39' (d) x 59' (w)
----------	-------------------

OCCUPANCY	March 1, 2025
-----------	---------------

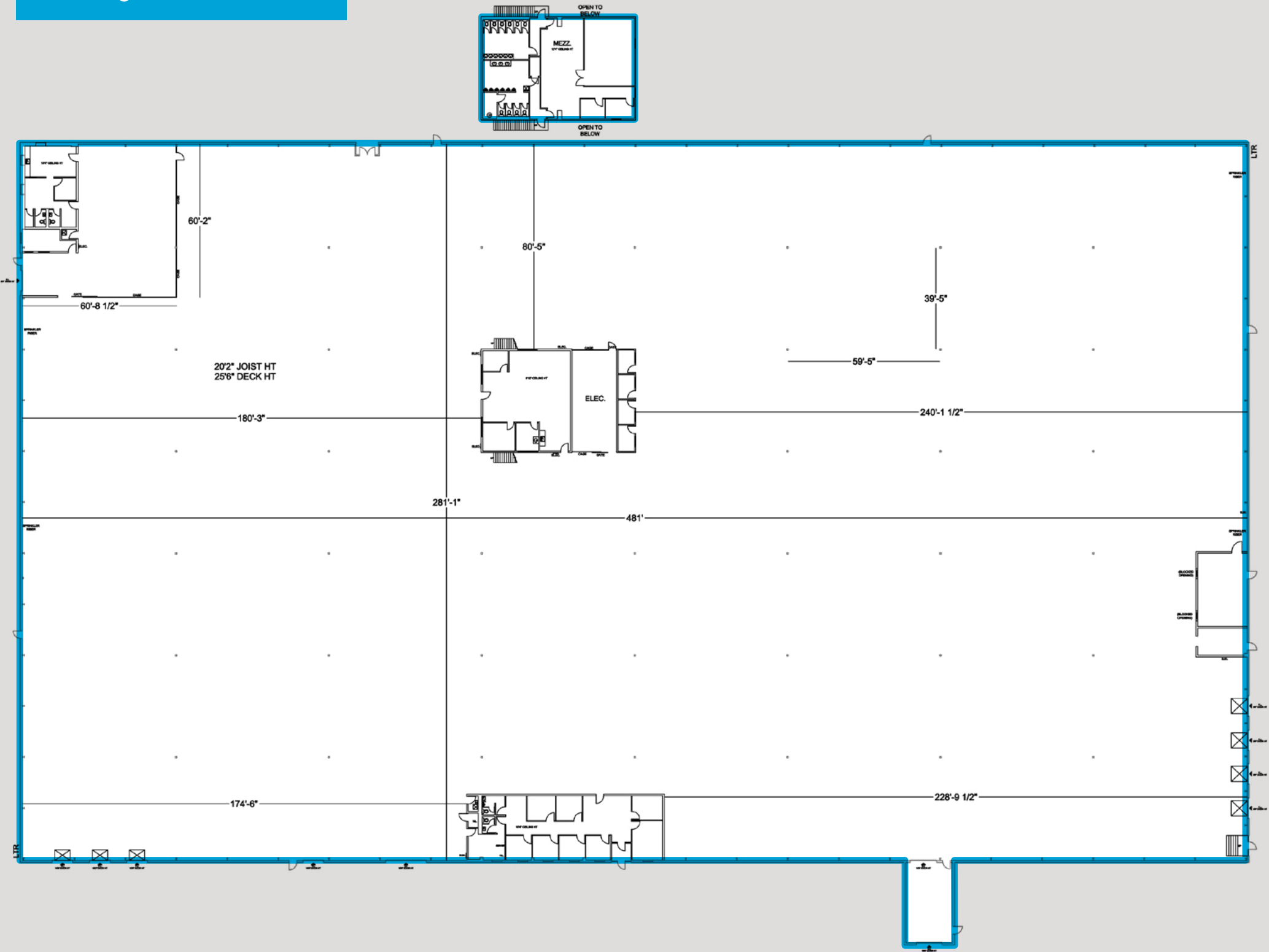
ZONING	M2
--------	----

CRANES	- 2 Ton
	- 4.5 Ton (Two)
	- 10 Ton (Two)

DOWNLOAD BUILDING 5 FLOOR PLAN

139,420 Sq. Ft. For Lease

Building 6 - Industrial Unit



Building 6 - Industrial Unit

SIZE	139,420 Sq. Ft. (includes 2,505 Sq. Ft. Mezzanine)
------	---

ASKING RATE	Speak to Listing Agents
-------------	-------------------------

T.M.I. (2024)	Tax: \$1.55 per Sq. Ft. Cam: \$1.81 per Sq. Ft. Utilities charged upon usage, plus Administration Fee.
---------------	---

SHIPPING	7 Truck Level Doors 4 Drive-in Doors (one covered)
----------	---

CLEAR HEIGHT	20'2"
--------------	-------

BAY SIZE	39'5" (d) × 59'5" (w)
----------	-----------------------

OCCUPANCY	March 1, 2025
-----------	---------------

ZONING	M2
--------	----

DOWNLOAD BUILDING 6 FLOOR PLAN

Building 2 - 162,882 Sq. Ft.



Building 6 - 139,420 Sq. Ft.



Building 5 - 122,230 Sq. Ft.





BRANT
BUSINESS
PARK

INDUSTRIAL UNITS
FOR LEASE

225 HENRY STREET, BRANTFORD, ONTARIO

SKILLED & ROBUST LABOUR FORCE

[CLICK HERE FOR INTERACTIVE MAP](#)



54 MIN TO
TORONTO PEARSON
INTERNATIONAL AIRPORT



10 KM[†]

POPULATION
116,562

LABOUR FORCE
66.0%

MEDIAN AGE
40.3

20 KM[†]

POPULATION
162,838

LABOUR FORCE
67.1%

MEDIAN AGE
41.2

30 KM[†]

POPULATION
508,685

LABOUR FORCE
66.2%

MEDIAN AGE
41.0

[†] Source: Environics Analytics 2021



BRANTFORD • PRO-BUSINESS ENVIRONMENT

Ranked Among the BEST Locations to Invest in Canada ^{††}



109,288

TOTAL POPULATION



39.7 YRS

YOUNG POPULATION



\$102,600

AVG. HOUSEHOLD INCOME



89,414

LABOUR FORCE

Over **1 Million** Canadian workers live within 50 km of Brantford

Warehousing and Distribution represents Brantford's largest sector

Located in Canada's designated "**Advanced Manufacturing Supercluster**"

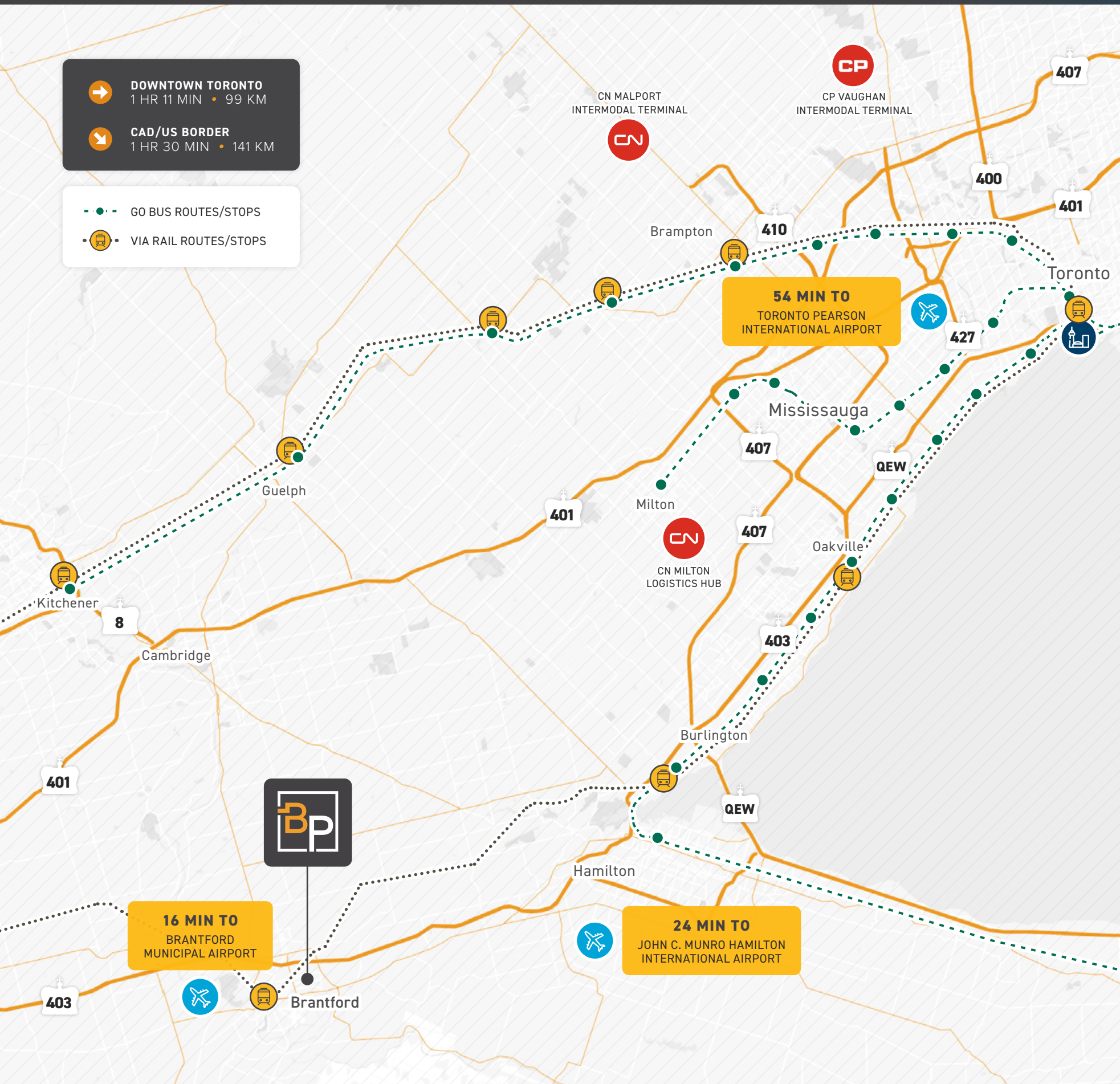
Global leader in automotive manufacturing and assembly, with **700 parts suppliers and 500 tool & dye and mould makers** located across the city and surrounding regions



BRANTFORD IS HOME TO...

- ▶ Diverse, educated local workforce of over 86,000 for the Brantford CMA (July 2022)
- ▶ Over 40 warehousing and distribution companies employing 1,500 workers locally
- ▶ Over 22 advanced manufacturing companies employing 2,100 workers locally
- ▶ 3 post-secondary campuses: Wilfrid Laurier University, Conestoga College, and Six Nations Polytechnic

^{††} Source: Site Selection Magazine 2020, 2021, 2023



CENTRAL TO MAJOR MARKETS

Strategically located with Toronto to the northeast, U.S. border at Buffalo to the southeast, and surrounded by numerous major cities, Brantford is the true gateway to Southwestern Ontario.

TRAVEL DISTANCE • PROXIMITY TO THE SITE

MAJOR MARKETS			KEY TRANSPORTATION ROUTES/HUBS		
Destination	Drive Distance	Drive Time	Destination	Drive Distance	Drive Time
Cambridge	26 Km	21 Min	Highway 403	1.5 Km	2 min
Hamilton/Ancaster	24 Km	19 Min	Highway 401	40 Km	27 min
Kitchener/Waterloo	40 Km	40 Min	Brantford GO Bus Terminal	3.8 Km	5 Min
Burlington	38 Km	33 Min	Brantford Municipal Airport	11 Km	16 Min
Guelph	45 Km	50 Min	Hamilton International Airport	33 Km	24 Min
Milton	68 Km	46 Min	QEW (at Red Hill Valley Parkway)	46 Km	28 Min
Mississauga	79 Km	47 Min	Port of Hamilton	38 Km	29 Min
Toronto	99 Km	1 Hr 11 Min	Pearson International Airport	93 Km	54 Min
Buffalo US Border	141 Km	1 Hr 30 Min	CN Malport Intermodal Terminal	100 Km	59 Min
Port Huron US Border	200 Km	2 Hr 3 Min			
Detroit US Border	296 Km	2 Hr 42 Min			

Excellent connectivity to key transportation routes.

Highway 403 runs east-west through the centre of the region and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Toronto is an approximately 65-minute drive northeast, and the U.S. border to Western New York is within 90 minutes.

- ▶ One day drive to 160 million customers and 60% of all manufacturers in the USA and Canada
- ▶ Serviced by major CN freight lines, as well as VIA passenger rail and GO Transit buses
- ▶ Passenger and freight rail services are provided on CN's main Quebec to Windsor rail line
- ▶ Brantford operates its own municipal airport and is also within a 24-minute drive of Hamilton's international airport and 54 minutes of Toronto's Pearson International Airport

BRANT BUSINESS PARK

Brant Business Park is in the most sought-after industrial node in Brantford, with quick access to arterial highways and proximity to numerous retail and restaurant amenities. It is surrounded by Brantford’s residential base, providing easy access to employment, making this location superior to Brantford’s Northwest Industrial node, as well as any other available development land within the city.

MAJOR AMENITIES

Within 3 KM Radius

Shopping Places

21

Gas Stations

3

Restaurants & Cafés

17

Banks

5



Aerial of Brantford, Ontario, Canada

[CLICK HERE FOR INTERACTIVE MAP](#)

Brant Business Park provides a great opportunity to join a remarkable business community. Currently the Park comprises approximately 1.4 million square feet in 8 buildings (6 free-standing) and is home to many first-class corporations including S.C. Johnson & Son, Channel Control Merchants, National Steel Car and Mitten (Ply Gem).

TRUCK ROUTES

To Highway 403

- TRUCK ROUTE 1

1.5 KM/2 MIN TO HIGHWAY 403 FULL INTERCHANGE
Via Wayne Gretzky Parkway
- TRUCK ROUTE 2

3.5 KM/6 MIN TO HIGHWAY 403 FULL INTERCHANGE
Via Garden Avenue

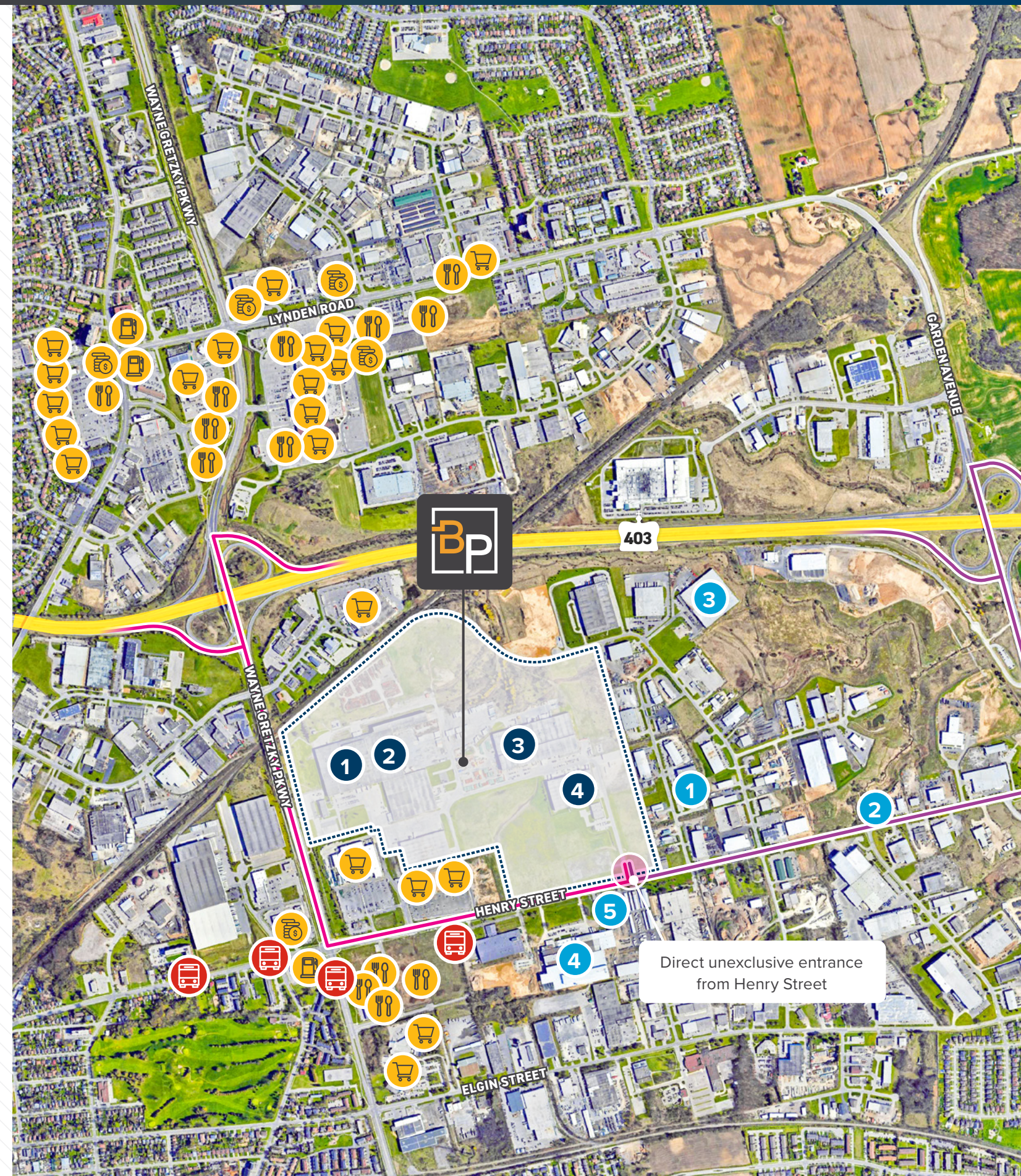
MAJOR TENANTS IN THE AREA

In the Business Park

- Channel Control Merchants
- SC Johnson
- Mitten Building Products
- Gates

Surrounding the Business Park

- Piller’s Fine Foods
- Fastenal Canada
- Konstant - Pallet Rack Manufacturing
- Patriot Forge Co
- Goodman Distribution Inc



BRANT BUSINESS PARK





BRANT BUSINESS PARK

225 Henry Street • Brantford, Ontario

Building 2, 5 & 6

INDUSTRIAL AND CRANE UNITS FOR LEASE

Building 2: 162,882 Sq. Ft. | Building 5: 122,230 Sq. Ft.
Building 6: 139,420 Sq. Ft.

For more information, please contact

TED OVERBAUGH**

Senior Vice President

519 340 2309

Ted.Overbaugh@cbre.com

JONATHAN LEARY*

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

KYLE HANNA*

Vice Chairman

416 798 6255

Kyle.Hanna@cbre.com

*Sales Representative

**Broker

CBRE



CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST

5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

**Recreational uses are not permitted*