

**FOR LEASE**  
**INDUSTRIAL**  
**122,614 SF**

**Savannah Oaks Drive**  
**Oak Park Road**

Brantford, ON

**Flexible M3 Zoning with a number of  
Commercial and Industrial uses**  
**High Traffic location**  
**Close to Highway 403**

**VICANO**

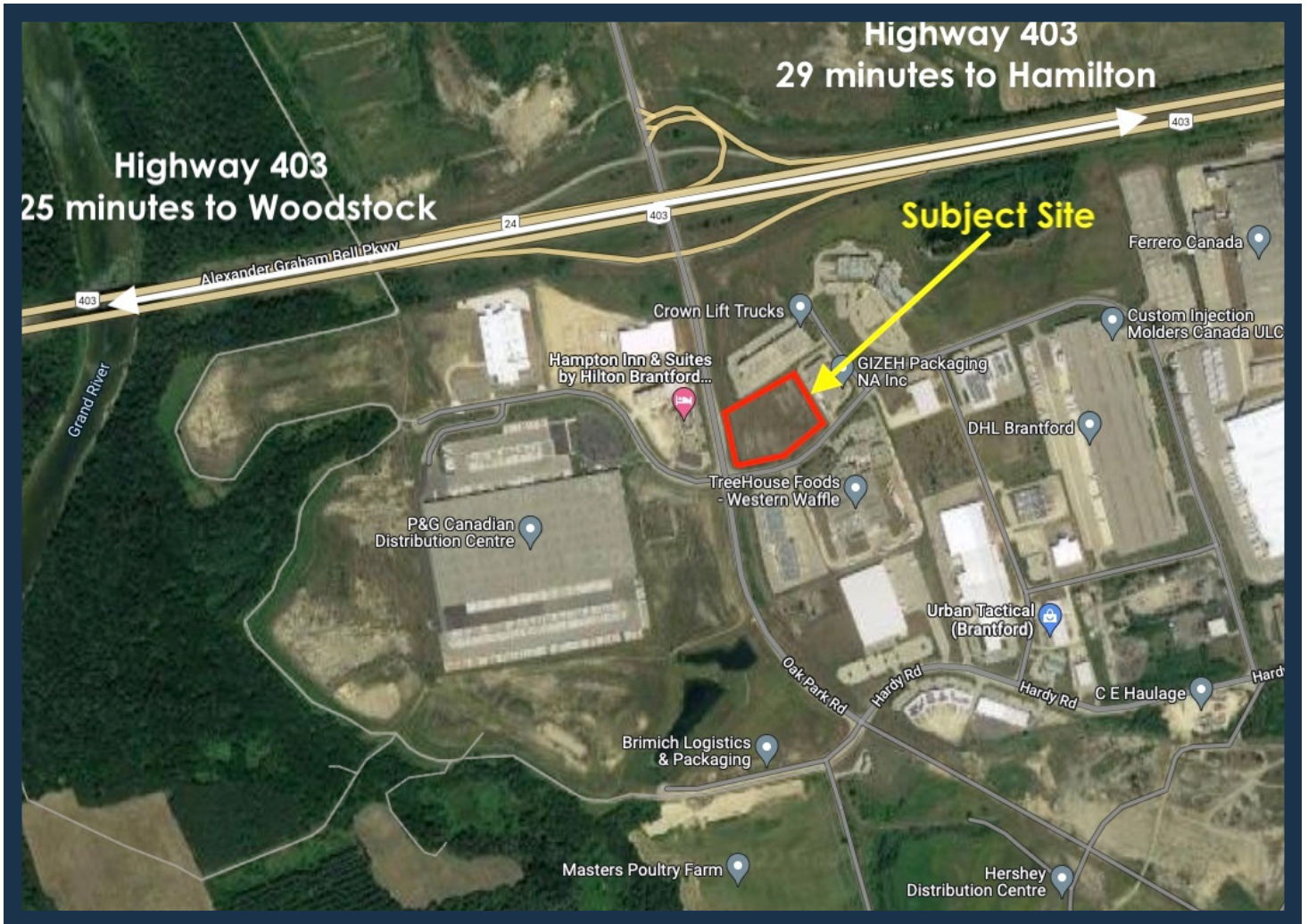
**RE/MAX**  
COMMERCIAL®

***Ed Doucet, Broker***

[www.eddoucet.com](http://www.eddoucet.com)

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# Savannah Oaks Drive & Oak Park Road



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# Savannah Oaks/Oak Park - ZONING

## **M3-2 Business Park Industrial Zone**

- **Industrial malls, which may permit one or more of the uses permitted by this section.**
- **Industrial service offices.**
- **Manufacturing uses excluding any noxious use.**
- **Wholesale uses.**
- **Warehouse uses.**
- **Research uses.**
- **Accessory caretakers' residences.**
- **Accessory general offices.**
- **Accessory uses, buildings and structures.**
- **Catering services.**
- **Computer, electronic, or data processing establishments.**
- **Telecommunications services.**
- **General offices.**
- **Uses permitted in Section 6.1.**

## **Exception M3-2:**

**any lot within any M3-2 Zone may be used for all of the uses permitted in the M3 Zone plus the following:**

- **Financial institutions.**
- **Personal service stores.**
- **Hotels.**
- **Motels.**
- **Health clubs.**
- **Photocopy shops.**
- **Restaurants: full service, fast food, take-out (including drive-through service).**
- **Postal stations.**
- **General offices.**
- **Industrial service offices.**
- **Catering services**
- **Computer, electronic or data processing establishments.**
- **Day nurseries.**
- **Private clubs.**
- **Telecommunications services.**
- **Accessory retail sales associated with manufacturing uses only.**
- **Accessory caretakers' residences.**
- **Accessory general offices.**
- **Accessory uses, buildings and structures.**

The logo for VICANO features the word "VICANO" in a bold, black, sans-serif font. A red triangle is positioned above the letter "V".The logo for RE/MAX COMMERCIAL features the words "RE/MAX" in a large, bold, red, sans-serif font, with a blue diagonal line through the "E". Below this, the word "COMMERCIAL" is written in a smaller, white, sans-serif font inside a grey rectangular box. A registered trademark symbol (®) is located to the right of the box.

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