

FOR LEASE
OCCUPANCY Q3 2024!



1,151 Garden Avenue
Brantford, ON

New Class A Industrial
256,869 sq.ft.
Excellent Hwy #403 access
With 30 Trailer Parking Stalls

State of the art warehouse/distribution/manufacturing facility
Ample onsite parking and flexible M2 zoning

45'-0" top of steel height
24 loading docks
1 - 14'x14' drive-in doors
EFSR Sprinkler System
Office to suit

VICANO

RE/MAX
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519-753-4663 | EDDOUCET@REMAX.NET

Unit 1, 151 Garden Avenue - Photos



- *20 minutes to Hamilton International Airport*
- *50 minutes to Pearson International Airport*
- *70 minutes to U.S. Border (Buffalo)*

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Unit 1, 151 Garden Avenue - ZONING

M2 General Industrial

- **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, raising 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.**

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