

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





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)



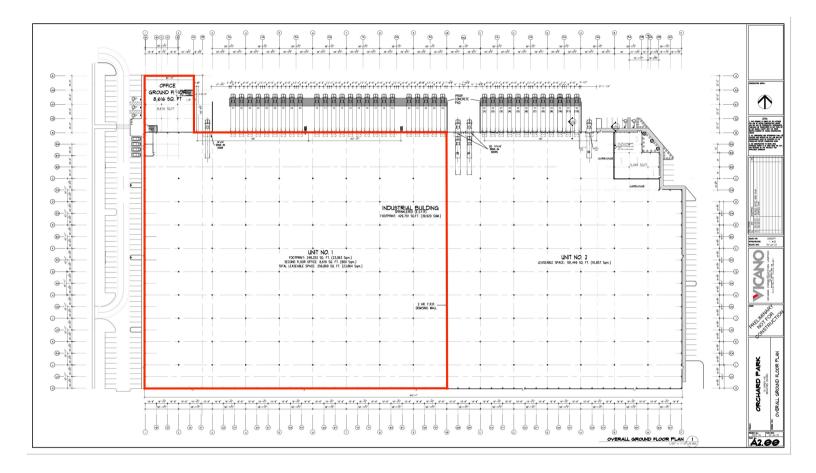


Unit 1, 151 Garden Avenue - Photos





Unit 1, 151 Garden Avenue - Floor Plan







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 garagés.
- 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.



