



FOR LEASE

743

**POWERLINE
ROAD**

BRANTFORD | ONTARIO

53,319 SF

OF INDUSTRIAL / DISTRIBUTION

**Zoned M3
(Heavy Industrial)**

**36' Clear Height,
Graded With Docks**

**Delivered New
October 2023**



743 POWERLINE ROAD

BRANTFORD | ONTARIO

53,319 SF
OF INDUSTRIAL / DISTRIBUTION



Brantford's Newest Industrial

743 Powerline Road is a well situated newly built 200,000 SF industrial building located in Brantford Ontario. Located in less than a 1 Hour drive from Toronto Pearson International Airport, the property is currently under construction and set to deliver in October 2023. The building has been configured as a multi-tenant building with 53,319 SF of leasable area remaining. 743 Powerline represents a unique opportunity given the historic low GTA vacancy rates and plan delivery of new product in 2023.



Property Type
INDUSTRIAL / DISTRIBUTION WAREHOUSE



Parking
APPROX. 66 SURFACE SPACES



Year Built
2023 (TO BE DELIVERED)



Size (SF)
53,319 SF



Amperage
400A



Clear Height
36 FEET



Land Use / Zoning
M3 (HEAVY INDUSTRIAL)



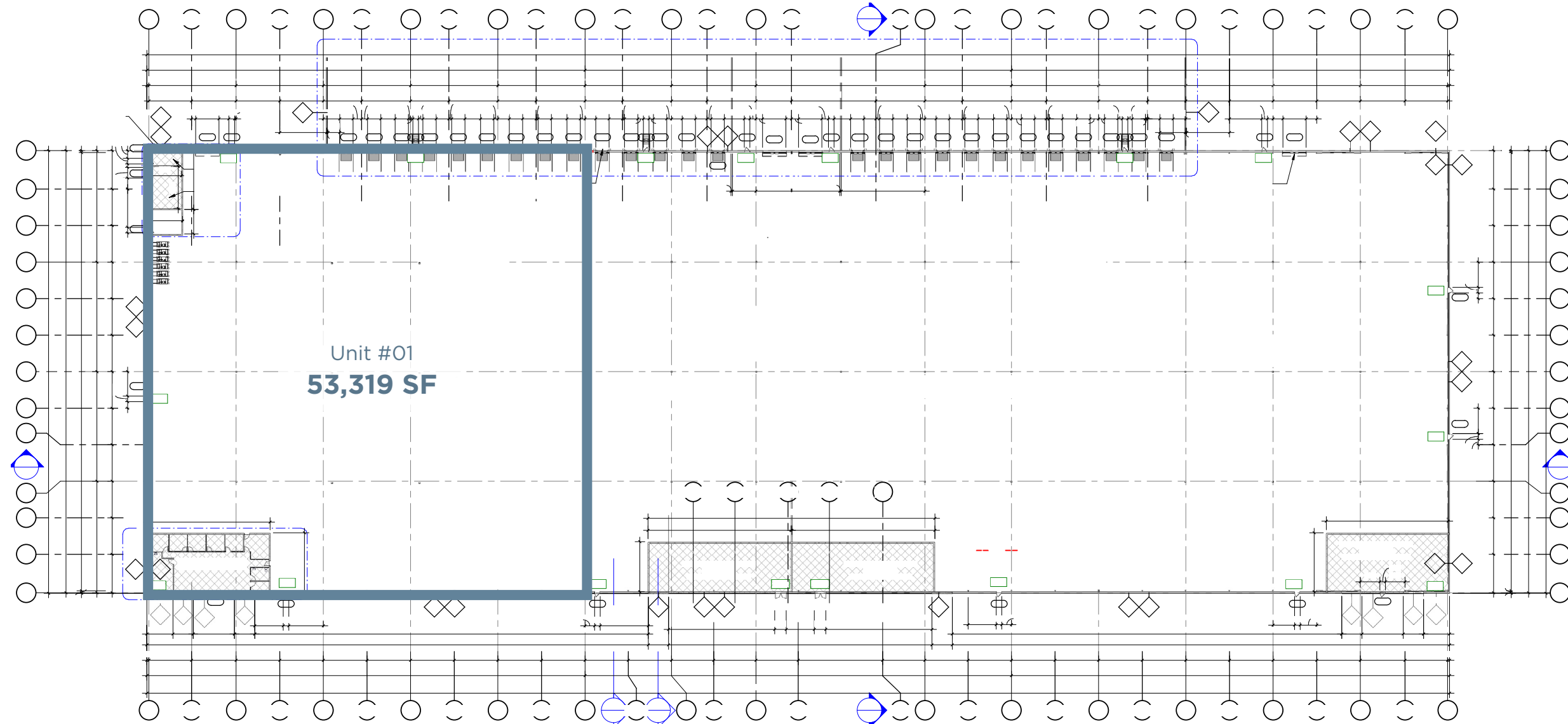
Loading Dock
10 DOCK LEVEL DOORS



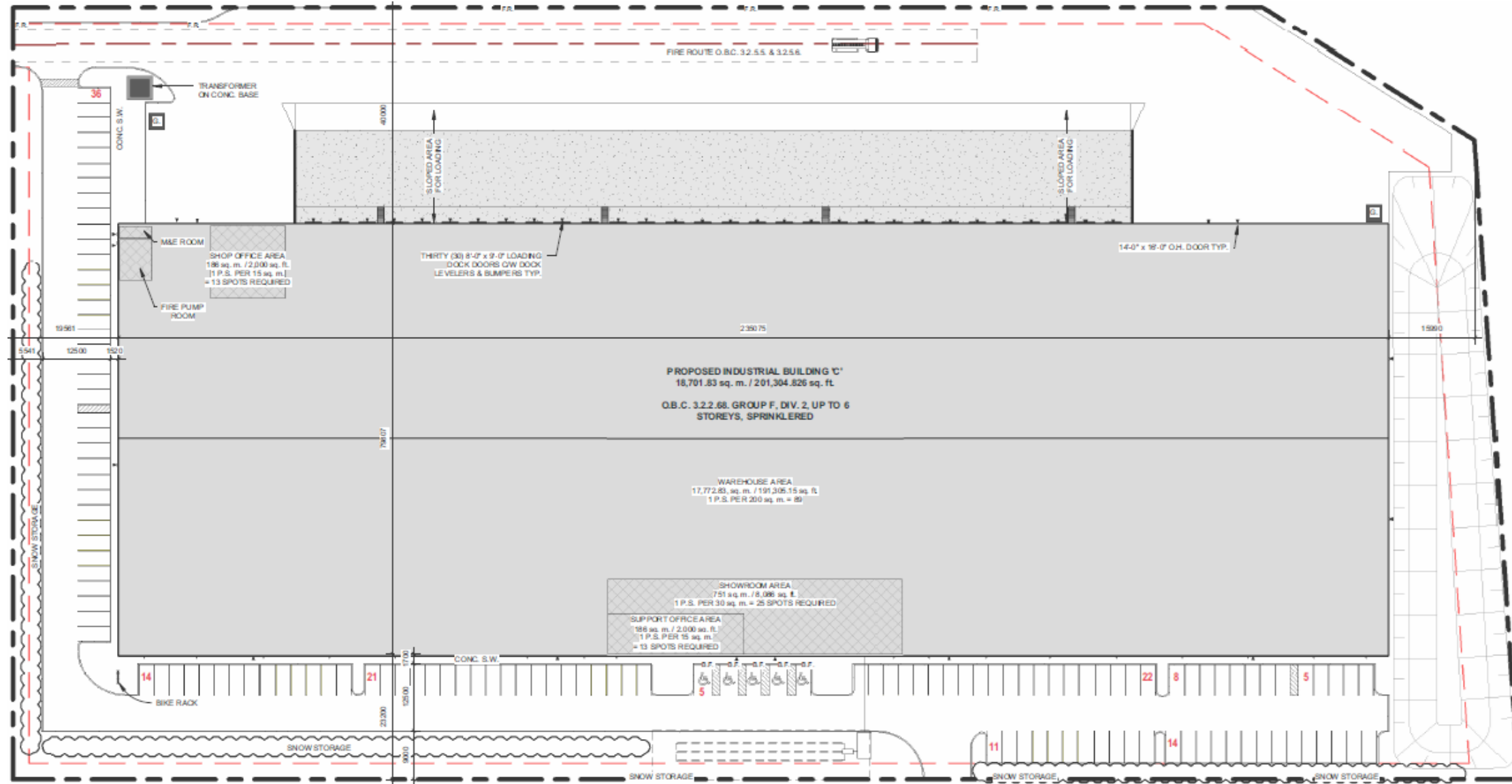
Asking Rent
\$12.50 (TMI TBD)



Office
BUILD TO SUIT





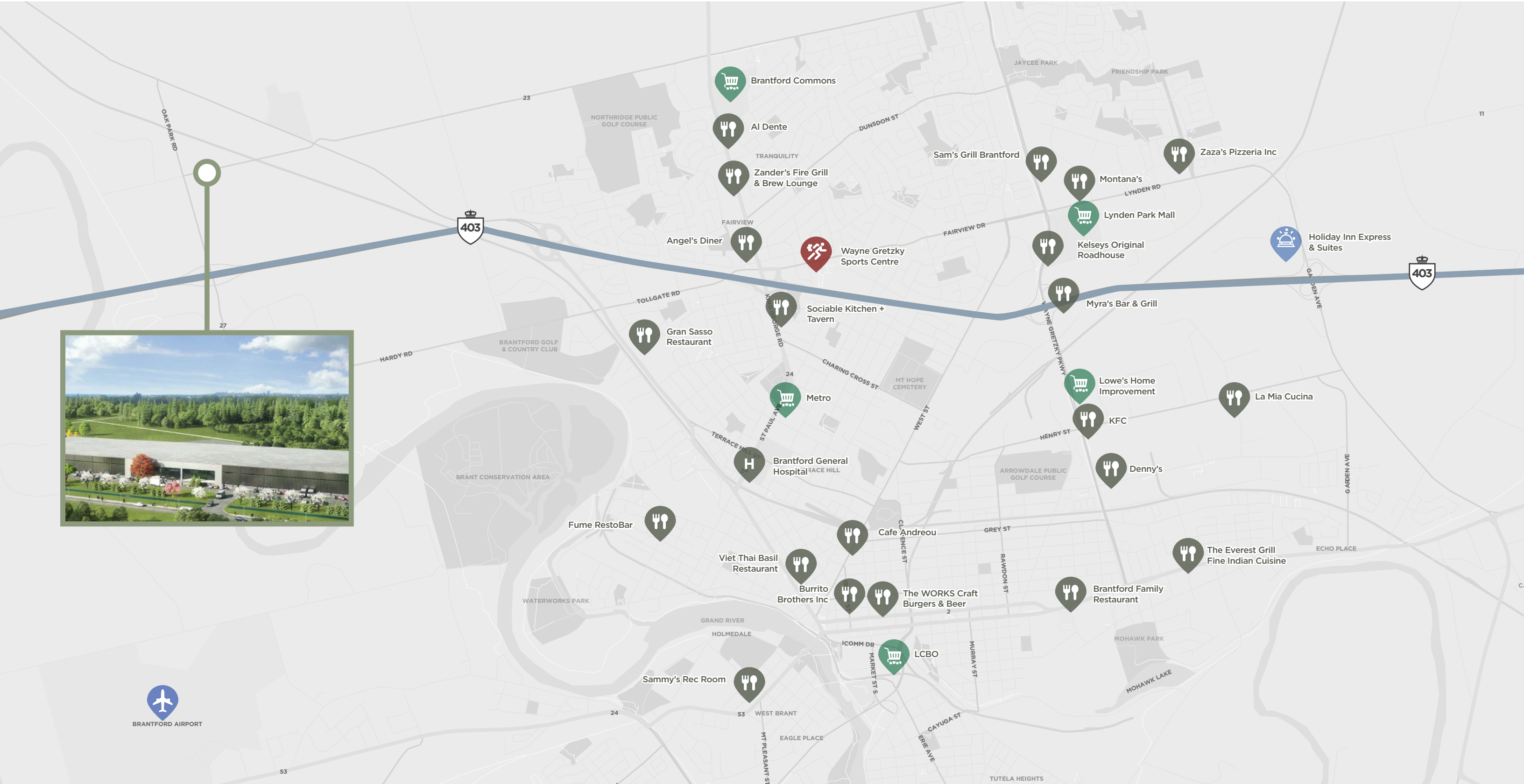


5 ARCHITECTURAL SITE PLAN
1 : 500



Drive Times & Distances

Highway 403	13 MINS	21 KM
Highway 407	31 MINS	53 KM
Highway 401	35 MINS	30 KM
Pearson Airport	60 MINS	103 KM
CN Rail Intermodal Yard	61 MINS	106 KM
CP Rail Intermodal Yard	71 MINS	118 KM
Downtown Toronto	90 MINS	109 KM
USA	97 MINS	142 KM



FOR SALE/LEASE

743

**POWERLINE
ROAD**

BRANTFORD | ONTARIO

For Inquires please contact listing agents

Dan Hubert*
Senior Vice President
416 756 5454
Daniel.Hubert@cushwake.com

Peter Schmidt*
Executive Vice President
416 756 5460
Peter.Schmidt@cushwake.com

Scott Anderson SIOR
Senior Vice President SIOR
519 240 3008
Scott.Anderson@cushwakewr.com

James Mildon*
Vice President
416 756 5463
James.Mildon@cushwake.com

D'arcy Bak*
Senior Associate
416 756 5415
Darcy.Bak@cushwake.com



2024 Cushman & Wakefield ULC, Brokerage. 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. *Sales representative