

FOR LEASE

33 SINCLAIR BOULEVARD

Brantford, ON



9,913 SF + 0.33 ACRES



PROPERTY FEATURES



9,913 SF

BUILDING SIZE

1,487 SF

OFFICE SIZE

±0.33 ACRES

EXCESS LAND

2 DRIVE-IN (12' X 14')

SHIPPING

28' - 30'

CLEAR HEIGHT

FLEXIBLE

AVAILABILITY

NET RENT: \$18.50 PSF NET
TMI: \$3.75 PSF NET

- Practical office space with private offices, open workspace, and kitchenette.
- 28' to 30' clear warehouse.
- 0.33 acres of excess land for storage & parking.
- Warehouse is mostly column-free with additional mezzanine storage above the office space (not included in the overall square footage).
- Immediate access to Hwy 403 via Garden Ave.
- Walking distance to amenities & public transit.
- Building has a deep shipping court, abundant parking.



EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY ZONING

General Industrial Zone (M2) - 10.2.1 Permitted Uses

The following uses are permitted in a M2 Zone:

- 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.
- Uses permitted in Section 6.1.
- Wayside pits or wayside quarries.



[CLICK HERE FOR ZONING DETAILS](#)

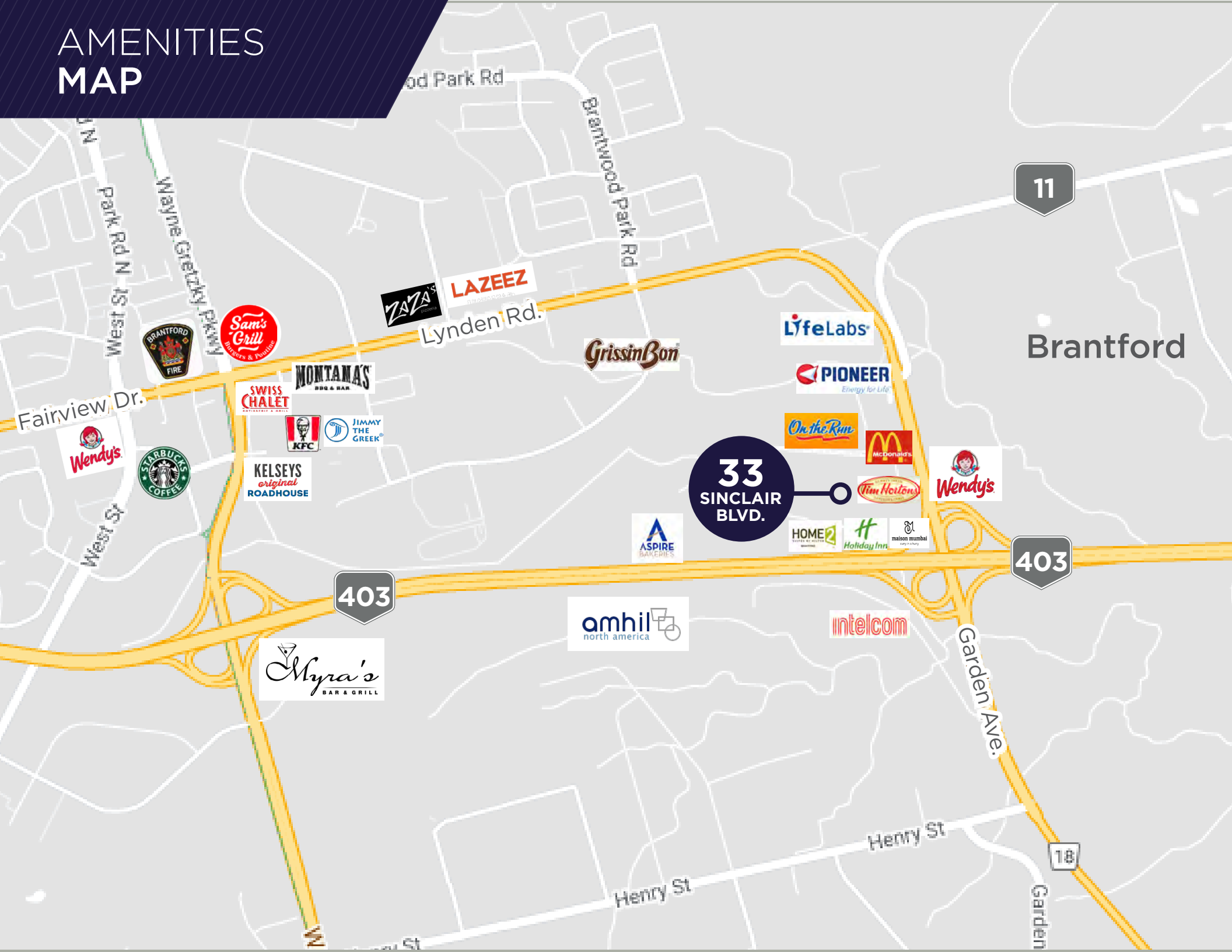
AMENDED BY BYLAW NO. 53-2006:

33 Sinclair Boulevard Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-41 Zone may be used for all of the uses permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-41 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- Lot coverage
- Minimum 10% That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

AMENITIES MAP



AMENITIES MAP

Wood Park Rd

BRANTWOOD Park Rd

11

Brantford

Lynden Rd.

Fairview Dr.

West St

33
SINCLAIR
BLVD.

403

Garden Ave.

Henry St

Henry St

18

Garden





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