

\$ - 25 Campbell Street, Brantford

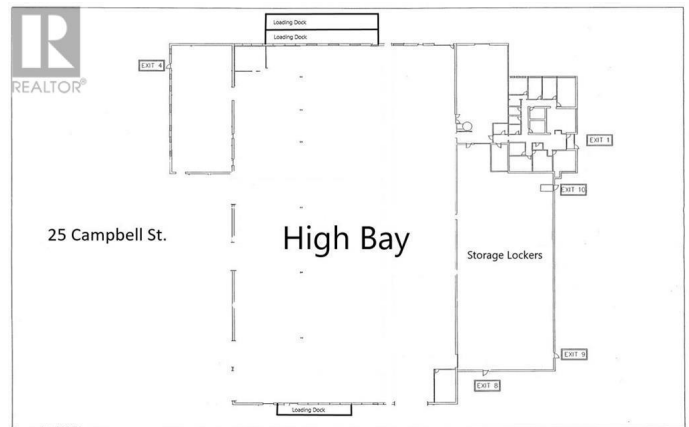
MLS® #40667360

\$

0 Bedroom, 0.00 Bathroom, 55,000 sqft
Industrial on 2.56 Acres

2045 - East Ward, Brantford, Ontario

This 55,000 sq/ft commercial property, set on a generous 2.5-acre plot, is a versatile and expansive offering, perfect for a variety of business applications. It includes a 30,000 sq/ft high bay warehouse, with ceilings stretching 15 to 23 feet high, six 14 x 14 garage doors, potential for three loading bays, and sprinklers, but lacks heating. An 8,000 sq/ft storage unit section features a 12-foot ceiling, 51 units with gas heating and sprinklers, but no garage doors. Additionally, there's a smaller 2,000 sq/ft high bay area with a 12-foot ceiling, a 12 x 11 garage door, gas heating, and sprinklers. The property also houses a 3,000 sq/ft independent area, currently leased, offering a 14-foot ceiling, a 12 x 12 garage door, gas heat, one office, one bathroom, and sprinklers. Completing the setup is a 3,600 sq/ft office space, equipped with gas heating and A/C, five offices, two bathrooms, a boardroom, and a kitchen. Enhancements include new concrete floors in select areas, a new roof, and an electrical setup of 600 volts and 200 amps with expansion potential. Additionally, there's room for an extra 3,600 sq/ft of office space development, all within M2 zoning. This property is an excellent opportunity for businesses seeking a large, multifunctional space with modern amenities and significant growth potential. (id:6289)



Essential Information

Listing #	40667360
Bathrooms	0.00
Square Footage	55,000
Acres	2.56
Type	Industrial
Sub-Type	Freehold

Community Information

Address	25 Campbell Street
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3R1X8

Amenities

Amenities	Public Transit
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Interior

# of Stories	1
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Exterior

Exterior	Brick, Stucco, Steel
Foundation	Poured Concrete

Listing Details

Listing Office	Re/Max Twin City Realty Inc.
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Listing information last updated on October 21st, 2025 at 11:46pm PDT