

\$6,750,000 - 10 Spalding Drive, Brantford

MLS® #40729520

\$6,750,000

0 Bedroom, 0.00 Bathroom, 49,846 sqft
Industrial on 2.00 Acres

2071 - Old West Brant, Brantford, Ontario

Stand-alone 49,846sf Industrial building on 2.842 acres. Located in diverse Commercial & Industrial node with both transit and nearby walkable employee amenities (Tim Hortons, McDonald's, Starbucks, Shoppers drug Mart, Sobeys, and many others). Traffic free shipping route to Highway 403 via Rest Acres Road. Flexible, General Employment (GE) Zoning. Two storey office buildout approx. 4,329 sf, with employee areas - lunch room, training rooms and washrooms. Warehouse/production space with 4 dock doors and Large 16ft tall drive in door. Building was constructed in 2 sections, one approximately 16,000 sf with 16' ceiling height under joist, the larger 25,000 sf section 21' ft height under joist. Larger section has 2 bridge cranes: 5 Ton (45ft in width) & 2 Ton bridge crane, 3,000amp, 480 v power service, substantial 600 V power distribution throughout. Paved yard secure with drive in slide gate access. Cellular tower lease in place until June 30th, 2030. (id:6289)



Essential Information

Listing #	40729520
Price	\$6,750,000
Bathrooms	0.00
Square Footage	49,846
Acres	2.00
Type	Industrial

Sub-Type Freehold

Community Information

Address 10 Spalding Drive
Subdivision 2071 - Old West Brant
City Brantford
Province Ontario
Postal Code N3T6B8

Amenities

Amenities Public Transit

Interior

of Stories 1

Listing Details

Listing Office Re/Max Twin City Realty Inc



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