

BLAIR BLANCHARD STAPLETON

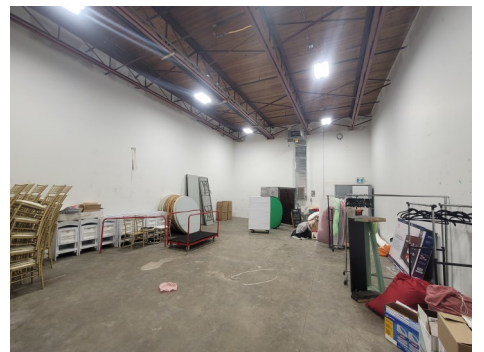
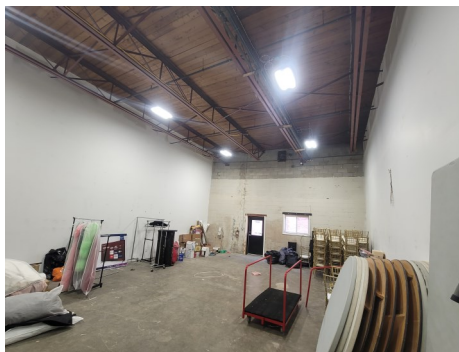
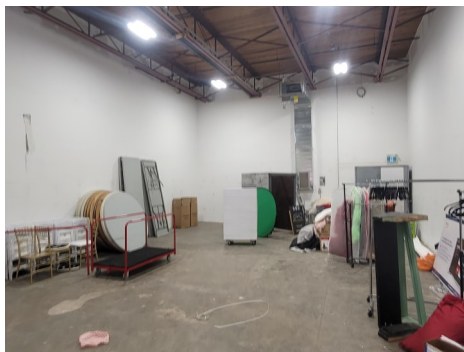
LIMITED, REAL ESTATE BROKERAGE

RETAIL/INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$18.00
PER SQ. FT. NET

1,177
SQUARE FEET



111 Sherwood Drive, Unit 22, Brantford, ON

Welcome to the Cordage District! Join the amazing tenants of Mashpaddle Brewery, Bathtub Bakery, Ninja Warrior, CrossFit Durst, Rope Factory Event Hall, Cake & Crumb, Reach Gymnastics, Affix Label & Printing, Back In Time Comics, Seventh Coffee Roastery and many more! Located right off Colbourne St W, this has easy access to main transit corridors of Brantford. There is significant parking available throughout the complex. This property has been grandfathered into all types of zoning (except residential) so easy for any business to start!

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RETAIL/INDUSTRIAL UNIT FOR LEASE

This unit is down the corridor of the Cordage District, across from the Rope Factory event hall. This former e-commerce unit is an big open space with access for deliveries down the back corridor, where the common washroom is.

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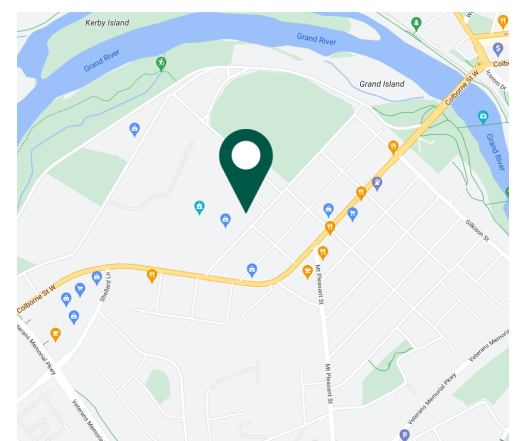


PROPERTY DETAILS

NET LEASE RATE	\$18.00 PSF
SIZE	1,177 SF
T.M.I. (2023)	\$2.70 PSF
AIR CONDITIONING	Partial
CLEAR HEIGHT	16'
PARKING	Yes
SPRINKLERED	Yes
UTILITIES	Yes
ZONING	M1-19

PROPERTY DETAILS

- Excellent unit ideal for retail or service use
- Formerly an e-commerce unit with open space and delivery/shipping access down the back corridor
- Excellent street presence onto Sherwood Drive
- Ample parking throughout property
- Access to public transit via Colborne St W



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