

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

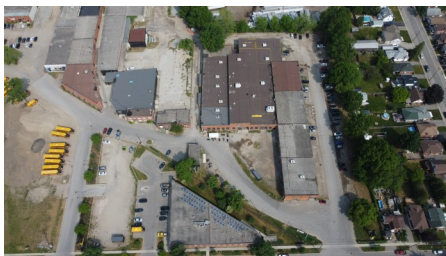
BBSREALTY.COM

\$12.00

PER SQ. FT. NET

9,710

SQUARE FEET



111 Sherwood Drive, Unit 99, Brantford, ON

PROPERTY DETAILS

NET LEASE RATE	\$12.00 psf
SIZE	9,710 Sq Ft
T.M.I. (2023)	\$2.70 psf
AIR CONDITIONING	Partial
CLEAR HEIGHT	16'
PARKING	Yes
SPRINKLERED	Yes
UTILITIES	Available
ZONING	M1-19

Welcome to the Cordage District! Join the amazing tenants of Mashpaddle Brewery, Bathtub Bakery, Cake & Crumb, Reach Gymnastics, Seventh Coffee Roastery and many more! Located right off Colbourne St W, this has easy access to main transit corridors of Brantford. Ample parking available throughout the complex. Property has a variety of zoning uses so easy for any business to start! Shared open concept warehouse space with double man door access only. Short term ideal but any short term use for a large open space will be considered. Contact LA for this partially tenanted area.

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