

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL/INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

**\$14.50PSF**  
NET LEASE RATE

**\$4.00PSF**  
T.M.I. (2024)

**2,507**  
SQUARE FEET



## 51 Woodyatt Drive, Unit 4, Brantford, ON

Welcome to the Roycott Plaza, right behind Lynden Park Mall. Neighbouring tenants include Nedco, True North Vape Supply, Gremlin Apparel, And Bell City Brewery. Conveniently located very close to Hwy 403 for shipping ease. Unit ideal for fast food, catering, print shops, dry cleaning, and many industrial uses under M2 zoning.

### Keriann Harlow

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#### HAMILTON DOWNTOWN OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# RETAIL/INDUSTRIAL UNIT FOR LEASE

Reception/Showroom/Office area with a kitchenette at the front of the unit with window AC to keep the area cool. Majority of unit is warehouse with a 15' 6" clear height and one 10' x 8' wide loading dock, plus a 655 sq. ft. mezzanine ideal for office, staff, or storage area. Plaza style parking at front and additional parking at rear.

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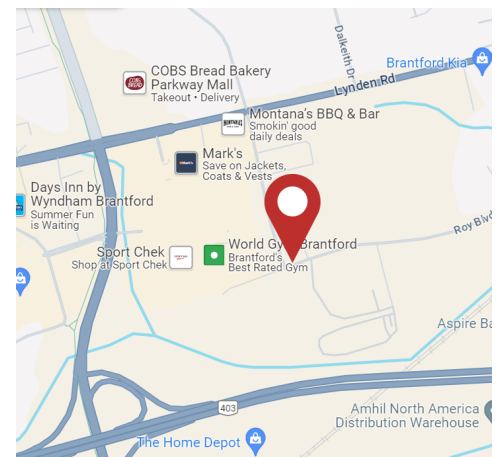


## PROPERTY DETAILS

NET LEASE RATE	\$14.50 psf
T.M.I. (2024)	\$4.00 psf
SIZE	2,507 sf
CLEAR HEIGHT	15' 6"
DOCK LEVEL DOOR	(1) 10' x 8'
MEZZANINE	665 sf
PARKING	Plaza
ZONING	M2

## PROPERTY DETAILS

- One 10' x 8' loading dock and proximity to Highway 403 make this ideal for shipping use
- Other allowable uses include fast food, catering, research, print shops, dry cleaning, data processing, and many additional industrial uses
- Ideal location close to Lynden Park mall and arterial Wayne Gretzky Parkway and Lynden Rd with easy access to Highway
- Immediate access to Brantford public transit bus route along Woodyatt Drive



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