

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR LEASE

BBSREALTY.COM

\$12.95PSF
NET LEASE RATE

\$3.14 PSF
T.M.I. (2024)

35,300
SQUARE FEET



36 Easton Road, Brantford, ON

This freestanding 35,300 sq. ft industrial building is now available for lease in Brantford, Ontario. Ideal for a wide range of businesses, this updated facility features a perfect balance of high-quality office space and functional warehouse area. Beautifully finished offices offering a professional environment, designed with attention to detail are built for your team's comfort and productivity, as well as the well-appointed lunchroom within the warehouse. A separate entrance to the staff locker room, leads into the fully air-conditioned warehouse with epoxy floors and advanced sensor lighting for energy efficiency. The shipping area offers newly sealed dock doors and dock levelers. Enjoy quick access to bus routes or HWY 403 at 36 Easton Road. Available August 1, 2025.

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INDUSTRIAL PROPERTY FOR LEASE

Whether you're looking to expand your operations or establish a new base, this property offers the perfect combination of office amenities and industrial functionality. This Brantford location provides the opportunity for establishing in a key industrial hub with easy access to major highways for seamless logistics and transportation. Enjoy quick access to bus routes or HWY 403 at 36 Easton Road. Available August 1, 2025.



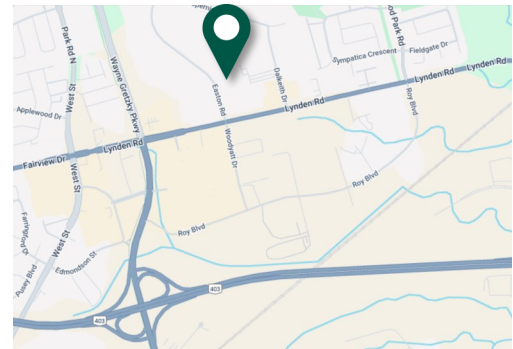
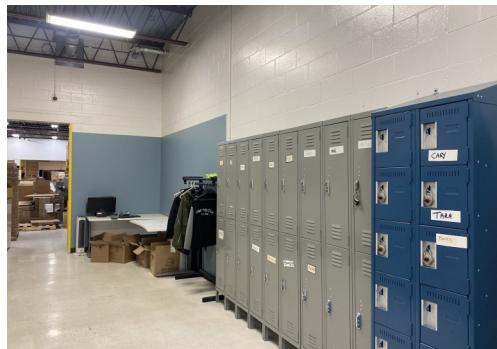
PROPERTY DETAILS

NET LEASE RATE	\$12.95 psf
T.M.I. (2024)	\$3.14 psf
BUILDING SIZE	35,300 sf
INDUSTRIAL SIZE	27,950 sf
OFFICE SIZE	7,350 sf
DRIVE-IN DOOR	(1) 12' x 14'
TRUCK LEVEL DOOR	(2) 8' x 10'
PARKING	(25) Surface
POWER	3 Phase, 600V / 600A
ZONING	GE



PROPERTY DETAILS

- 35,300 sf freestanding facility with many updates
- high-quality office space and functional warehouse area
- lunchroom in warehouse, staff locker room
- fully air-conditioned warehouse with epoxy floors and advanced sensor lighting for energy efficiency
- newly sealed dock doors and dock levelers
- quick access to bus routes or HWY 403



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