

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR LEASE

BBSREALTY.COM

**\$12.95**PSF  
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.

### Andrew Patrick Blair

Broker of Record

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Sales Representative

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#### HAMILTON 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.

# INDUSTRIAL PROPERTY FOR LEASE

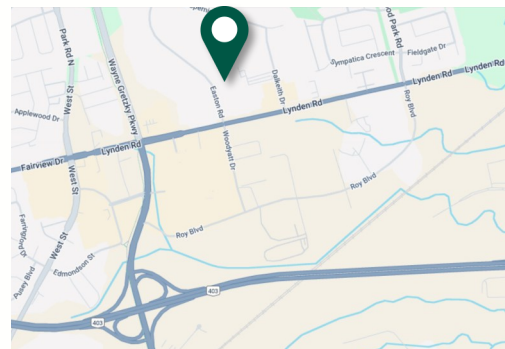
Whether you're looking to expand your operations or establish a new base, this property offers the perfect combination of office amenities and industrial functionality. This Brantford location provides the opportunity for establishing in a key industrial hub with easy access to major highways for seamless 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'
CEILING HEIGHT	12' - 18'
PARKING	(25) Surface
POWER	3 Phase, 600V / 600A
ZONING	GE



- | PROPERTY DETAILS  |  |
|---|--|
| <ul style="list-style-type: none"> <li>• 35,300 sf freestanding facility with many updates</li> <li>• high-quality office space and functional warehouse area</li> <li>• lunchroom in warehouse, staff locker room</li> <li>• fully air-conditioned warehouse with epoxy floors and advanced sensor lighting for energy efficiency</li> <li>• newly sealed dock doors and dock levelers</li> <li>• available August 1, 2025.</li> </ul> |  |



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