

**CBRE**

**83**

**CRAIG STREET**

**BRANTFORD, ONTARIO**



**New Industrial Development Underway**

**SPACE AVAILABLE FROM 24,878 TO 195,730 SQ. FT.**



## BRAND NEW INDUSTRIAL DEVELOPMENT IN CENTRAL BRANTFORD

**83 Craig Street** is a two building, two phase industrial project in Brantford, Ontario. Construction has commenced with buildings slated for completion in late 2026. 83 Craig Street will feature best in class design, curb appeal and functionality with 36-40' clear heights, large shipping courts with both dock level and drive in shipping, premium LED lighting and modern facades. This development is uniquely positioned in an infill location close to employment, amenities and Highway 403 access. Tenants have the ability to customize their space with turnkey offices or other tenant improvements such as cranes or floor drains. The Property is also undergoing condo entitlement with the ability for groups to purchase or lease their facility, offering flexibility in ownership.


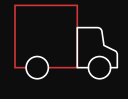






Brantford has a lot to offer companies: a good labour base, highway accessibility, access to US border crossings, and an accommodating business environment. Brantford connects companies to the GTA and Golden Horseshoe regions, while offering affordability and good labour.



# property SPECIFICATIONS

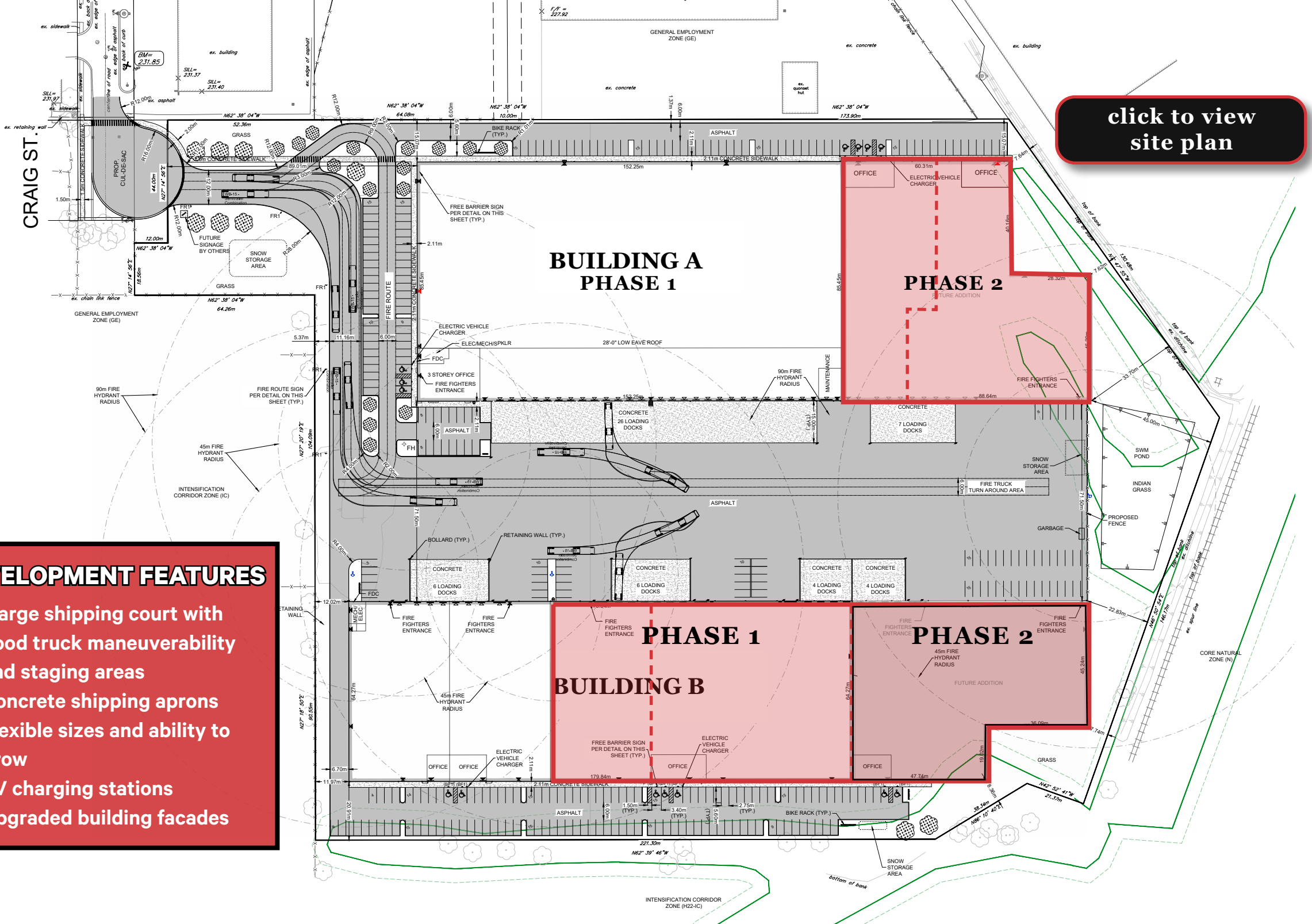
## BUILDING A

## BUILDING B

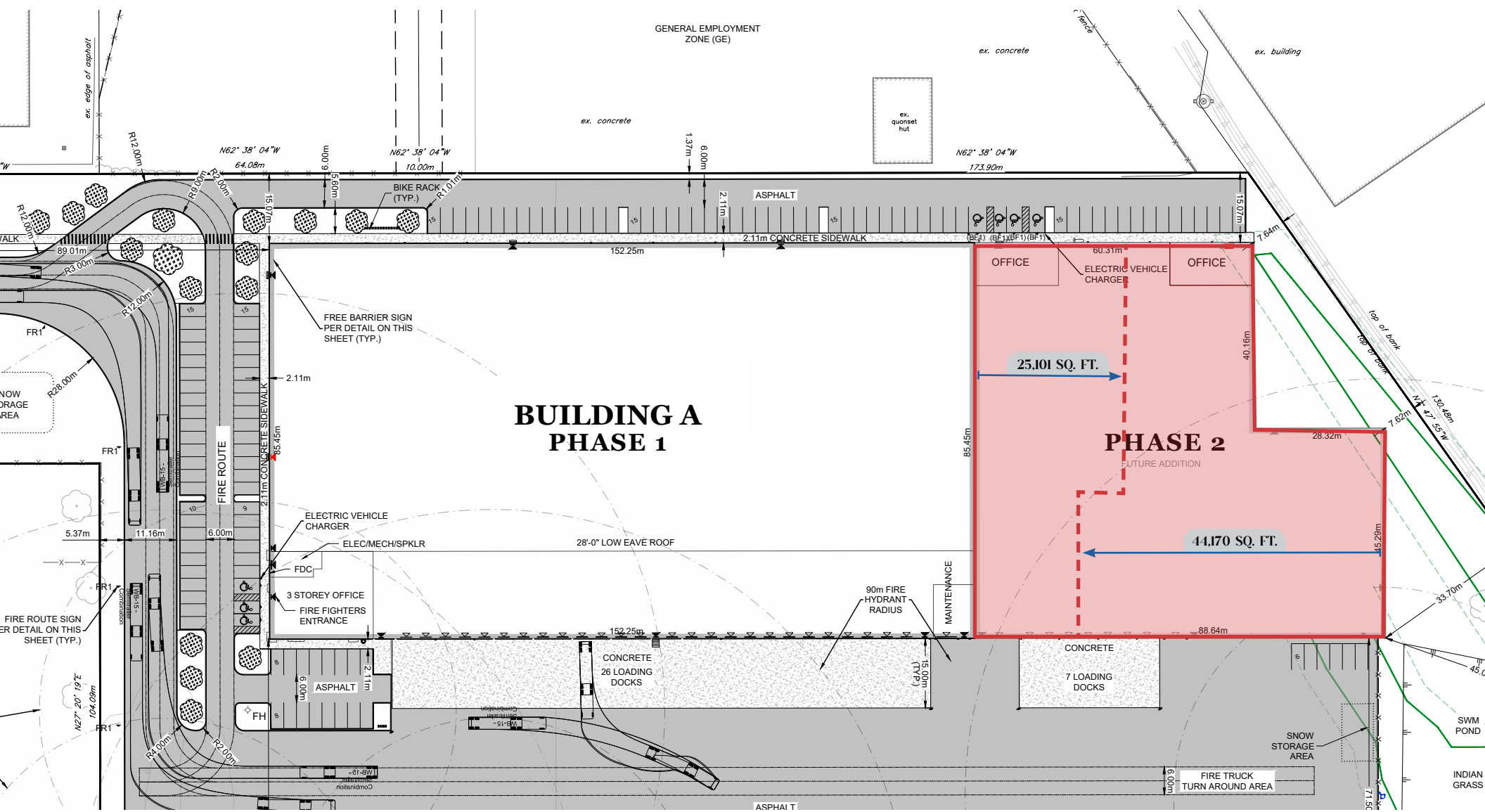
	<b>AVAILABLE SIZE</b>	25,101 - 69,271 Sq. Ft.	24,878 - 126,451 Sq. Ft.
	<b>SHIPPING</b>	7 Truck Level Doors 2 Drive-In Doors	14 Truck Level Doors 4 Drive-In Doors
	<b>CLEAR HEIGHT</b>	40'	36'
	<b>POWER</b>	3,000 KVA Total	2,500 KVA Total
	<b>ZONING</b>	GE - General Employment	
	<b>OCCUPANCY</b>	Winter 2027	Fall 2026 (Phase 1) Summer 2027 (Phase 2)
	<b>TMI</b>	\$4.04 / Sq. Ft. (2025 Estimate)	
	<b>ASKING RATE</b>	Speak to Listing Agents	

### DEVELOPMENT FEATURES

- Large shipping court with good truck maneuverability and staging areas
- Concrete shipping aprons
- Flexible sizes and ability to grow
- EV charging stations
- Upgraded building facades



[click to view site plan](#)



# building A

## DEMISING OPTIONS

[click to view elevations](#)

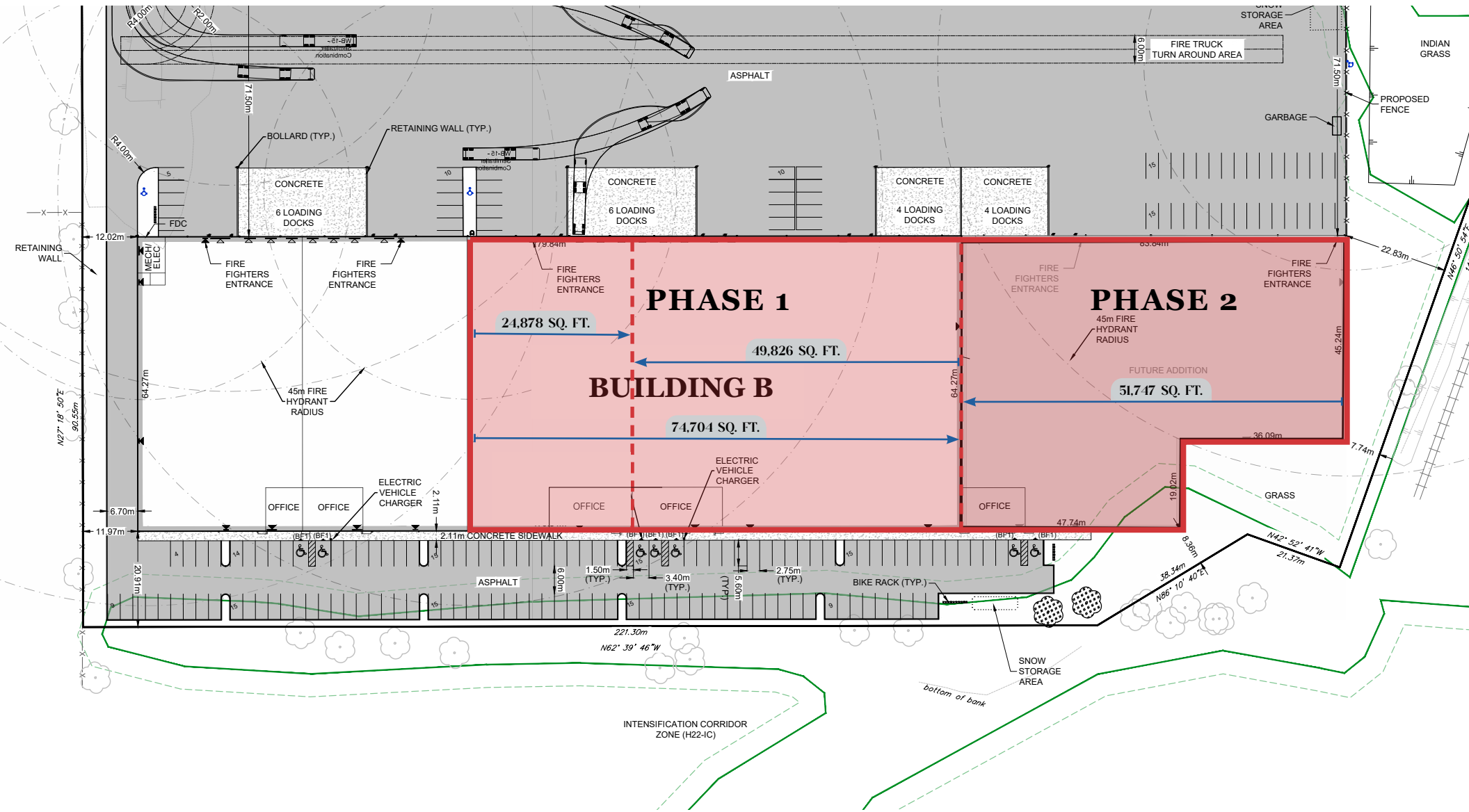
**25,101 SQ. FT.**  
Phase 2  
3 TL + 1 DI

**44,170 SQ. FT.**  
Phase 2  
4 TL + 1 DI

**69,271 SQ. FT.**  
Phase 2  
7 TL + 2 DL

\*Rendering shows Cold Storage Phase 1 Space





# building B

## DEMISING OPTIONS

[click to view plans & elevations](#)

**24,878 SQ. FT.**  
Phase 1  
3 TL + 1 DI

**49,826 SQ. FT.**  
Phase 1  
7 TL + 2 DI

**74,704 SQ. FT.**  
Phase 1  
10 TL + 3 DL

**51,747 SQ. FT.**  
Phase 2  
4 TL + 1 DI

**126,451 SQ. FT.**  
Phase 1 & 2  
14 TL + 4 DI



# location

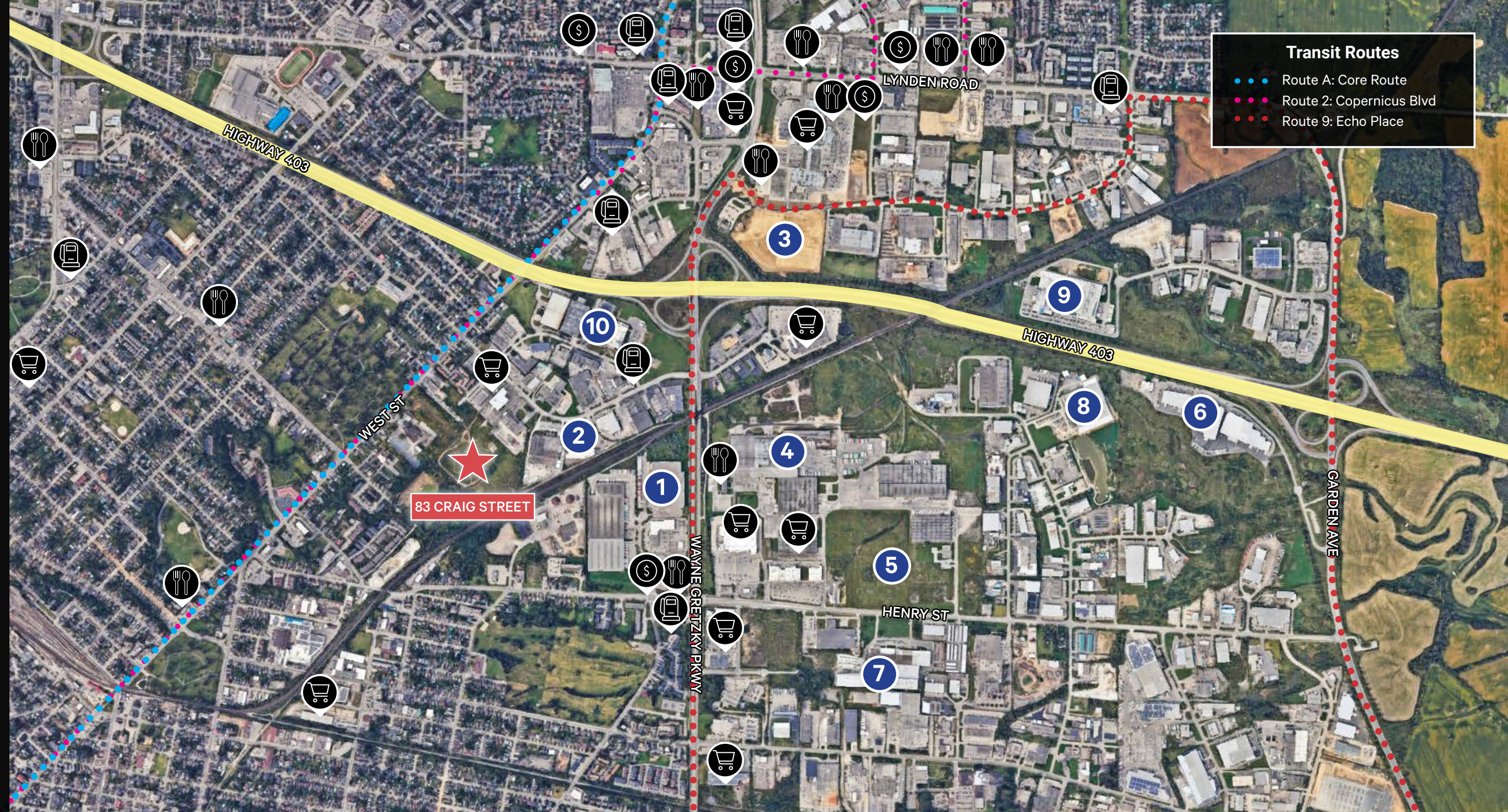
## ADVANTAGE

### Major Employers in the Area

- |                |                     |
|----------------|---------------------|
| 1 Pacorini     | 6 UPS               |
| 2 Tigercat     | 7 Patriot Forge     |
| 3 Costco       | 8 Konstant          |
| 4 SC Johnson   | 9 Aspire Bakeries   |
| 5 Hilton Foods | 10 Flora Food Group |

### Major Amenities within 2 km

 <b>22</b> Shopping Places	 <b>14</b> Restaurants
 <b>10</b> Gas Stations	 <b>14</b> Banks



#### Transit Routes

- Route A: Core Route
- Route 2: Copernicus Blvd
- Route 9: Echo Place

# location

## ADVANTAGE

Brantford is a fast growing and diverse industrial market with it's close proximity to the GTA and Greater Golden Horseshoe markets. Many of the largest developers in Canada have entered the Brantford market in recent years, giving it credibilty as a major market. Brantford is uniquely position along Highway 403 and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Brantford has undergone huge growth in the last 10 years and will continue to grow as the City expands to the north and south, with those moving west from the GTA to find affordability.

Brantford has a lot to offer companies: a good labour base, highway accessibility, access to US border crossings, and an affordable business environment.

## Drive Times

Waterloo Region	24 km • 24 mins
Hamilton	32 km • 21 mins
London	86 km • 50 mins
Milton	66 km • 52 mins
GTA	75 km • 58 mins
Hamilton International Airport	32 km • 22 mins
Pearson International Airport	93 km • 1 hr, 3 mins
Canada/USA Border Crossing (Niagara)	107 km • 1 hr, 20 mins
Canada/USA Border Crossing (Windsor-Detroit)	280 km • 2 hr, 45 mins

## Pro Business Environment

- Ranked BEST location to invest in Canada
- Over 1 Million Canadian workers live within 50 km of Brant
- Warehousing and Distribution represents Brantford's largest sector
- Located in Canada's designated "Advanced Manufacturing Supercluster"
- Global leader in automotive manufacturing and assembly, with 700 parts suppliers & 500 tool & dye and mould makers located across the city and surrounding regions

## Demographics

WITHIN  
**25KM**

POPULATION  
**299,984**

LABOUR FORCE  
**163,927**

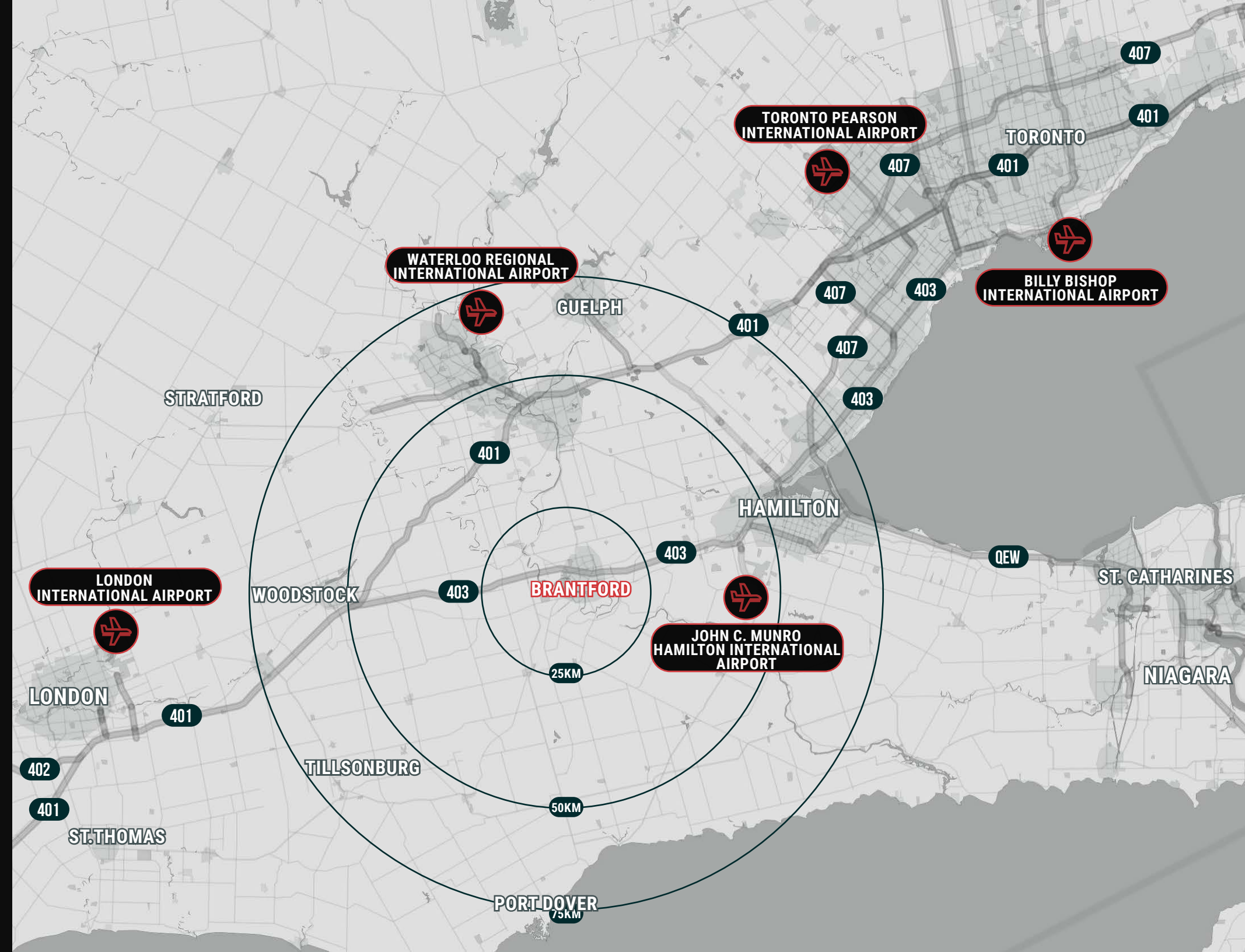
MEDIAN AGE  
**40.3**

WITHIN  
**50KM**

POPULATION  
**2,102,220**

LABOUR FORCE  
**1,176,393**

MEDIAN AGE  
**39.1**



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**BRANTFORD, ONTARIO**

## contact us

**Ted Overbaugh\*\***

Senior Vice President

+1 519 340 2309

ted.overbaugh@cbre.com

**Zach Van Louwe\***

Associate Vice President

+1 519 340 2321

zachary.vanlouwe@cbre.com

**Kyle Hanna\***

Vice Chairman

+1 416 798 6255

kyle.hanna@cbre.com

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | \*Sales Representative, \*\*Broker

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