



For Sale

90 Morton Avenue East, Brantford

38,000 SF Flex Industrial Building in Premium Location

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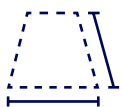
Property Overview

38,000 Square foot clean industrial building in Brantford available for sale. Premium location, two minutes from Highway 403/Wayne Gretzky Parkway interchange and many nearby amenities including the new Costco. Extremely well kept with new asphalt, roof, windows and renovations throughout. The warehouse features 18.5' clear height as well as dock and drive-in shipping doors. Environmental study has been completed.

Property Features:

- Rare purchase opportunity in this size range
- Single user or multi-tenant flexibility
- Large parking lot and shipping apron (2.05 AC)

Asking: \$10,000,000



38,000 SF
Total Area



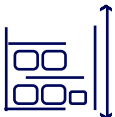
2 Min to
Hwy 403



12,000 SF
Office



M2-56
Zoning



18'5"
Clear Height



3 TL | 3 DI
Shipping





STAPLES

LYNDEN PARK
MALL



HWY 403



Upfield



Best
Western



WAYNE GRETZKY PKWY

Zoning Overview

M2 Permitted Uses

• Industrial malls	• Accessory uses, buildings, and structures	• Industrial rental establishments
• Manufacturing uses.	• Agricultural uses	• Industrial service offices
• Wholesale uses	• Automobile rental establishments	• Kennels
• Warehouse uses	• Autobody repair shops	• Liquid waste transfer stations
• Research uses	• Catering services	• Postal stations
• Accessory caretakers' residences	• Bus garages	• Printing establishment
• Accessory general offices	• Computer, electronic or data processing establishments	• Private parks
• Accessory retail sales	• Dry cleaning establishments	• Propane storage tanks
• Accessory used motor vehicle sales	• Impounding yards	• Public agency works yards
• Public garages	• Public storage warehouses	• Service industries
• Service or repair shops	• Telecommunications services	• Trade schools
• Transportation terminals	• Wayside pits or wayside quarries	

Recent Sales Brantford

49 EASTON ROAD | BRANTFORD



Building Area	40,184 SF
Land Area	4.15 AC
Sale Date	March 6, 2026
Sale Price	\$10,800,000 (\$267 PSF)

370 ELGIN STREET | BRANTFORD



Building Area	40,000 SF
Land Area	5.5 AC
Sale Date	June 1, 2026
Sale Price	\$11,350,000 (\$284 PSF)

50-82 MORRELL STREET | BRANTFORD



Building Area	41,626 SF
Land Area	4.2 AC
Sale Date	July 30, 2026
Asking Price	\$9,650,000 (\$232 PSF)



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