

FOR LEASE

9,913 SF + 0.33 ACRES EXCESS LAND



33 SINCLAIR BOULEVARD
BRANTFORD, ON

PROPERTY FEATURES

Building Size:	9,913 SF
Office Size:	1,487 SF
Excess Land:	±0.33 Acres
Shipping:	2 Drive-in (12' X 14')
Clear Height:	28' - 30'
Availability:	January 2027
Net Rent:	\$18.50 PSF Net
TMI:	\$3.75 PSF Net

- Practical office space with private offices, open workspace, and kitchenette.
- 28' to 30' clear warehouse.
- 0.33 acres of excess land for storage & parking.
- Warehouse is mostly column-free with additional mezzanine storage above the office space (not included in the overall square footage).
- Immediate access to Hwy. 403 via Garden Ave.
- Walking distance to amenities & public transit.
- Building has a deep shipping court, abundant parking.



EXTERIOR PHOTOS



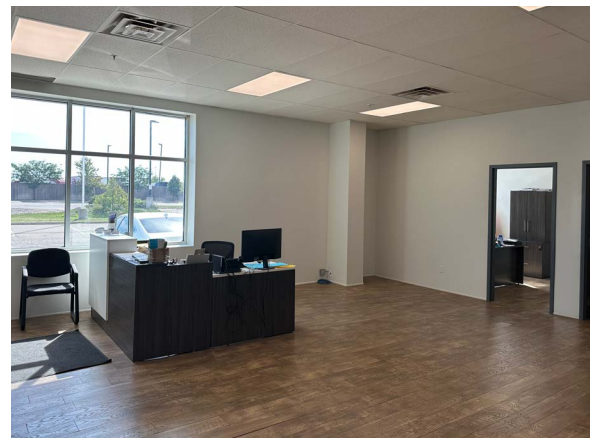
0.33 ACRES GATED EXCESS LAND



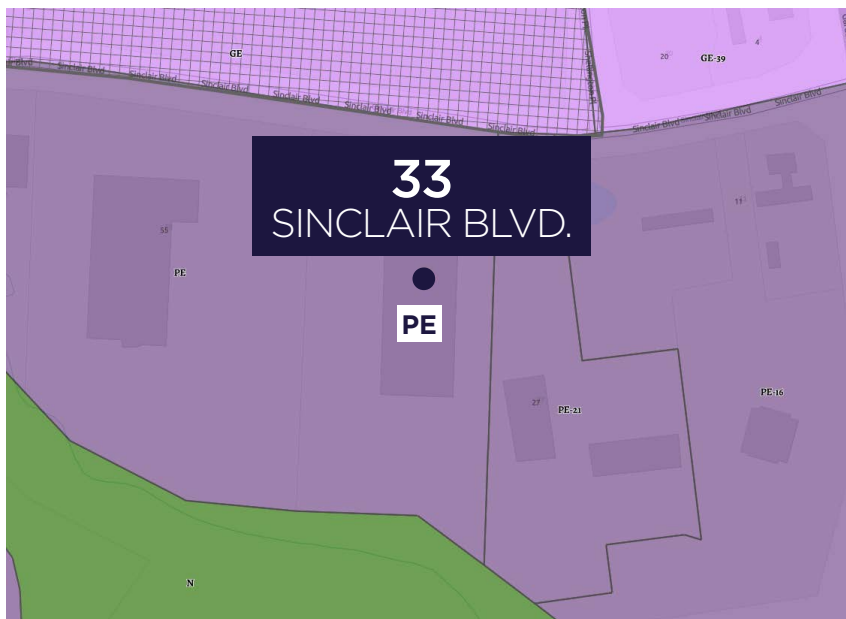
33 SINCLAIR BOULEVARD | BRANTFORD, ON



INTERIOR
PHOTOS



PROPERTY ZONING



CLICK HERE FOR ZONING DETAILS

Prestige Employment (PE) Zone - 10.2 Permitted Uses

- Animal shelter and control facility
- Automobile gas bar
- Automobile repair garage
- Autobody repair shop
- Automobile washing facility
- Automobile supply store
- Brewing on premises establishment
- Brewery
- Catering service establishment
- Child care centre
- Computer, electronic or data processing establishment
- Distillery
- Equipment rental establishment
- Financial institution
- Food processing plant
- Hotel
- Industrial mall
- Industrial rental establishment
- Manufacturing
- Neighbourhood convenience store
- Office, general*
- Personal service
- Place of entertainment/recreation
- Printing establishment
- Production studio
- Research use
- Restaurant
- Retail sale of items manufactured on the property*
- School, trade
- Service industry
- Service or repair shop
- Studio
- Transportation terminal
- Telecommunication services
- Warehouse, public storage
- Warehouse uses
- Wholesale uses
- Winery

All proposed uses are subject to **Landlord approval and must comply with all applicable zoning requirements, municipal regulations, and other applicable approvals.*



24

5 KM

33
SINCLAIR BLVD.

403

403

LYNDEN RD

ST PAUL AVE
BRANT AVE

GREISKIN PKWY

GARDEN AVE

COLBORNE ST E

BRANTFORD
DALHOUSIE ST

AMENITIES MAP

5 KM



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