

# FOR LEASE



## **75 Plant Farm Boulevard** **Unit 1, 2 & 5**

Brantford, ON

**66,426, 126,586 or 145,883 square feet available**

Industrial building ideally located with easy access to Hwy 403, GE General Employment Zone allowing for a wide range of industrial/warehouse uses.

Building features include: Power - 9,000 - 14,000 amps; shipping 8 x TL 3 x DI. Multiple cranes 1- 5 ton. Building is sprinklered (EFSR Designation).

Existing 5,000sf of finished office as well as employee areas, shop washrooms and lunch rooms.

Outside storage permitted - Paved secure outdoor storage available for additional cost. Very low TMI that has been maintained for many years.

**REMAX**  
COMMERCIAL®

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

## **Unit 1, 2 & 5 - 145,583 SF @ \$9.50 psf NNN:**

Industrial building ideally located with easy access to Hwy 403, GE General Employment Zone allowing for a wide range of industrial/warehouse uses. Building features include: Power - 9,000 - 14,000 amps; shipping 8 x TL 3 x DI. Cranes 1- 5 ton. Building is sprinklered (EFSR Designation). Existing 5,000sf of finished office as well as employee areas, shop washrooms and lunch rooms. Outside storage permitted - Paved secure outdoor storage available for additional cost. Very low TMI that has been maintained for many years. 66,426, 126,586 and 145,883 square feet available.

## **Unit 1 & 2 - 126,586 SF @ \$9.50 psf NNN:**

Industrial building ideally located with easy access to Hwy 403, GE General Employment Zone allowing for a wide range of industrial/warehouse uses. Building features include: Power - 9,000 - 14,000 amps; shipping 8 x TL 3 x DI. Cranes 1- 5 ton. Building is sprinklered (EFSR Designation). Existing 5,000sf of finished office as well as employee areas, shop washrooms and lunch rooms. Outside storage permitted - Paved secure outdoor storage available for additional cost. Very low TMI that has been maintained for many years. 66,426, 126,586 and 145,883 square feet available.

## **Unit 1 - 66,426 SF @ \$10.00 psf NNN:**

Industrial building ideally located with easy access to Hwy 403. GE General Employment Zone allowing for a wide range of industrial/warehouse uses. Building features include: Power - 5,000 amps; shipping 2 x TL 1 x DI. Cranes 1- 5 ton. Building is sprinklered (EFSR Designation). Existing 5,000sf of finished office. Outside storage permitted - Paved secure outdoor storage available for additional cost. Very low TMI that has been maintained for many years.

## **Estimated TMI \$1.70 psf 2026**



[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)



# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

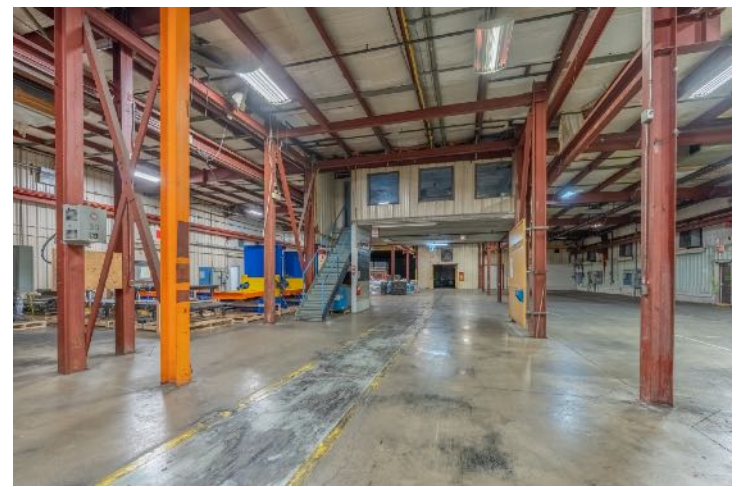


**REMAX**  
COMMERCIAL®

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

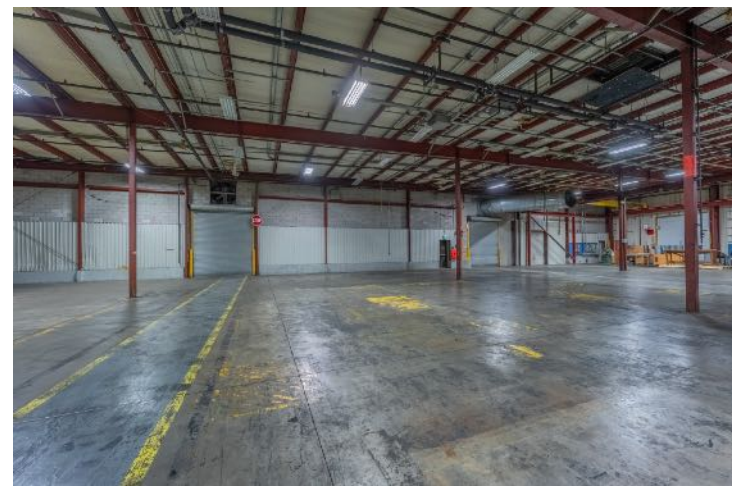
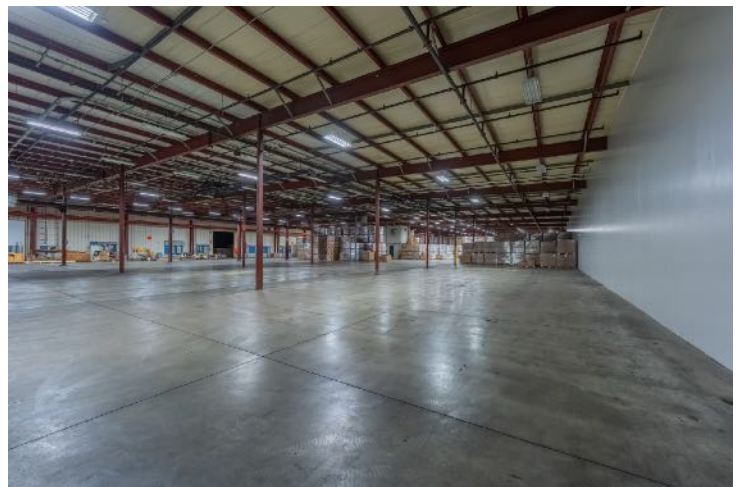


**REMAX**  
COMMERCIAL®

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard



**REMAX**  
COMMERCIAL®

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

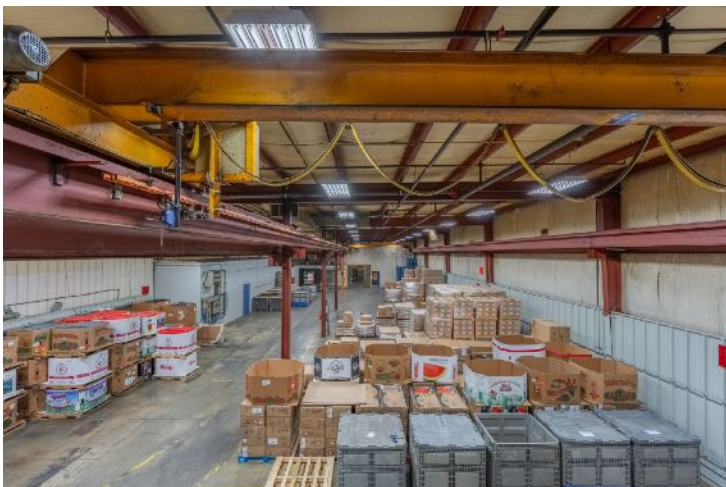


**REMAX**  
COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

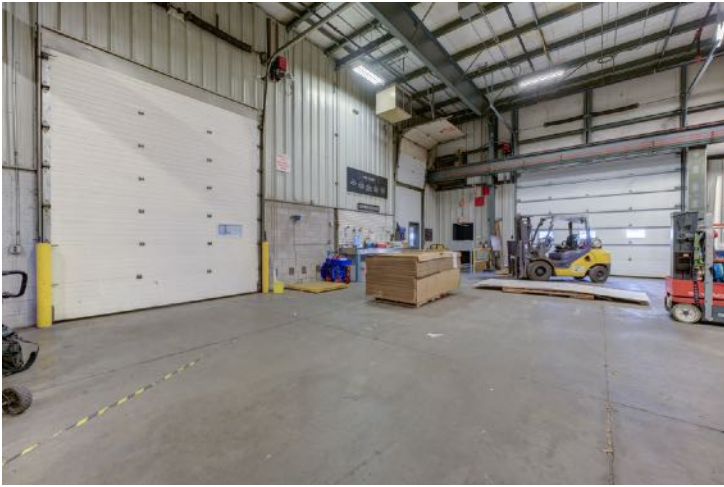


**REMAX**  
COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard

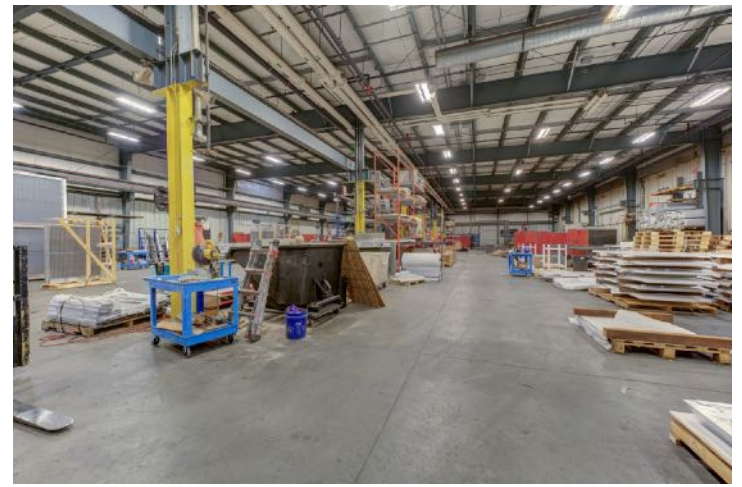
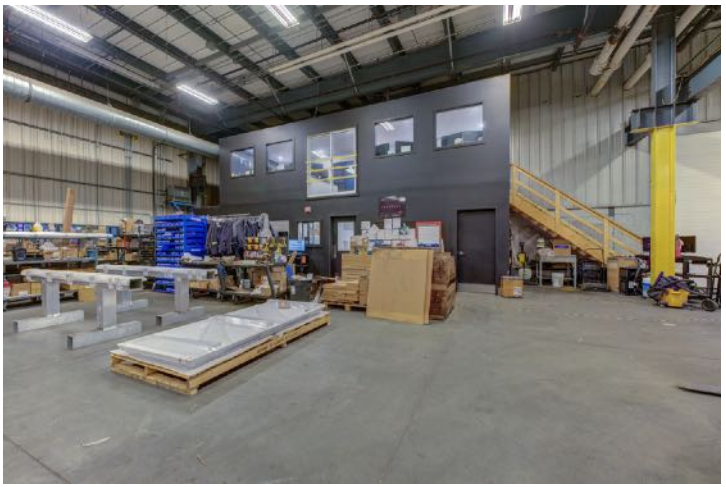
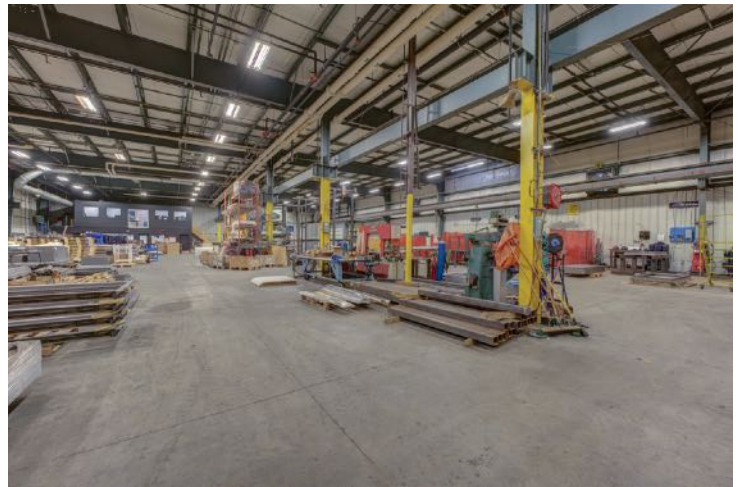


**REMAX**  
COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard



**REMAX**  
COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard



**REMAX**  
COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# Unit 1, 2 & 5 - 75 Plant Farm Boulevard



**REMAX**  
COMMERCIAL®

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)

# General Employment (GE) Zone

- Animal shelter and control facility
- Asphalt plant
- Automobile Gas Bar
- Automobile repair garage
- Autobody repair Shop
- Automobile Washing Facility
- Automobile supply store
- Brewery
- Bulk sales establishment
- Cannabis production and processing facility
- Catering service
- Computer, electronic or data processing establishment
- Concrete batching plant
- Contractor's yard
- Distillery
- Dry cleaning establishment
- Electricity generation facility
- Energy from waste
- Equipment rental establishment
- Food processing plant
- Impounding yard
- Industrial mall
- Industrial rental establishment
- Liquid waste transfer station
- Manufacturing
- Open storage
- Printing establishment
- Production Studio
- Propane filling plant/transfer station
- Recycling operation
- Research use
- Salvage yard
- School, trade
- Service industry
- Service or repair shop
- Transportation terminal
- Telecommunication Services
- Warehouse, public storage
- Warehouse uses
- Wholesale uses
- Winery
- Works yard



[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)