

473 & 474 OAK PARK ROAD BRANTFORD



OVER 8M SQ. FT. DESIGN BUILD
OPPORTUNITIES FOR SALE OR LEASE



Property Highlights

Phase 1 - 473 Oak Park Road (West Parcel)

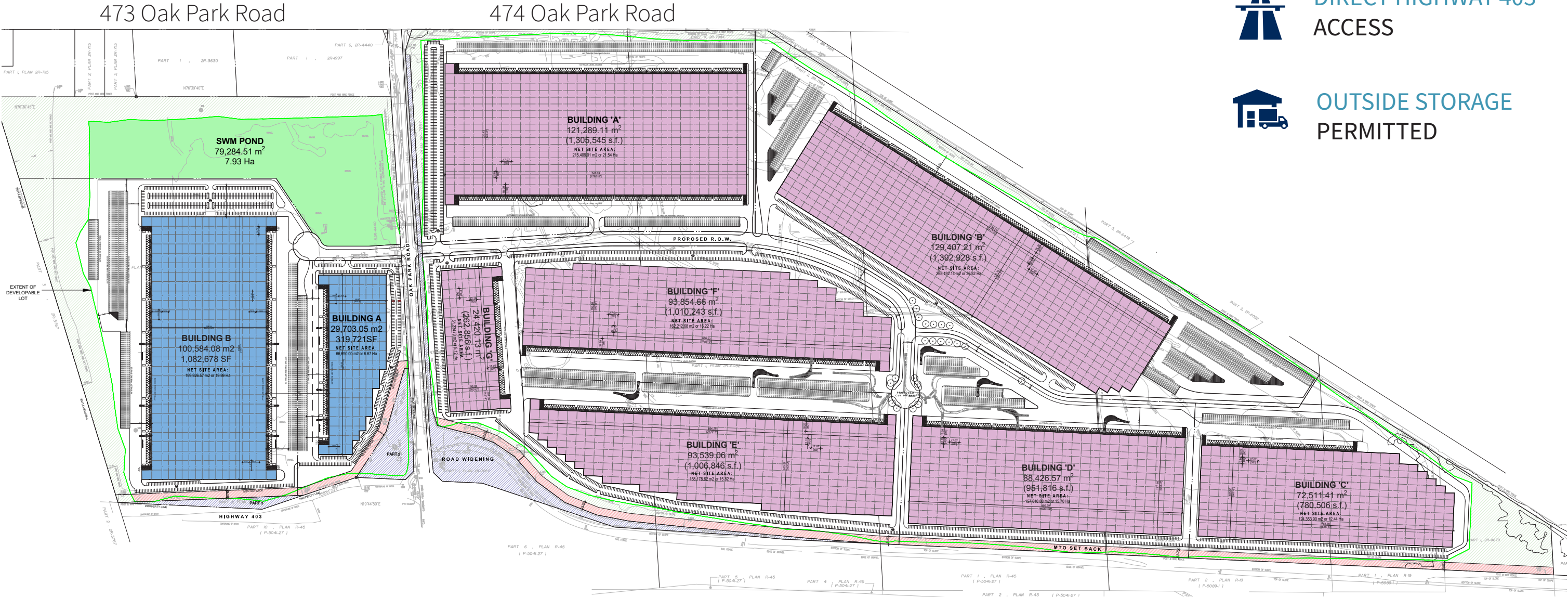
Building A - 319,721 Sq. Ft. Build-to-Suit Available as early as Q2 2026






Building B - 1,082,678 Sq. Ft. Build-to-Suit Available in 2026

 STATE-OF-THE-ART INDUSTRIAL PARK

 DIRECT HIGHWAY 403 ACCESS

 OUTSIDE STORAGE PERMITTED

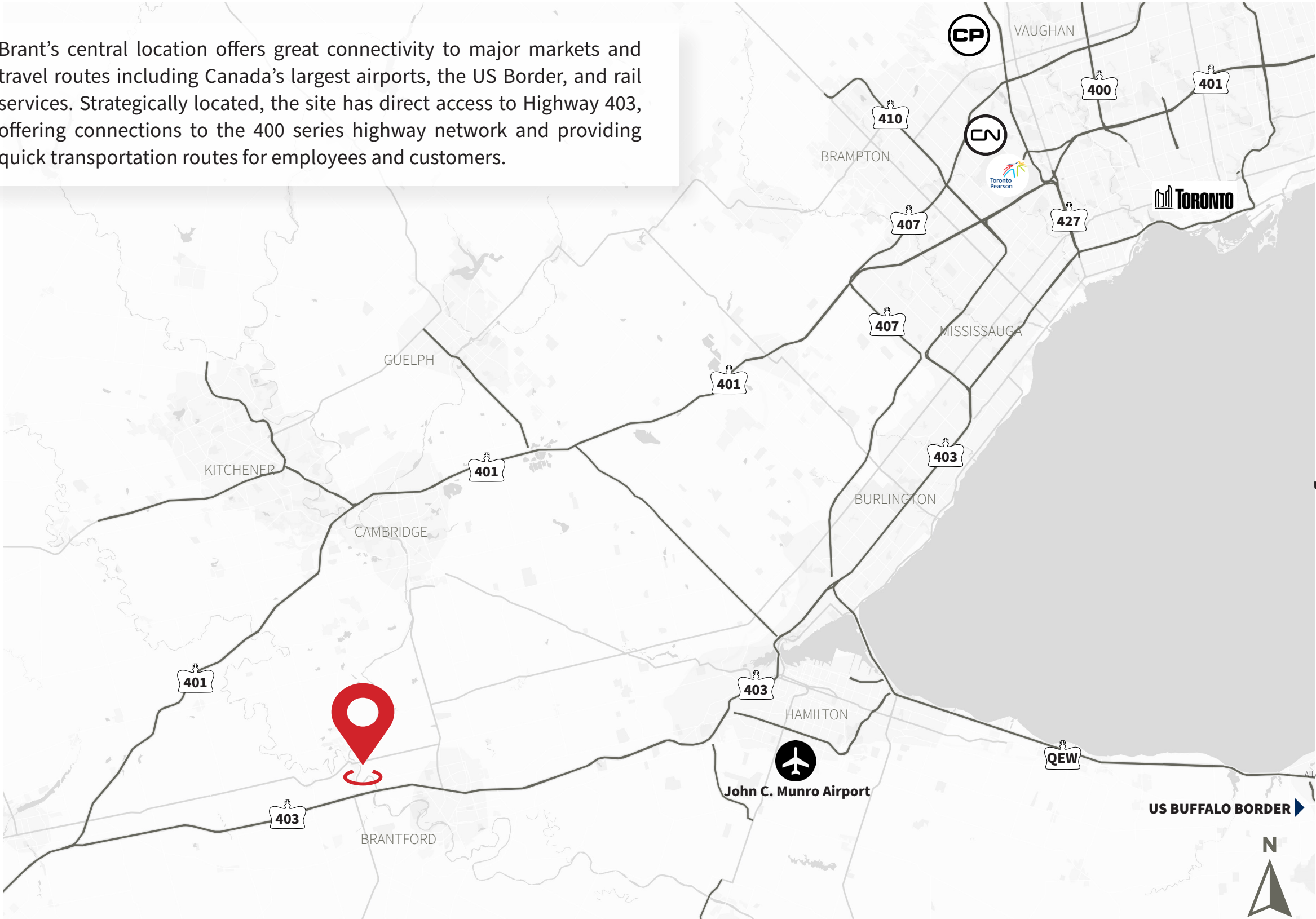


- COLOUR LEGEND
-  ROAD WIDENING
 -  MTO SETBACK
 -  CORE NATURAL HERITAGE AREA
 -  SWM POND AREA
 -  TOE OF SLOPE

The site offers great flexibility to accommodate a wide variety of build-to-suit design options for sale or lease as well as parcels of land for sale.

Location Overview

Brant's central location offers great connectivity to major markets and travel routes including Canada's largest airports, the US Border, and rail services. Strategically located, the site has direct access to Highway 403, offering connections to the 400 series highway network and providing quick transportation routes for employees and customers.



GTA DRIVE TIMES

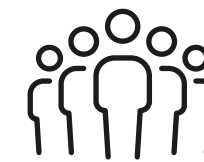
-  Hwy 403 - 2 min/2 km
-  Hwy 401 - 24 min/40 km
-  Hwy 407 - 37 min/65 km
-  Hwy 427 - 59 min/102 km
-  QEW - 59 min/102 km
-  CN Intermodal - 1 hr 2 min/109 km
-  CP Intermodal - 1 hr 13 min/122 km
-  John C. Munro Airport - 26 min/43 km
-  Pearson International Airport - 57 min/103 km
-  US Buffalo Border - 1 hr 34min/153 km
-  Cambridge - 28 min/31 km
-  Guelph - 57 min/57 km
-  Hamilton - 29 min/46 km
-  Mississauga - 52 min/89 km
-  Brampton - 1 hr 2min/110 km
-  Downtown Toronto - 1 hr 11min/111 km

All drive times are approximate and will vary depending on traffic and weather conditions (Source: Google Maps).

Brant Demographics



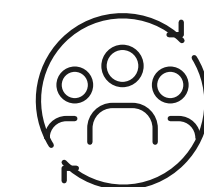
- Brantford is located in the heart of the Greater Golden Horseshoe, one of the most dynamic and fastest growing regions in North America.
- Brantford is a hub for manufacturing offering connections to major innovation hubs and travel routes including Highway 403 access and close access to the Canada/USA boarder.
- Centrally located, Brantford is able to attract and retain talent from many communities, accessing 1 million Canadians within 50 km and 6 million workers within 125 km.
- Brant is well connected to Canada's largest airports including the John C. Munro International Airport and Toronto Pearson International Airport.
- Advanced manufacturing, food and beverage manufacturing, and warehousing and distribution among many are Brant's key sectors and are continuing to expand.



106,998
Total Population



\$100,625
Average Household Income



40.9
Median Age

473 & 474 Oak Park Road, Brantford



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