



For Lease **99,940 - 301,502 Sq. Ft.**

99 Savannah Oaks Drive, Brantford

Ontario

December 1, 2025 Possession

Contact Us:

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Property Details

Lease Options

UNITS	Unit 1-3	Unit 5	Unit 1-3 & 5
TOTAL SIZE	201,562 Sq. Ft.	99,940 Sq. Ft.	301,502 Sq. Ft.
OFFICE	3,962 Sq. Ft.	1,520 Sq. Ft.	5,482 Sq. Ft.
ASKING RATE	\$12.95 Per Sq. Ft. Net	\$12.95 Per Sq. Ft. Net	\$12.95 Per Sq. Ft. Net
SHIPPING	31 Truck level doors 1 Drive-in door	17 Truck level doors	48 Truck level doors 1 Drive-in door
TRAILER PAKING	29 Stalls	22 Stalls	51 Stalls

Building Specifications

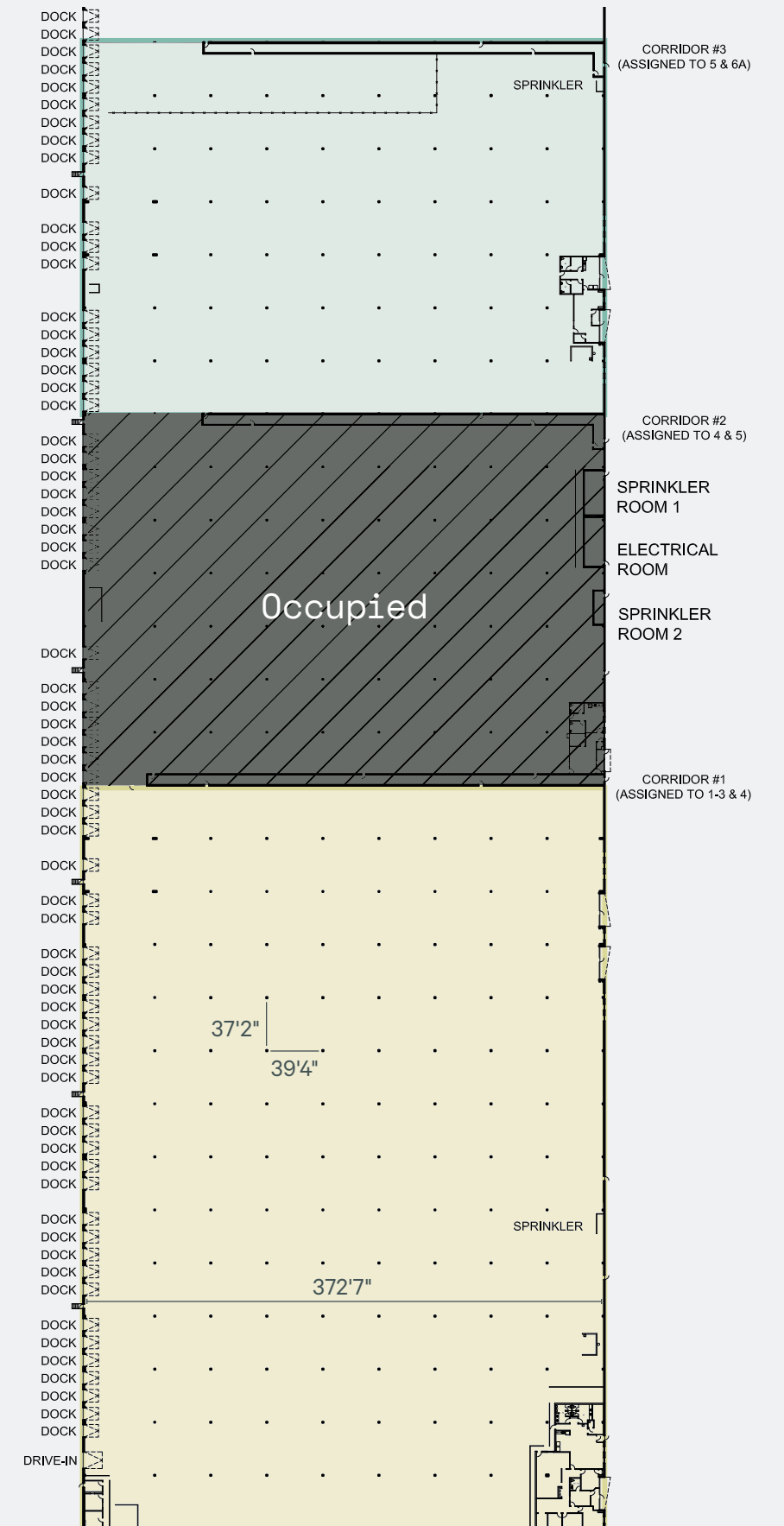
T.M.I. (2025)	\$3.62 Per Sq. Ft.
CLEAR HEIGHT	30'
BAY SIZE	37'2" (w) x 39'4" (d)
STAGING BAY	50'
ZONING	M2-10 General Industrial, GE-11 & GE-20
OCCUPANCY	December 1, 2025

Comments



- Exceptionally well maintained industrial unit in A class building with modern features.
- Excellent clear height and shipping.
- Fenced yard with trailer parking.
- Weather stripped doors.
- ESFR sprinklers.
- T5 lighting with motion sensors.
- Insulated precast wall panels.
- Professionally owned and managed.
- Suitable for warehousing & manufacturing uses.

Floor Plan

- Unit 1-3**
201,562 Sq. Ft.
- Unit 5**
99,940 Sq. Ft.





-  **Unit 1-3**
201,562 Sq. Ft.
-  **Unit 5**
99,940 Sq. Ft.

Immediate Area

Direct Access to Highway, Transit and Amenities
Transit at your doorstep. Closest amenity area: 6 Minute drive East or North of site



Rawlings

Ford

FERRERO

CMG PLASTICS
One Goal. One Package. Years.
DHL

3.7 KM | 3 MIN TO
Paris Road Interchange

350M | 1 MIN TO
Oak Park Road Interchange

TreeHouse

4.5 KM | 4 MIN TO
Rest Acres Road Interchange

403

99 Savannah Oaks Drive

BGI

P&G

MARCO CORPORATION

MHT Mitsui High-tec Inc.

BRIMICH LOGISTICS & PACKAGING INC.

adidas

DANSONS

GIZEH

HERSHEY'S

BARRY CALLEBAUT

R+W METAL
FABRICATING & DESIGN INC.

- Tenants
- Brantford Bus Route #8 & #11
- Bus Stops

Brantford, Pro Business Enviroment

Ranked Among the BEST Locations to Invest in Canada^{††}

^{††} Source: *Site Selection Magazine 2016, 2020, 2021*



109,288
TOTAL POPULATION



39.7 YRS
YOUNG POPULATION



\$102,600
AVG. HOUSEHOLD INCOME



64.2%
LABOUR FORCE

Brantford is home to...

- Diverse, educated local workforce of over 86,000 for the Brantford CMA (July 2022)
- Over 40 warehousing and distribution companies employing 1,500 workers locally
- Over 22 advanced manufacturing companies employing 2,100 workers locally
- 3 post-secondary campuses: Wilfrid Laurier University, Conestoga College, and Six Nations Polytechnic

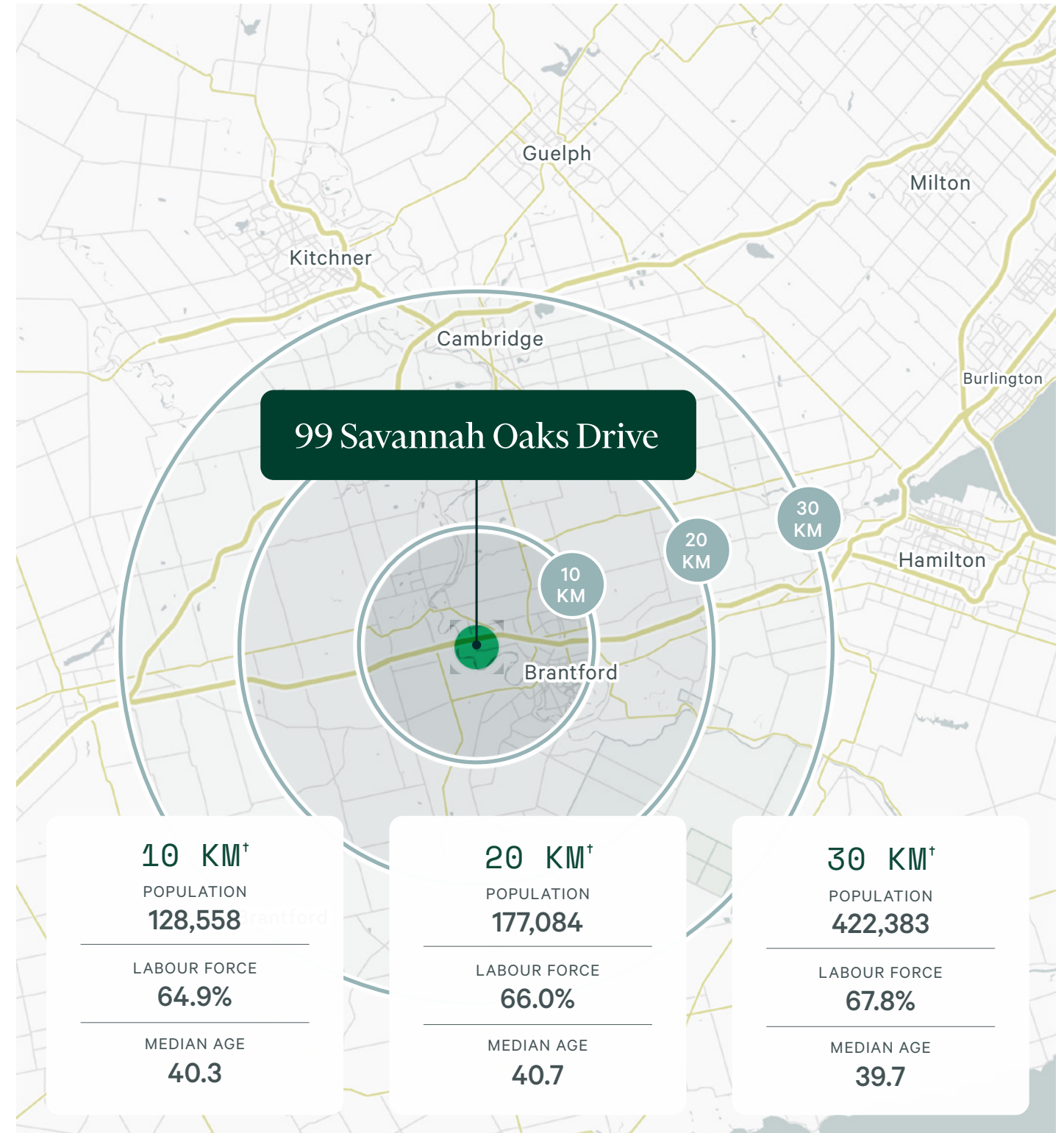
Over 1 Million Canadian workers live within 50 km of Brantford

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 and 500 tool & dye and mould makers located across the city and surrounding regions

Demographics by Radius



Access to Major Markets

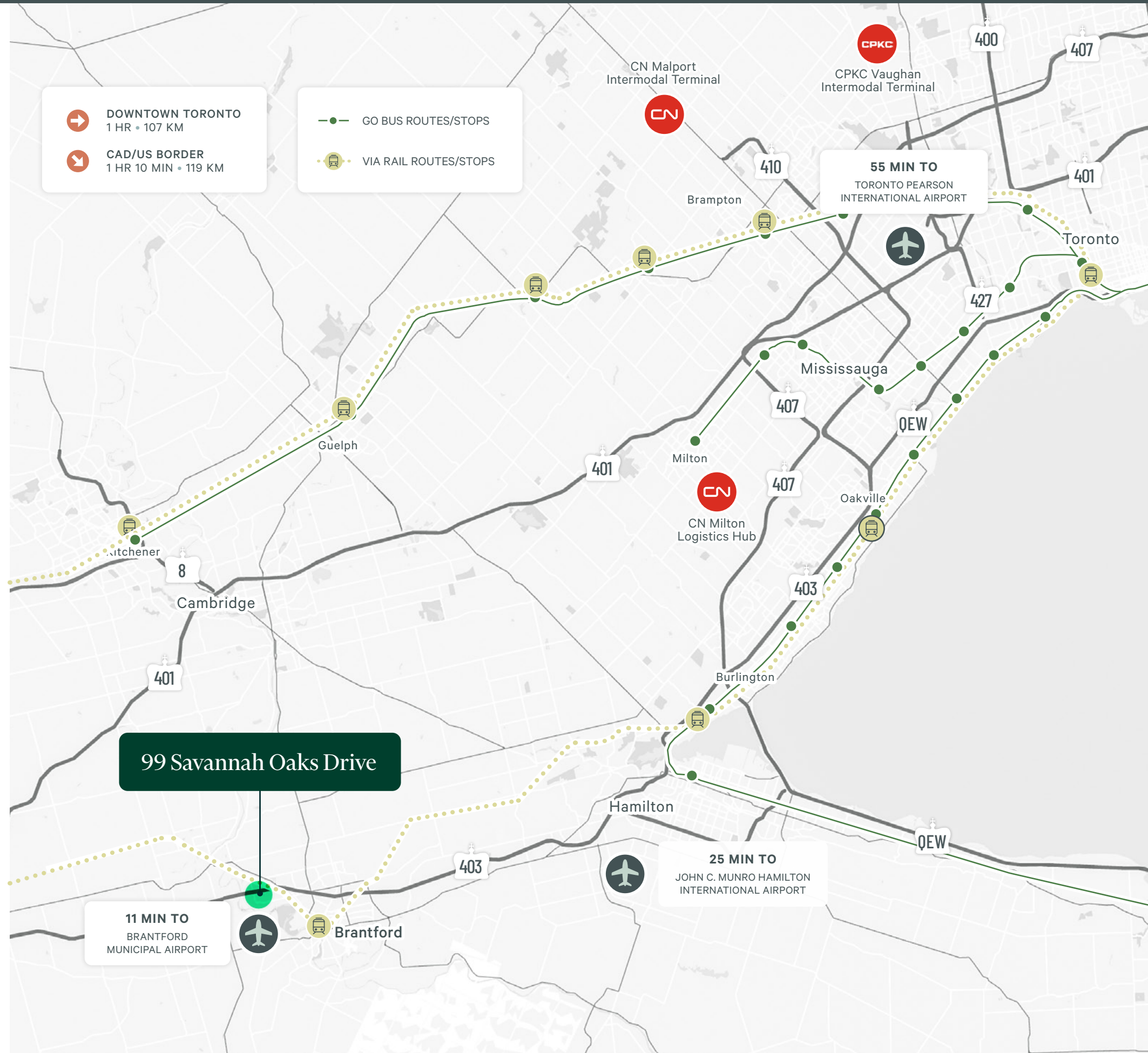
Strategically located with Toronto to the northeast, U.S. border at Buffalo to the southeast, and surrounded by numerous major cities, Brantford is the true gateway to Southwestern Ontario.

Excellent connectivity to key transportation routes.

Highway 403 runs east-west through the centre of the region and connects Brantford to other key transportation routes, including Highway 401, the QEW, and the intermodal Port of Hamilton. Toronto is an approximately 60-minute drive northeast, and the U.S. border to Western New York is within 70 minutes.

Travel distance • Proximity to the site

Major Markets			Key Transportation Routes/Hubs		
Cambridge	27 min	27 km	Highway 403	3 min	14 km
Hamilton/Ancaster	30 min	46 km	Highway 401	37 min	33 km
Kitchener/Waterloo	48 min	53 km	Brantford GO Bus Terminal	12 min	7 km
Burlington	38 min	56 km	Hamilton International Airport	26 min	40 km
Milton	55 min	77 km	Q.E.W. (at Red Hill Valley Parkway)	31 min	48 km
Mississauga	50 min	87 km	Port of Hamilton	33 min	46 km
Toronto	1 hr	108 km	Pearson International Airport	1 hr	102 km
Buffalo US Border	1 hr 20 min	144 km	CN Malport Intermodal	1 hr	106 km
Port Huron US Border	2 hr	189 km			
Detroit US Border	2 hr 30 min	270 km			





99 Savannah Oaks Drive

Amenities & Neighbour Tenants

● Amenities ● Tenants

Brantford Municipal Airport

CN Brantford Train Station

The Team



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LaSalle Investment Management is a prominent global real estate investment management firm that is part of the JLL group. With a strong focus on delivering superior investment performance, LaSalle manages a diverse portfolio valued at over \$70 billion across various sectors, including industrial, retail, office, and residential properties. The firm operates in key markets in North America, Europe, and Asia-Pacific, utilizing its in-depth local market knowledge and rigorous research to identify and capitalize on investment opportunities.

Founded in 1979, LaSalle is dedicated to creating long-term value for its clients while emphasizing sustainability and responsible investment practices. Employing approximately 1,000 professionals worldwide, the firm combines innovative strategies with extensive industry experience to navigate complex market dynamics. In addition to its investment management services, LaSalle also offers advisory services, reinforcing its position as a trusted partner for institutional and individual investors seeking to enhance their real estate portfolios.

CBRE

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**Broker

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