



Class A turnkey warehouse unit available for sublease

10 Abbott Court | Unit D-401
Brantford, ON

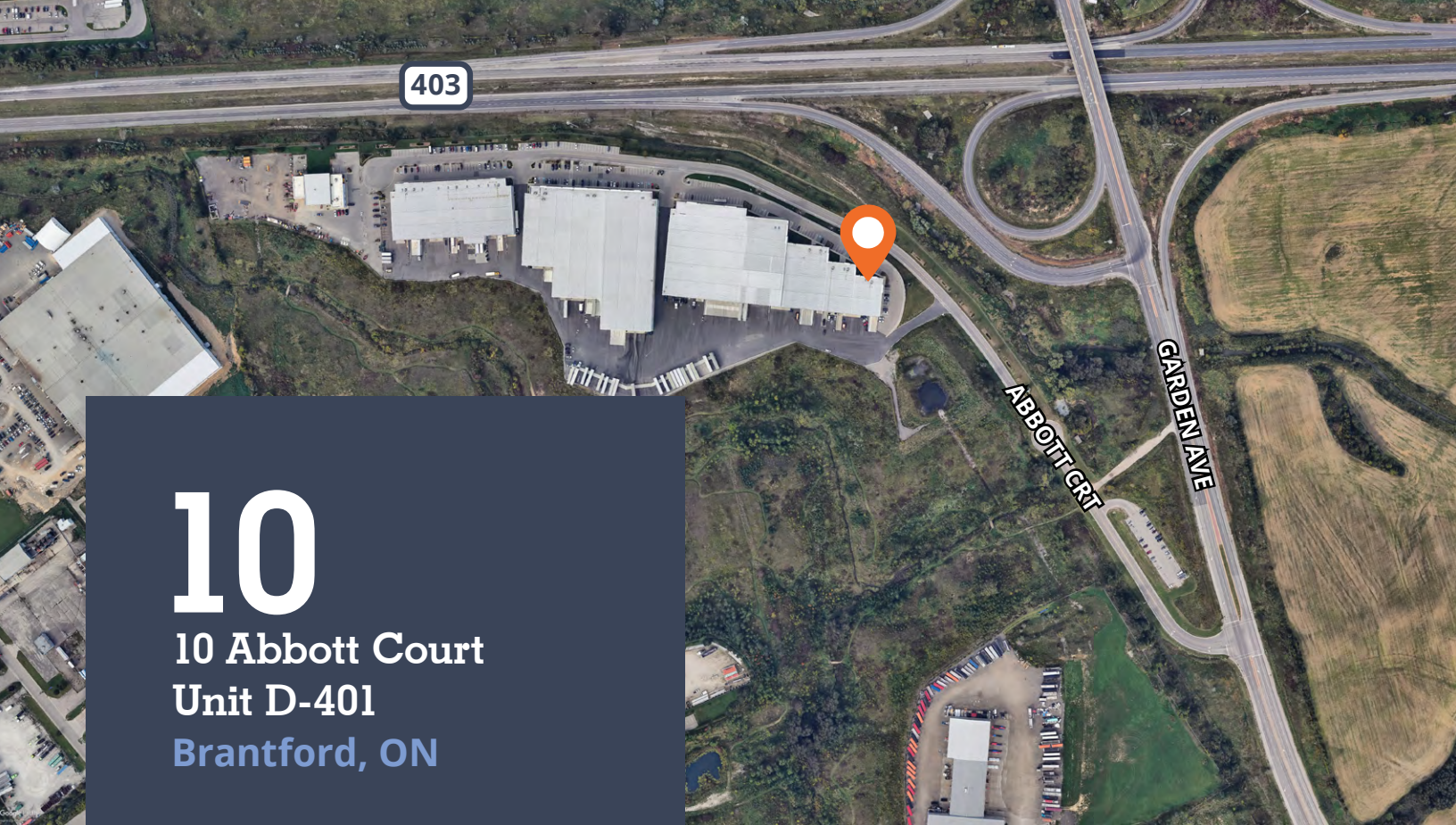
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**AVISON
YOUNG**



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10 Abbott Court
Unit D-401
Brantford, ON

Property details

TOTAL AVAILABLE AREA

9,896 sf

OFFICE AREA

Approx. 10%

CLEAR HEIGHT

32'

SHIPPING

1 TL (10'x9')
1 DI (14'x14')

ZONING

M2

POSSESSION

90 Days

SUBLEASE TERM EXPIRY

March 30, 2028

ASKING NET RENT

\$12.75 psf

TMI

\$3.16 psf (2023)

Features



Signage opportunity with exposure to 51,900 daily commuters (2019 AADT)



Located directly off Highway 403 via Garden Avenue interchange



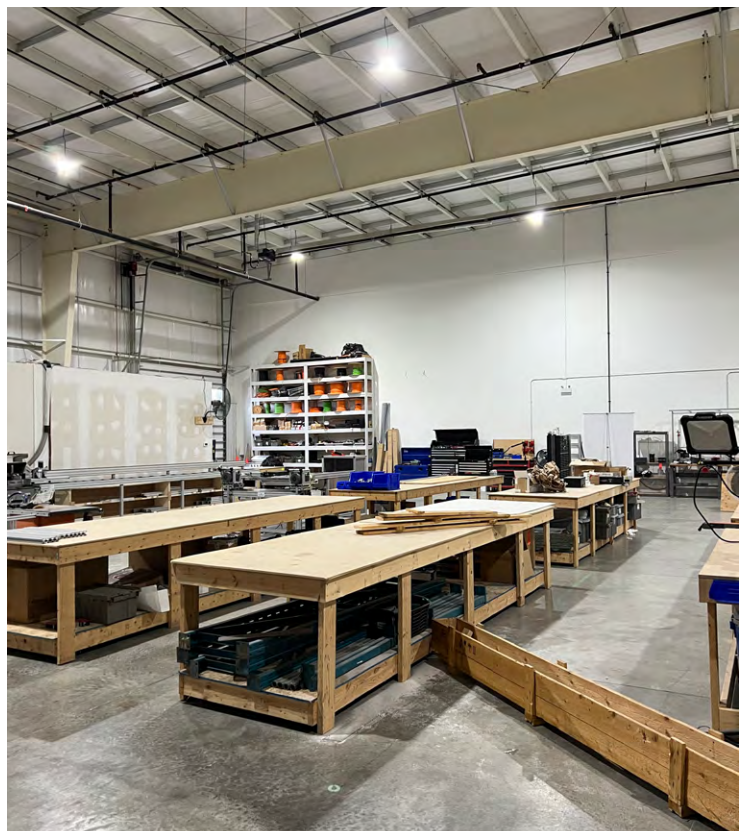
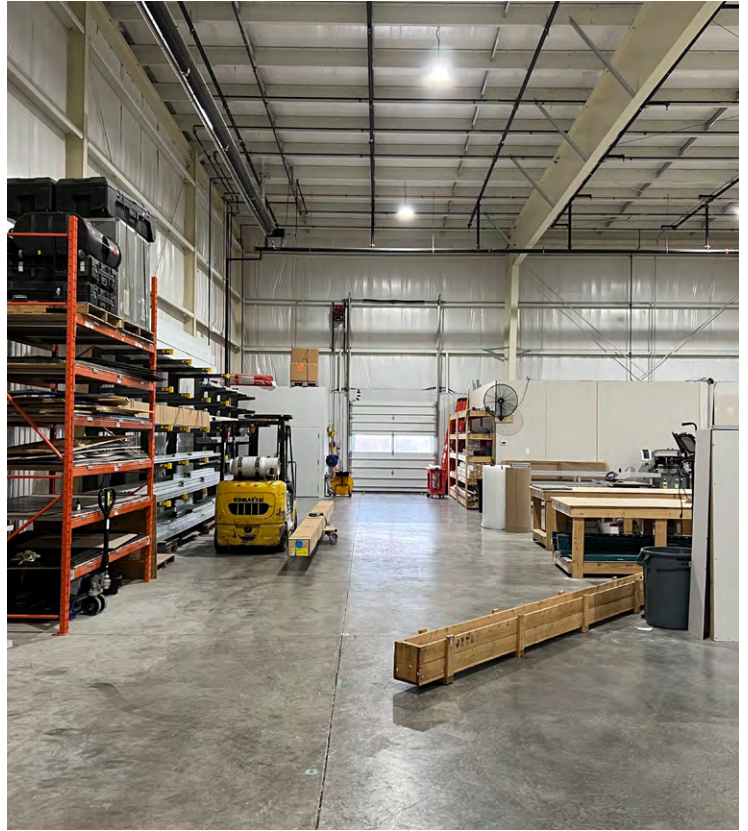
Well appointed office built out

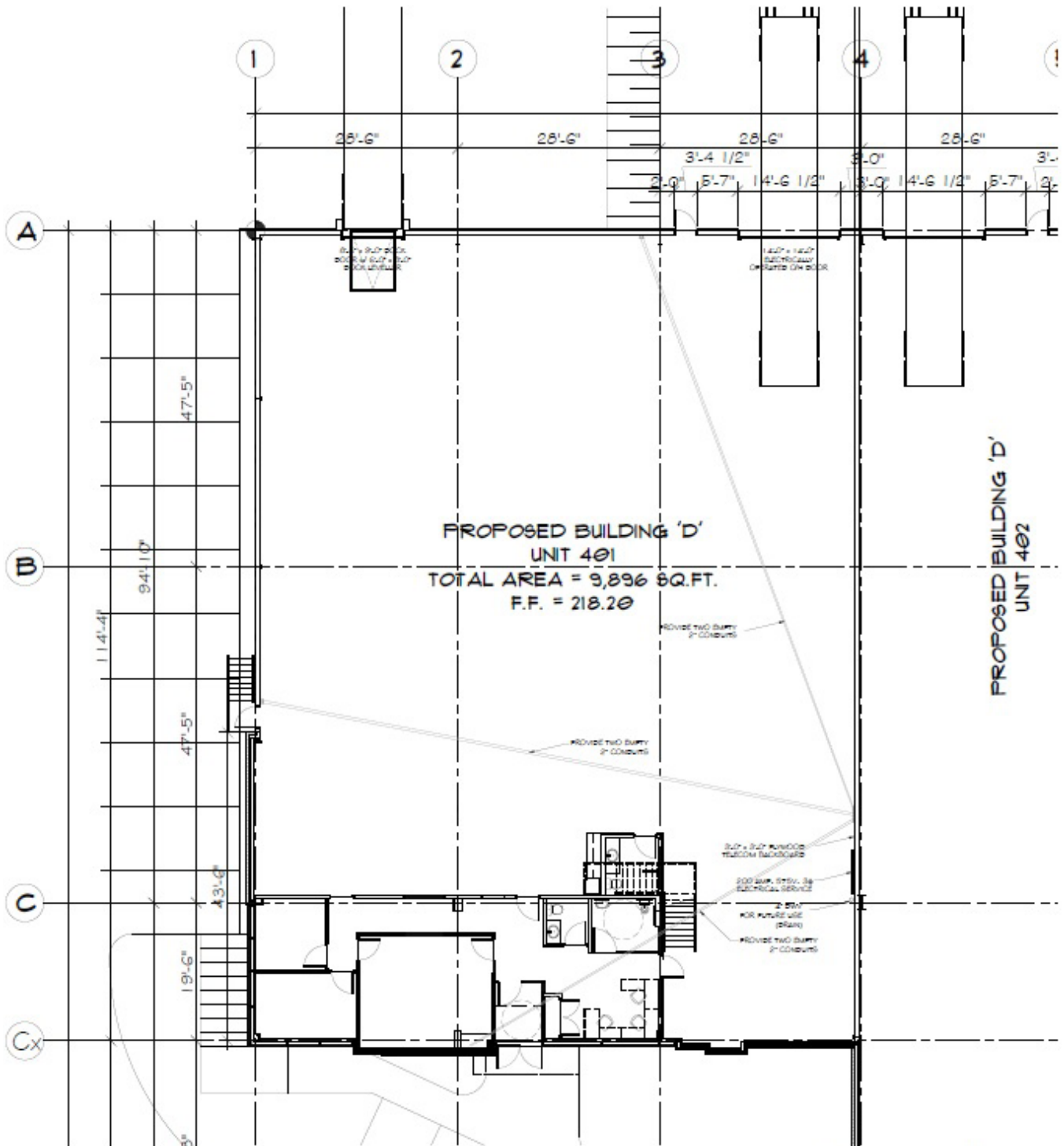


10 Abbott Court, Unit D-401

Brantford, ON

PHOTOS



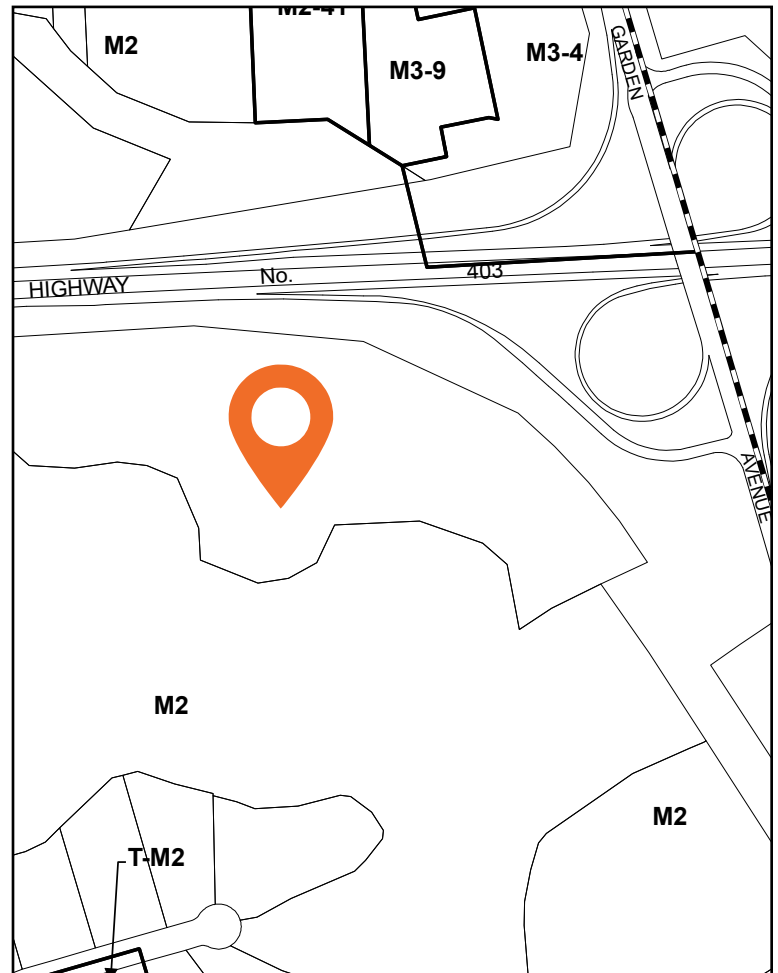


1 UNIT 401 GROUND FLOOR PLAN (9,896 SQ.FT.)
A2.1 SCALE: 1/8"=1'-0"

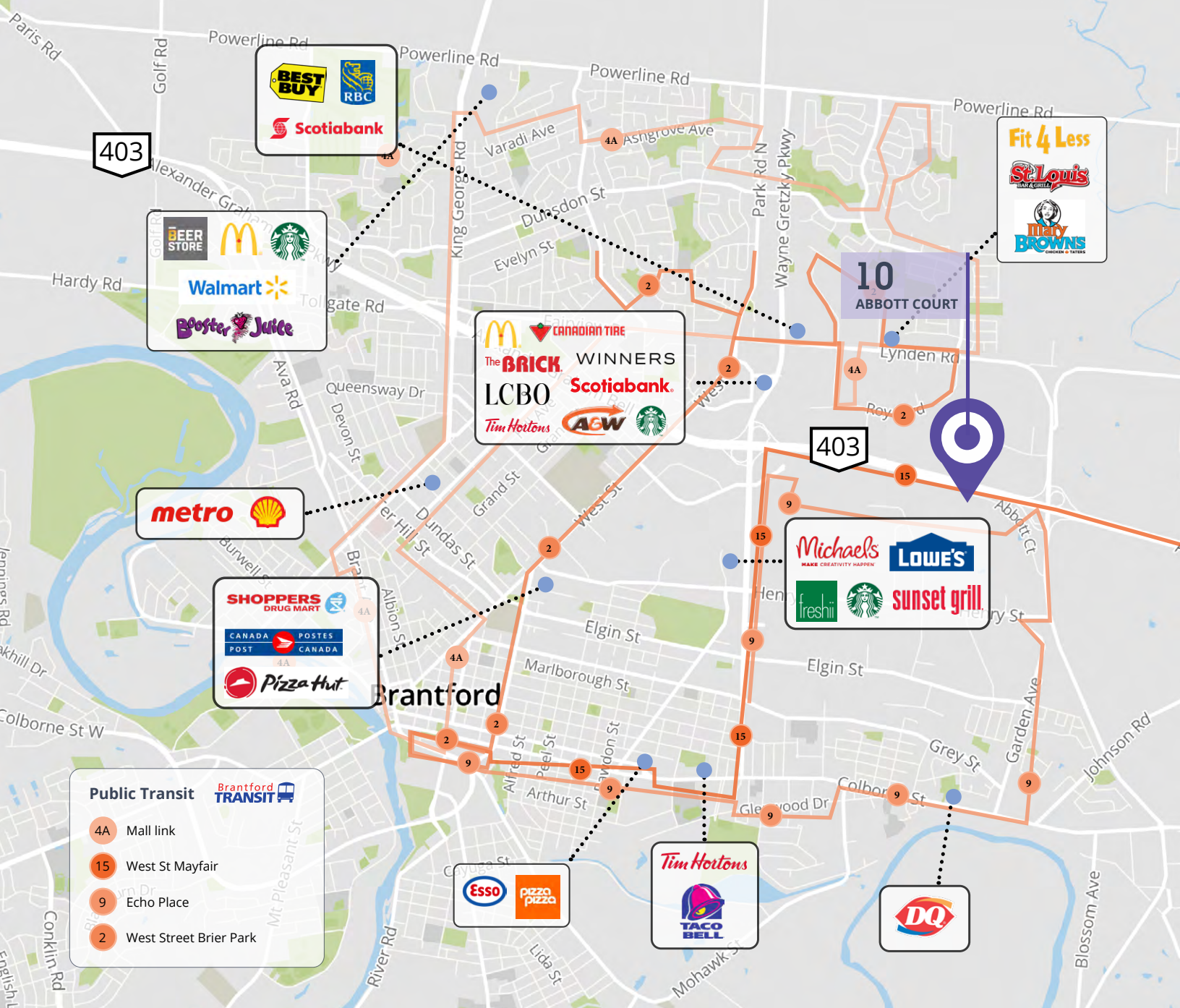
General Industrial Zone (M2)

PERMITTED USES

- Industrial malls, which may permit one or more of the uses permitted by this Section
- Manufacturing uses
- Wholesale uses
- Warehouse uses
- Research uses
- Accessory caretakers' residences
- Accessory general offices
- Accessory retail sales
- Accessory used motor vehicle sales
- Accessory uses, buildings, and structures
- Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock
- Automobile rental establishments
- Autobody repair shops
- Catering services
- Bus garages
- Computer, electronic or data processing establishments
- Dry cleaning establishments
- Impounding yards
- Industrial rental establishments
- Industrial service offices
- Kennels
- Liquid waste transfer stations
- Postal stations
- Printing establishment
- Private parks
- Propane storage tanks
- Public agency works yards
- Public garages



- Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service)
- Service industries
- Service or repair shops
- Telecommunications services
- Trade schools
- Transportation terminals
- Uses permitted in Section 6.1
- Wayside pits or wayside quarries



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403

10 ABBOTT COURT

Brantford

Public Transit



- 4A Mall link
- 15 West St Mayfair
- 9 Echo Place
- 2 West Street Brier Park

For Sublease

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