

473 & 474 OAK PARK ROAD BRANTFORD

OVER 8M SQ.FT. AVAILABLE
FOR SALE, FOR LEASE &
DESIGN BUILD OPPORTUNITIES

For more information, please contact:

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HIGHWAY 403

DIRECT HIGHWAY 403 ACCESS | STATE-OF-THE-ART INDUSTRIAL PARK

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ONTARIO

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific marketing condition, imposed by our principals.

PROPERTY HIGHLIGHTS

OUTSIDE STORAGE PERMITTED

Phase 1: 473 Oak Park Road (West Parcel)

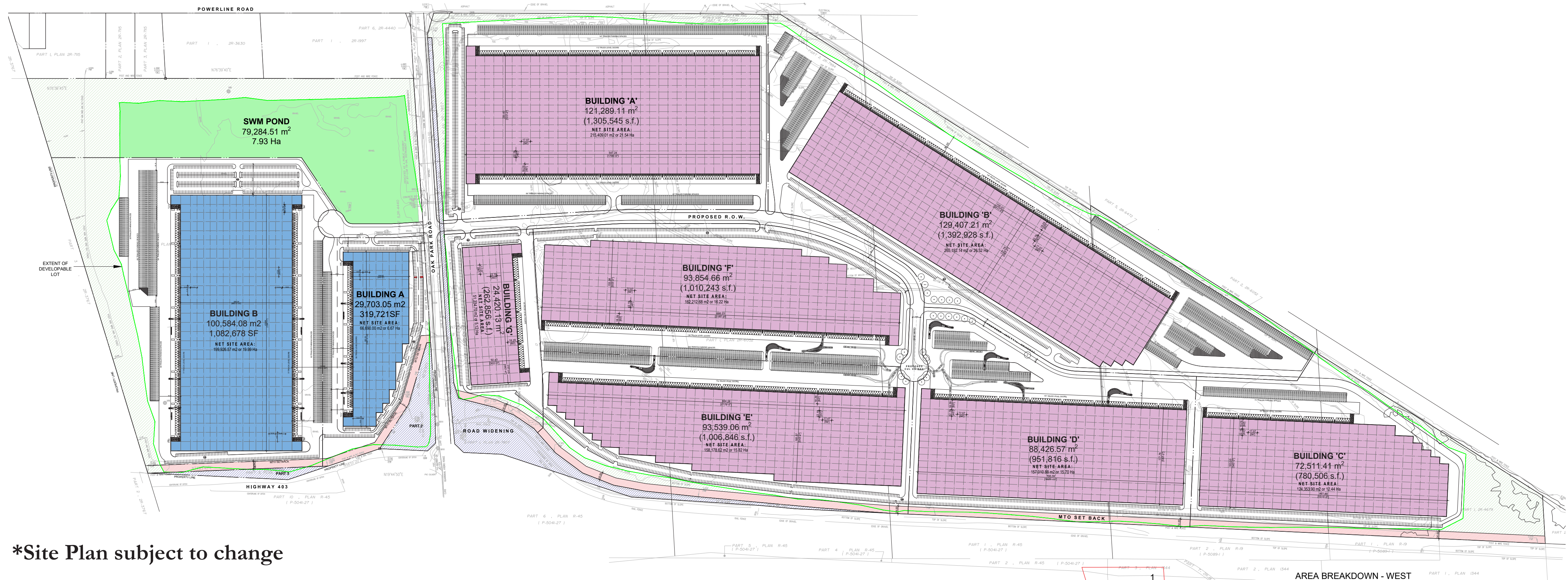
Building A - 319,721 Sq. Ft.: Speculative or BTS design and available as early as Q2 2026

Building B - 1,082,678 Sq. Ft.: Speculative or BTS design available in 2026

- The site offers great flexibility to accommodate a variety of building size options, parcels of land for sale, build to suit opportunities, and speculative design options for lease.

473 Oak Park Road

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*Site Plan subject to change

SPECIFICATIONS

HIGHWAY OVERVIEW

CENTRAL TO MAJOR MARKETS

Bradford'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.

Highway 403

2 km/2 min

Highway 401

40 km/24 min

Highway 407

65 km/37 min

Highway 427

102 km/59 min

Pearson Airport

103 km/57 min

John C. Munro Airport

43 km/26min

Rainbow Peace Bridge

153 km/1hr 34 min

Cambridge

31 km/28 min

Guelph

57 km/57 min

Hamilton

46 km/29 min

Brampton

110 km/1h 2 min

Mississauga

89 km/52 min

Downtown Toronto

111 km/1hr 11 min

CN Intermodal

109 km/1h 2 min

CP Intermodal

122 km/1h 13 min



LOCATION

COUNTY OF BRANT

Total
Population
106,998

Average
Household Income
\$100,625

Average
Age
40.9

- 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.



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