

# REST ACRES ROAD

COUNTY OF BRANT

**UP TO 1.4M SQ. FT. BUILD-TO-SUIT  
OPPORTUNITIES FOR SALE OR LEASE**



For more information, please contact:

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# Overall Site Plan

The site offers great flexibility to accommodate a wide variety of build-to-suit design options for sale or lease that can be delivered 18 months from deal execution.

## Block 2

- Up to 585,000 Sq. Ft.

## Block 3

- Up to 300,000 Sq. Ft.

## Block 4

- Up to 315,000 Sq. Ft.

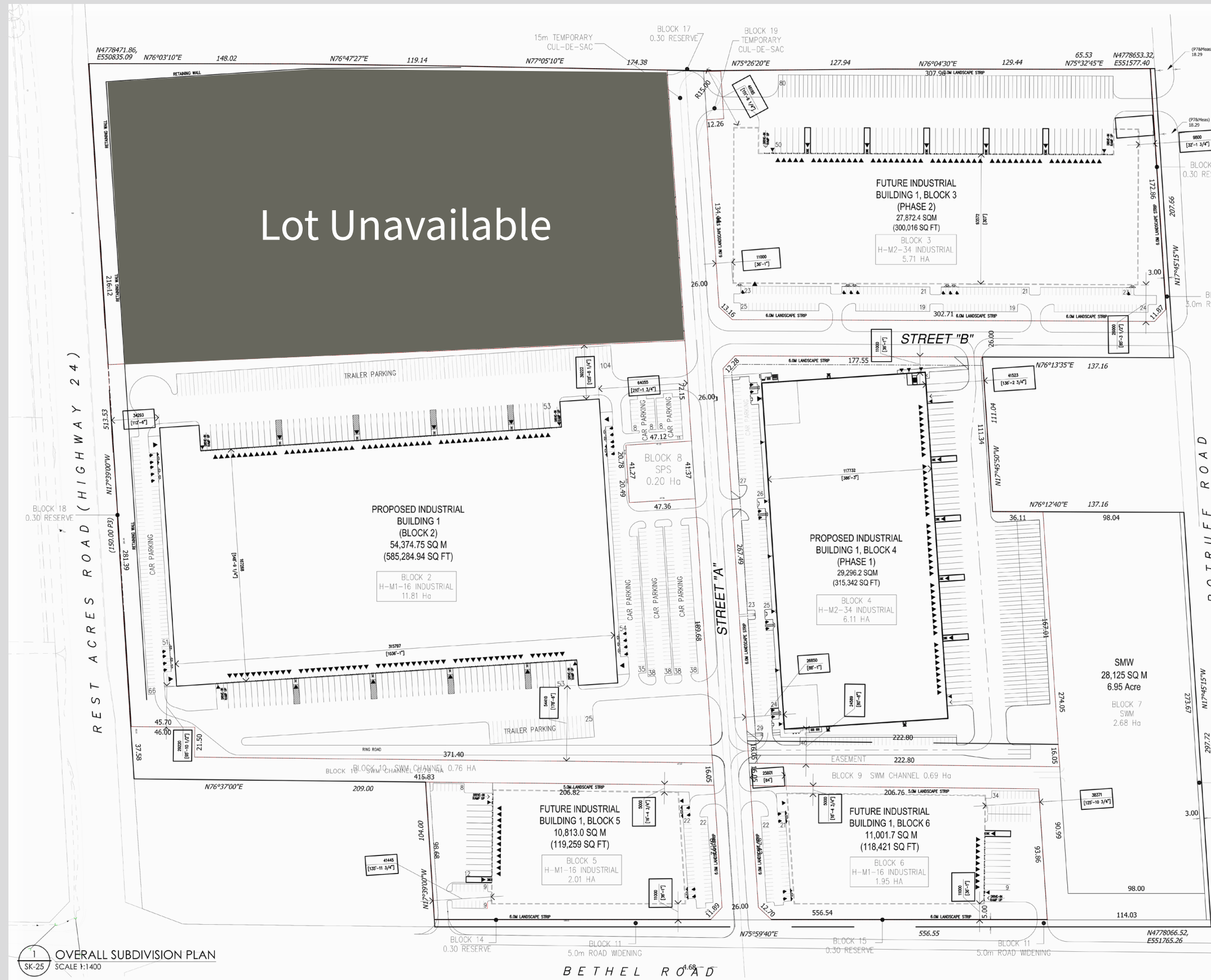
## Block 5

- Up to 119,000 Sq. Ft.

## Block 6

- Up to 118,000 Sq. Ft.

*The site also offers a variety of land parcels for purchase.*



# Property Highlights

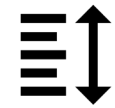


## UP TO 1.4M SQUARE FEET FLEXIBLE SIZED BUILD TO SUIT OPTIONS FOR SALE OR LEASE



### Size

Up to 1.4 M Sq. Ft. on +/- 86 Acres  
Options from 50,000 - 585,000 Sq. Ft.



### Clear Height

40 FT



### Shipping

Ample shipping capabilities



### Trailer Parking

Ample trailer & car parking stalls



### Available

18 Months from deal execution



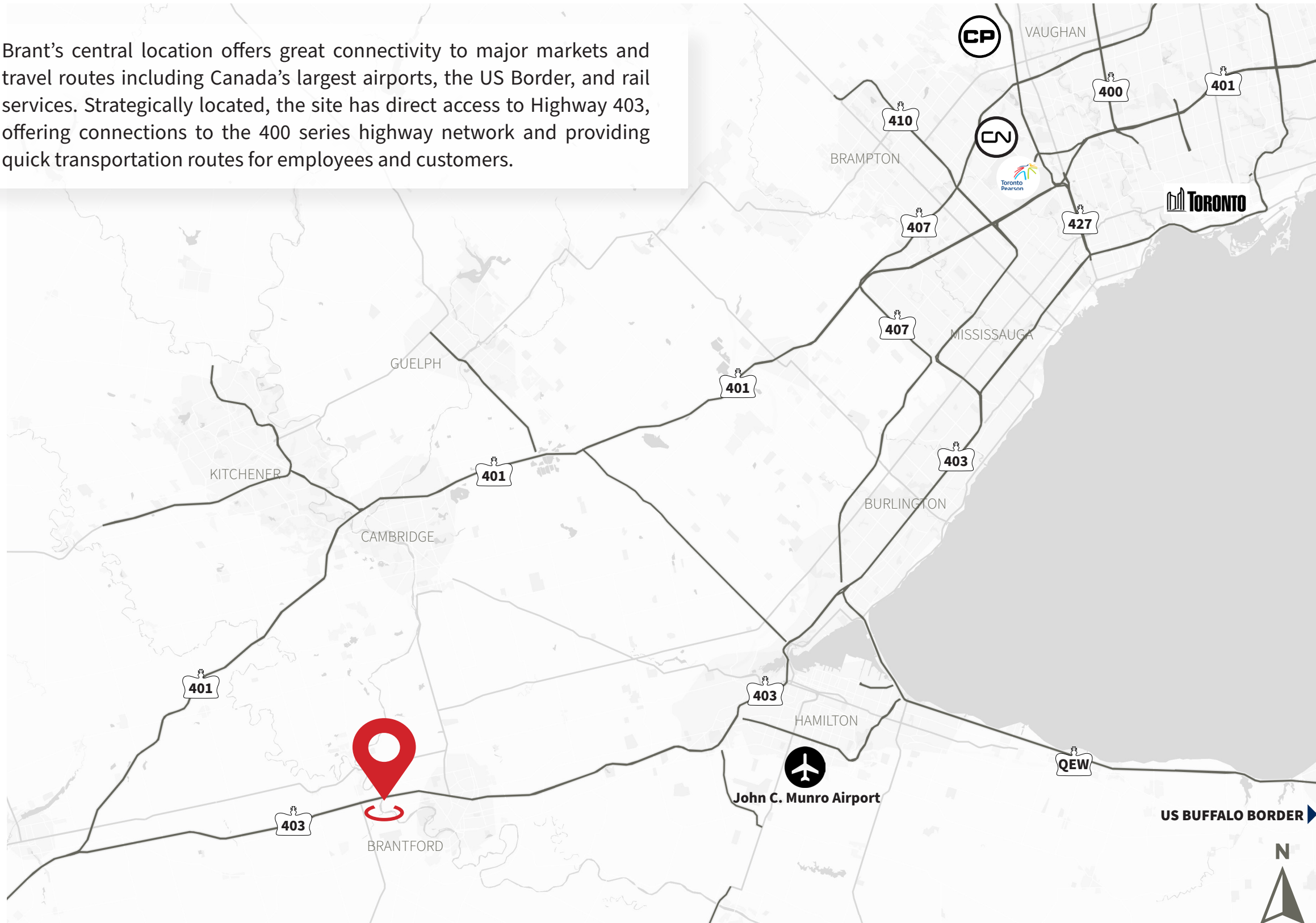
### Highways

Immediate Highway 403 access and  
close proximity to Highway 401



# 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
-  Toronto Pearson - 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



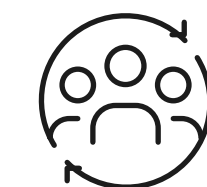
- Brantford is located in the heart of the Greater Golden Horseshoe, one of the most dynamic and fastest growing regions in North America.
- Brantford is a hub for manufacturing offering connections to major innovation hubs and travel routes including Highway 403 access and close access to the Canada/USA border.
- 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

STATE-OF-THE-ART INDUSTRIAL FACILITY

# DESIGN BUILD OPTIONS FOR SALE OR LEASE



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