

378 Elgin Street

Outstanding 61,500 SF or 34,000 SF Industrial Space

Tim Grant*, Partner
416.649.5935
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For Sublease: Industrial



Here is where
your business
will *grow*.

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200-55 University Avenue, Toronto
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*Sales Representative **Broker

378 Elgin Street

61,500 SF or 34,000 SF industrial warehouse space available for sublease at the corner Elgin Street and Wayne Gretzky Pkwy in Brantford.



Available Space

61,500 SF

or

34,000 SF (approximately)



Net Rent

\$9.50 PSF

Tax and Insurance

\$1.06 PSF



Doors

1-2 Docks (Shared)

1 Drive-in (Shared)



Clear Height

22 ft



Zoning

M2 (A variety of different uses)



Availability

Immediate

Sublease Term

December 31, 2028



Listing Agents

Tim Grant*

Partner

416.649.5935

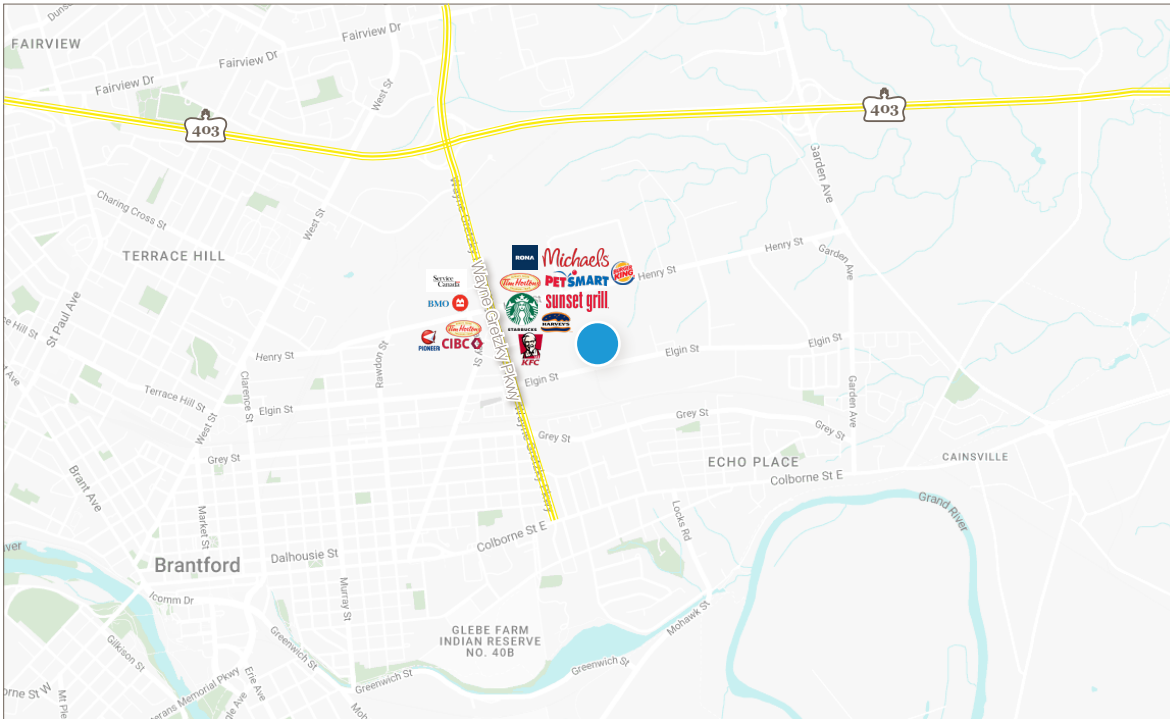
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Property Highlights

- Potential for shared office space
- Utilities paid on proportionate share
- Great proximity to Highway 403
- Clean space
- Competitive rates

378 Elgin Street



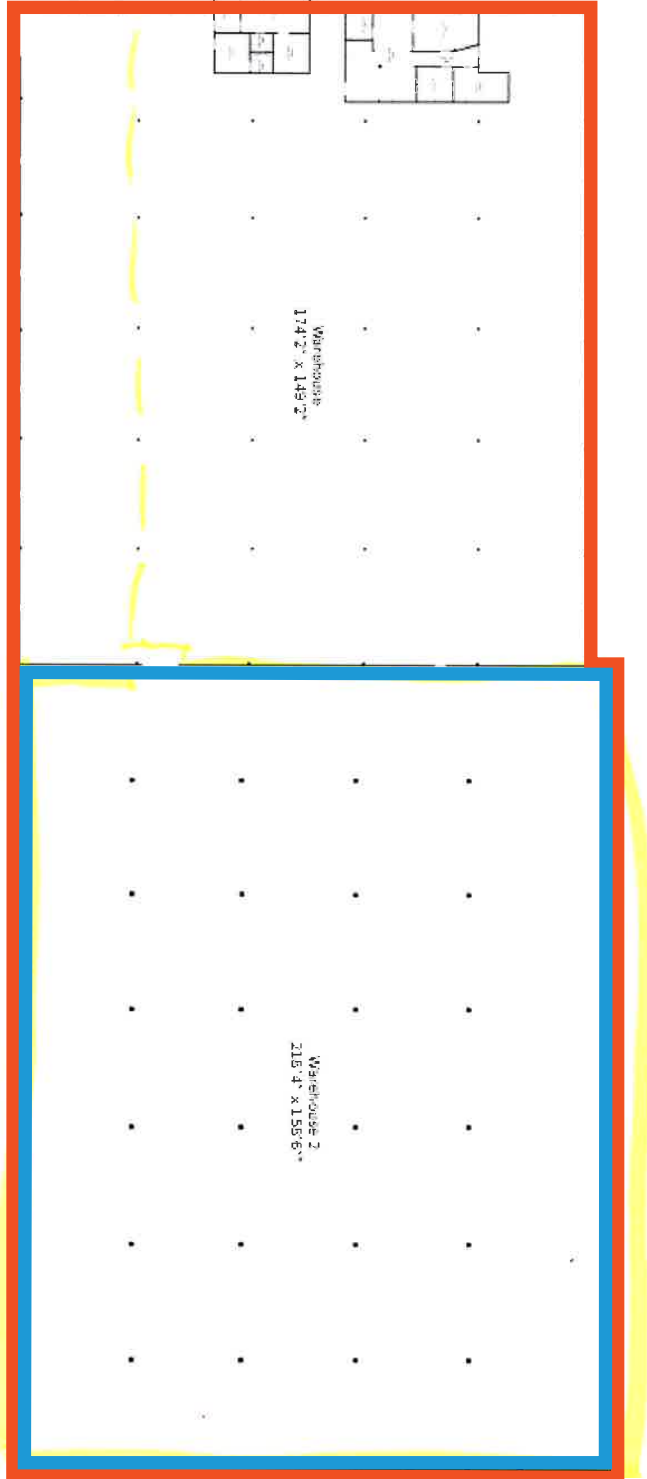
What's Near By

378 Elgin Street is located in the city of Brantford in southwestern Ontario, if offers access to various amenities such as parks, schools, churches, grocery stores, restaurants, and other essential services. It's proximity to Highway 403 also makes it convenient to travel within the city and to neighboring areas.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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Floor Plan



 61,500 SF

 34,000 SF

378 Elgin Street



*A bright future
for your business
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