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# GRANITE TELEPHONE CITY LOGISTICS CENTRE

Oak Park Road, Brantford, ON

70,000 SF to 410,000 SF







# New State of the Art Logistics Centre Just West of Toronto

Granite Telephone City Logistics Centre is a world-class, 1.7M SF business park strategically positioned in the dynamic and growing market of Brantford, just one hour west of the Greater Toronto Area. The first phase of the development will include a total of 869,205 SF over four buildings in a modern, campus environment. The site directly connects to Trans-Canada Highway 401 immediately to the west and the Queen Elizabeth Way (QEW) to the east by Highway 403. The location offers direct access to a population of 3,043,000 within a one hour drive time radius, 11,377,000 within two hours and 30,514,000 within five hours on both sides of the border.

## Development Will Incorporate Leading Green Design Features

Granite Telephone City Logistics Centre will feature a Two Green Globes rating, demonstrating a significant achievement in resource efficiency, reducing environmental impacts, and improving (future) occupant wellness. Green Globes for New Construction evaluates the environmental sustainability, health and wellness of future tenants, and resilience of new construction and major renovation projects through the latest science, research, and alignments with technical advancements. Environmental objectives pursued through Green Globes lead to lower energy and water bills, reduced emissions, optimized health and wellness benefits, and minimized waste.

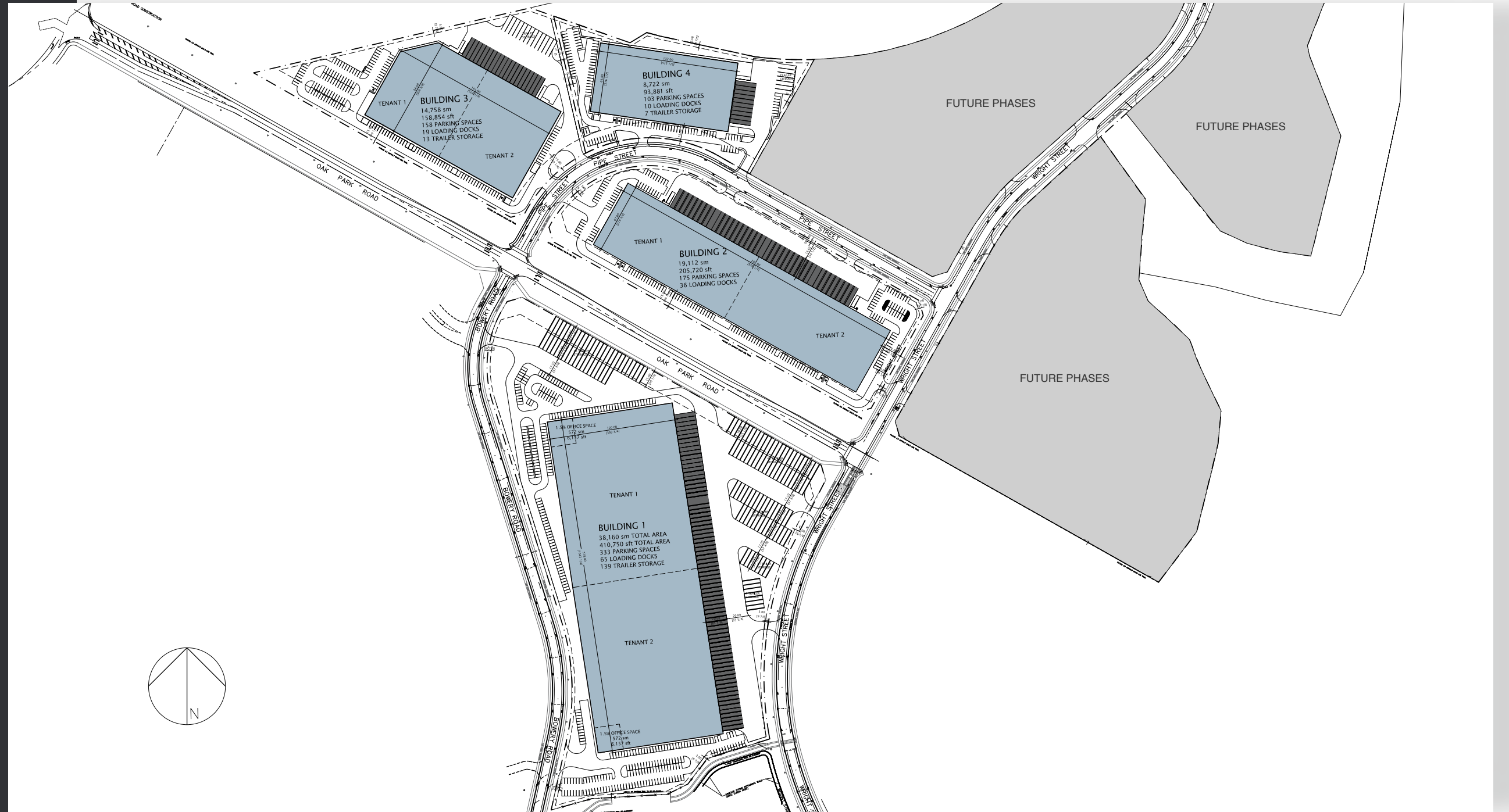




# Designed to Future Proof Your Business

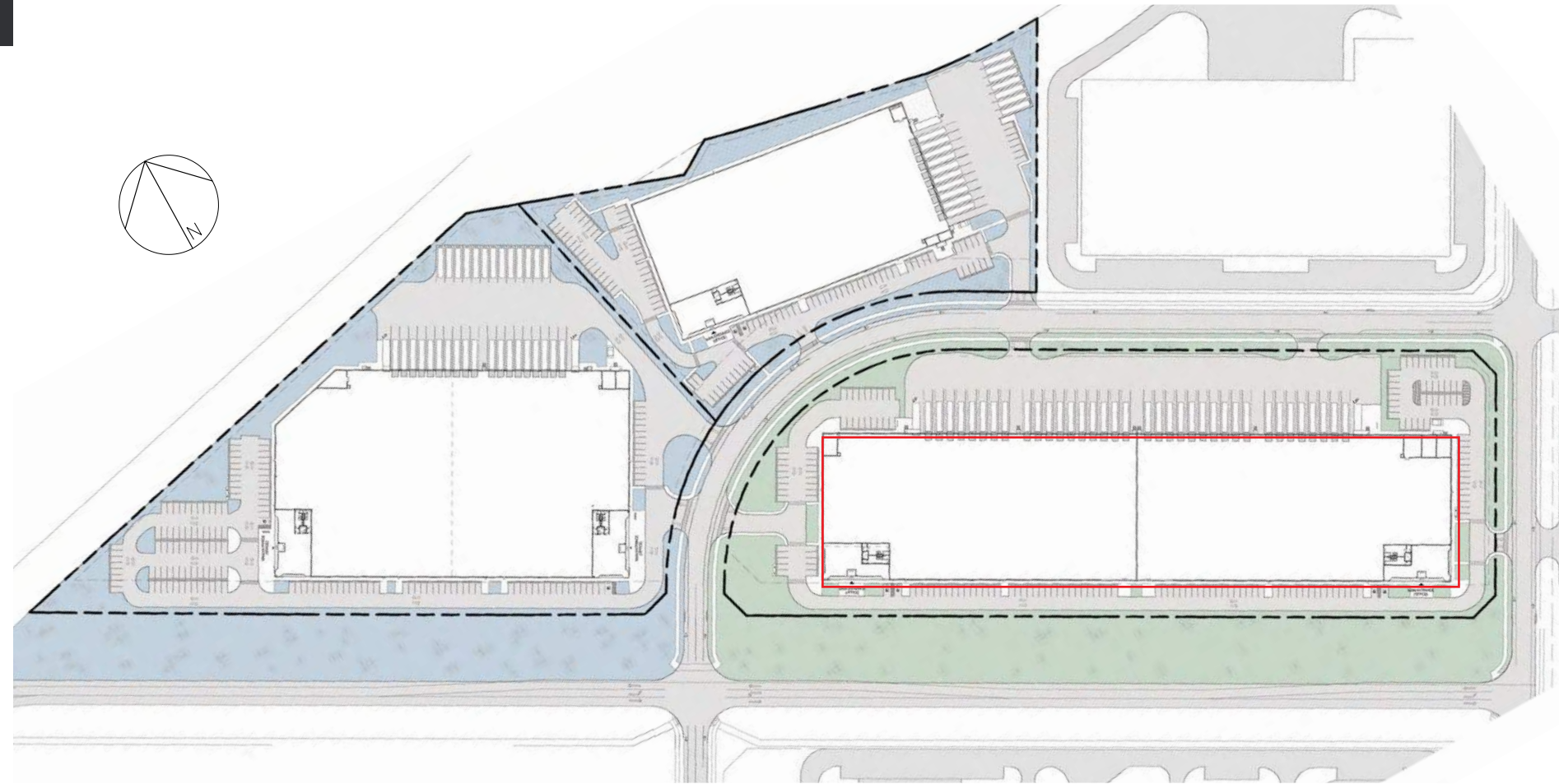
	Site Plan Approval Underway*			
	Building 1	Building 2	Building 3	Building 4
<b>Available Size:</b>	410,750 SF	205,720 SF divisible to 102,860	158,854 SF divisible to 72,585	93,881 SF
<b>Office:</b>	Up to 3% of leased area, built to suit			
<b>Ceiling Height:</b>	40' Clear	40' Clear	40' Clear	40' Clear
<b>Bay Size:</b>	50' x 50'	51' 11.75" x 49' 2.5"	49' 2.5" x 52' 6"	53' 1.75" x 52' 8"
<b>Loading:</b>	65 Docks 2 Drive Ins	36 Docks 2 Drive Ins	19 Docks 2 Drive Ins	10 Docks 1 Drive In
<b>Trailer Storage:</b>	139 Positions	–	13 Positions	7 Positions
<b>Car Parking:</b>	333 Stalls	175 Stalls	158 Stalls	103 Stalls
<b>Occupancy:</b>	Q4-2023	Q3-2023	Q3-2023	Q3-2023

\*Subject to Municipal Approval

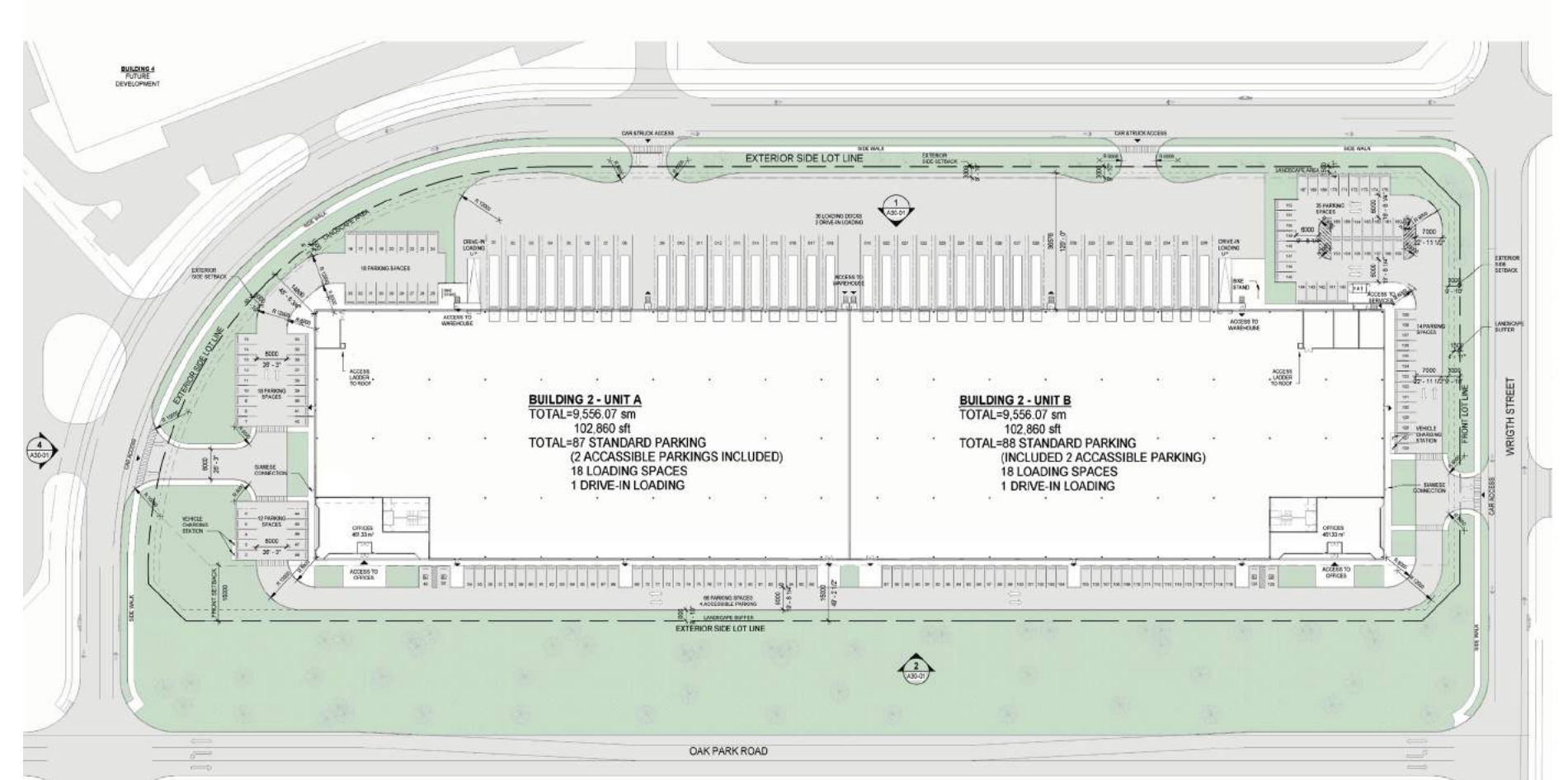




# Overall Site Plan



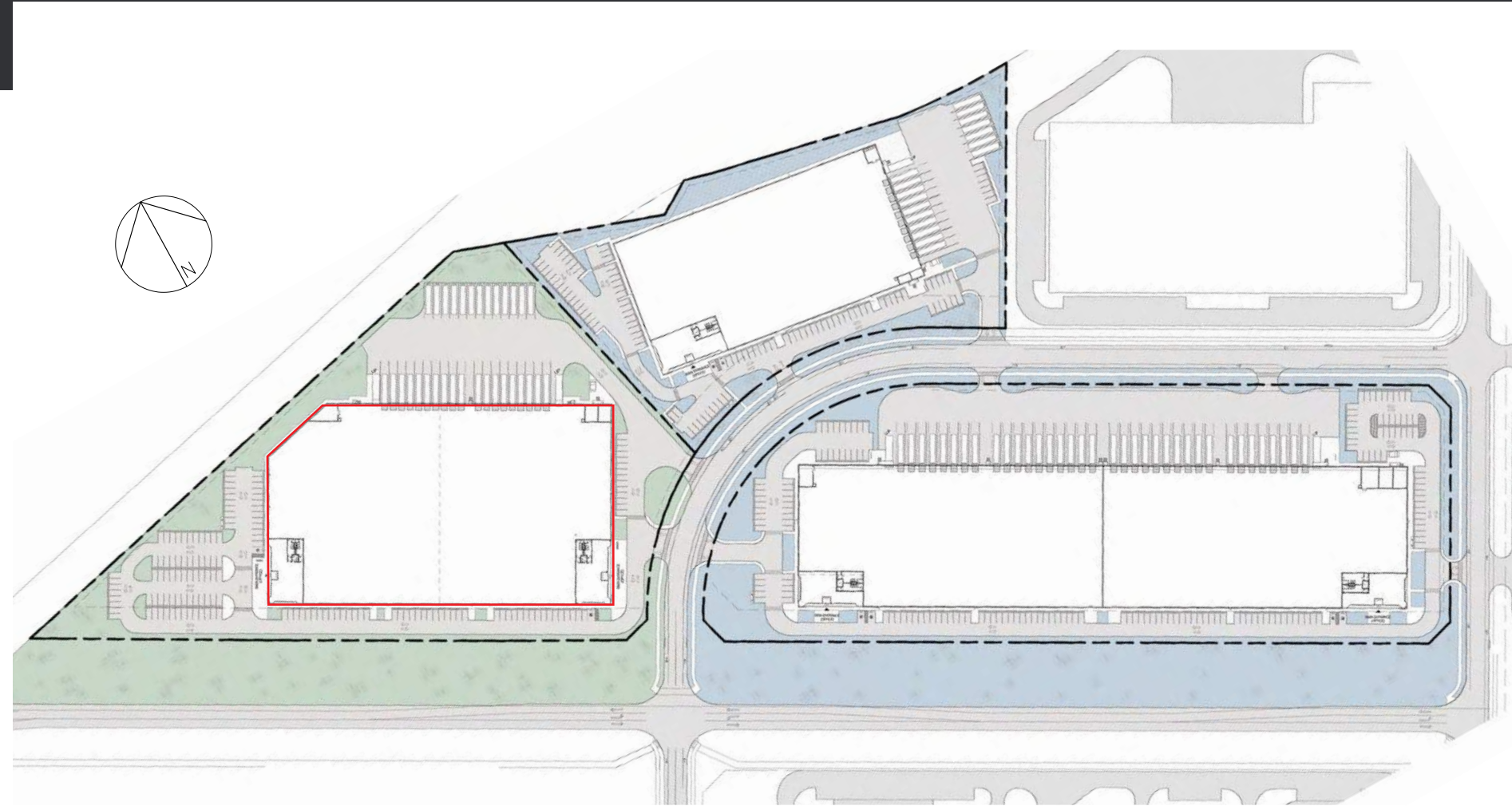
# Building 2 Site Plan



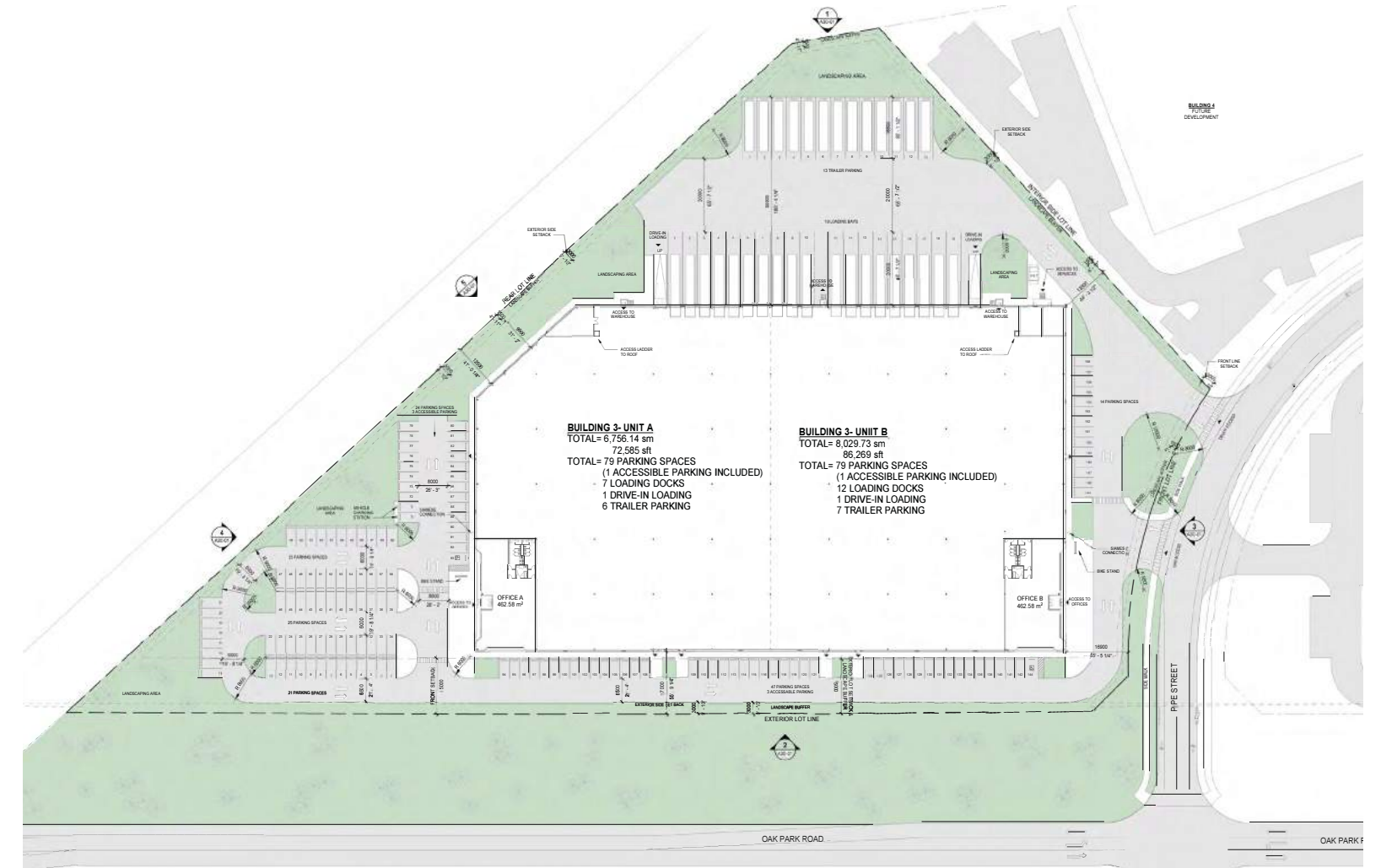




# Overall Site Plan



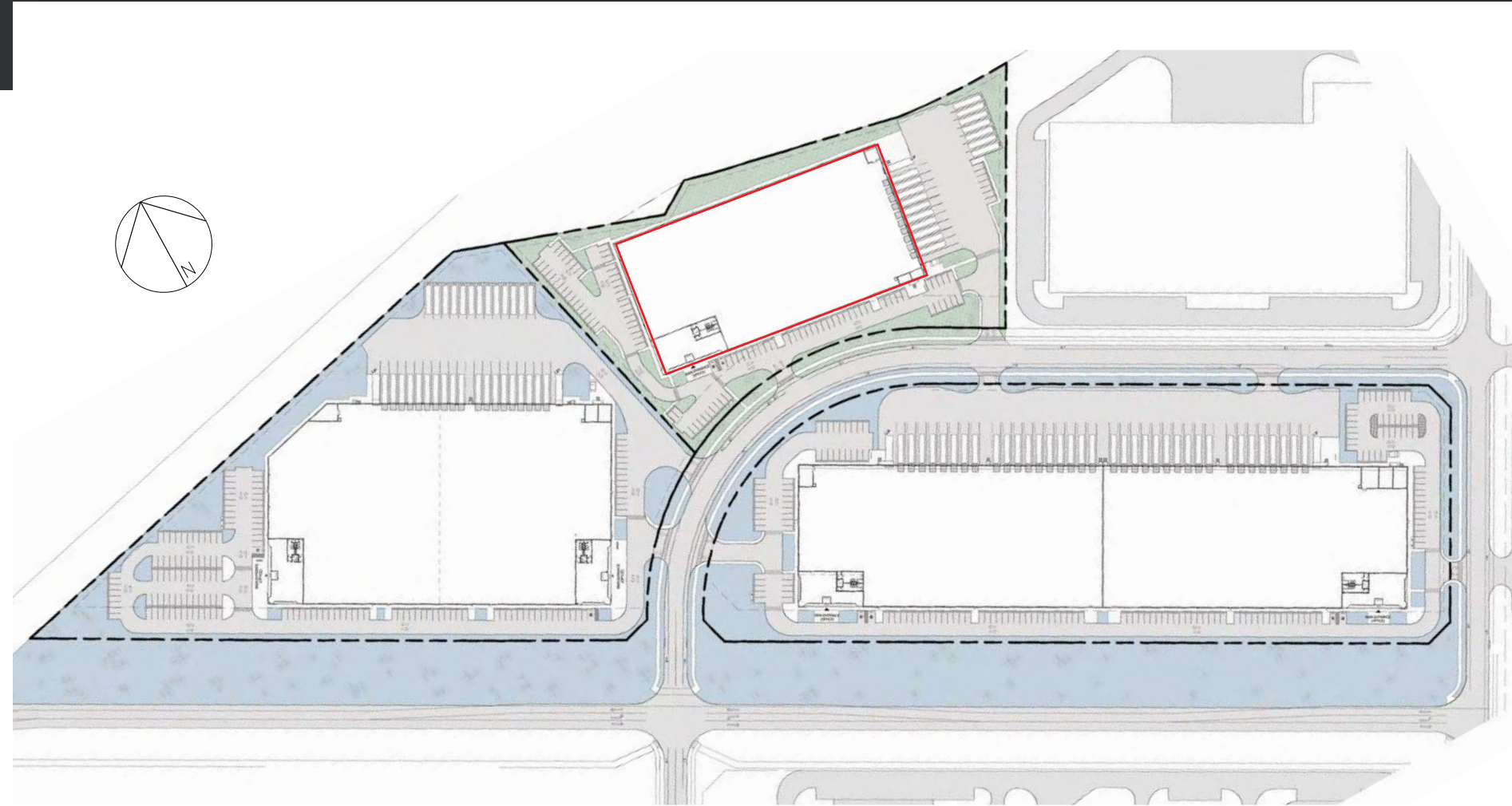
# Building 3 Site Plan



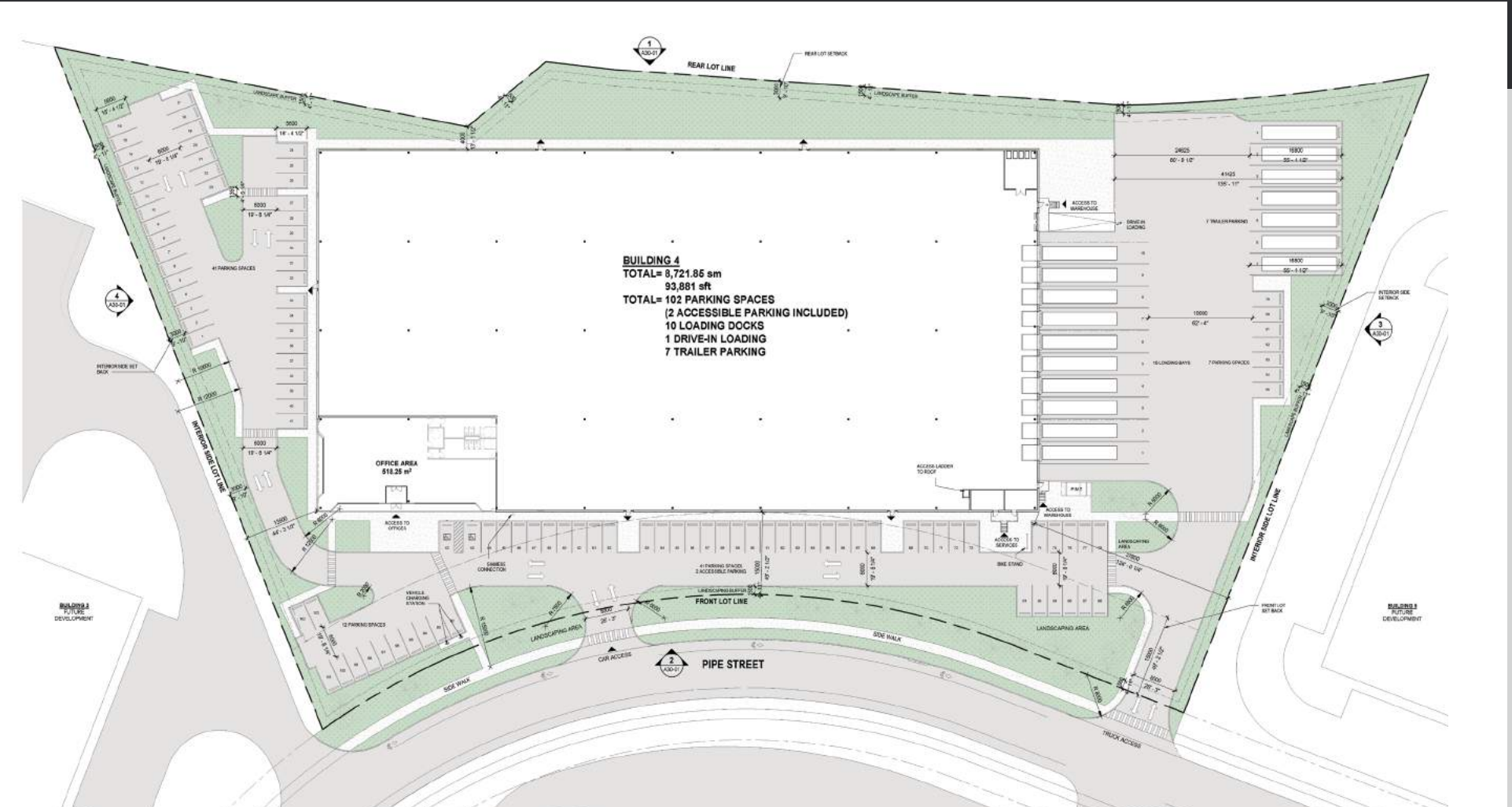


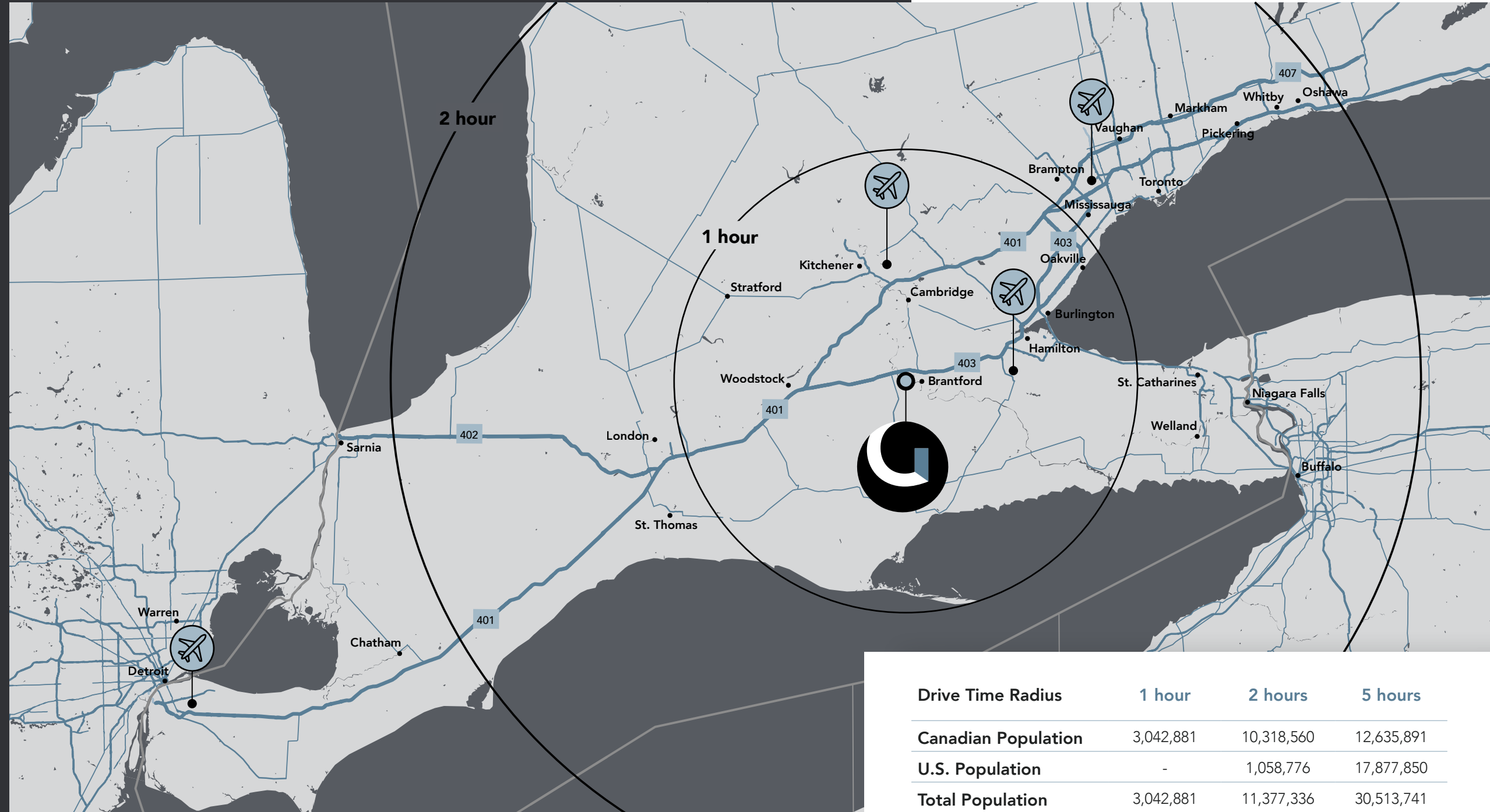


# Overall Site Plan



# Building 4 Site Plan





Drive Time Radius	1 hour	2 hours	5 hours
Canadian Population	3,042,881	10,318,560	12,635,891
U.S. Population	-	1,058,776	17,877,850
Total Population	3,042,881	11,377,336	30,513,741

# Quick Connectivity to the GTA & U.S. Border Crossings

Granite Telephone City Logistics Centre is centrally located for logistics and manufacturing, and offers quick access to the Greater Toronto Area (GTA) and U.S. border crossings via Highway 403. The property is strategically positioned in the largest industrial corridor in Ontario and is ideally situated just 75 kilometers southwest of the GTA and less than 90 min from Buffalo, NY. The site directly connects to Trans-Canada Highway 401 immediately to the west and the Queen Elizabeth Way (QEW) to the east by Highway 403. The location offers direct access to a population of 3,043,000 within a one hour drive time radius, 11,377,000 within two hours and 30,514,000 within five hours on both sides of the border (Source: esri).

## Travel Distances

<b>Highway 403</b> 1.5 km – 2 min	<b>Highway 407</b> 53 km – 30 min	<b>Highway 401E</b> 32 km – 35 min	<b>Highway 401W</b> 32.9 km – 20 min
<b>Hamilton (West)</b> 29.4 km – 20 min	<b>Toronto (West)</b> 91 km – 1 hr	<b>Buffalo</b> 147 km – 1 hr 35 min	<b>Detroit</b> 268 km – 2 hr 45 min
<b>Hamilton Airport</b> 40.7 km – 25 min	<b>Toronto Pearson International Airport</b> 100 km – 1 hr	<b>Waterloo Region International Airport</b> 41 km – 45 min	<b>Brampton Intermodal</b> 107 km – 1 hr





# Access to the Labour Force to Reach New Heights

Brantford is ideally situated in the heart of the Greater Golden Horseshoe, one of the most dynamic and fastest growing regions in North America. This area is recognized for its highly educated workforce and multicultural population, whose social and economic diversity are critical factors for success in a knowledge-based economy. Brantford's centralized location allows it to capitalize on many surrounding communities for talent attraction and retention, translating into 1.08 million workers within 50 km (30 mi) and 5.93 million workers within 125 km (80 mi). The Brantford Census Metropolitan Area has a workforce of approximately 79,400 (Stats Can, 2021), with an annual 7.2% unemployment rate in December 2021.



**79,400**

Local Workforce

Sources: Esri

**1,655,000**

Workforce Within  
60 Min

**7.2%**

Local Unemployment  
Rate

## Key Sectors in Brantford:

### Advanced Manufacturing

2,100 workers  
22 companies  
At the centre of a 400 km corridor of the world's richest concentration of auto resources

### Food & Beverage Manufacturing

2,300 workers  
2.7M SF of active production space  
Brantford is located at the centre of over 3,000 food producers in Ontario

### Plastics & Rubber Products

1,100 workers  
26 companies  
2.1M SF of active production space locally

### Warehousing & Logistics

1,500 workers  
3.8M SF of active warehousing space locally  
40+ companies

Sources: City of Brantford, InvestinOntario.com





# The Brantford Advantage

Brantford's diverse economy and proximity to large consumer markets offer businesses several competitive advantages that have resulted in significant investments from the global marketplace. The City is widely recognized as a place with a strong sense of community, offering an affordable cost of living, strategic connectivity with surrounding markets and exceptional amenities.



Total Population:  
97,496



10 Year Growth  
Rate: 12.8%



4 Local post-  
secondary institutions



Over 4,500  
students locally



17 Universities within  
125 km / 80 mi



9 Colleges within  
125 km / 80 mi

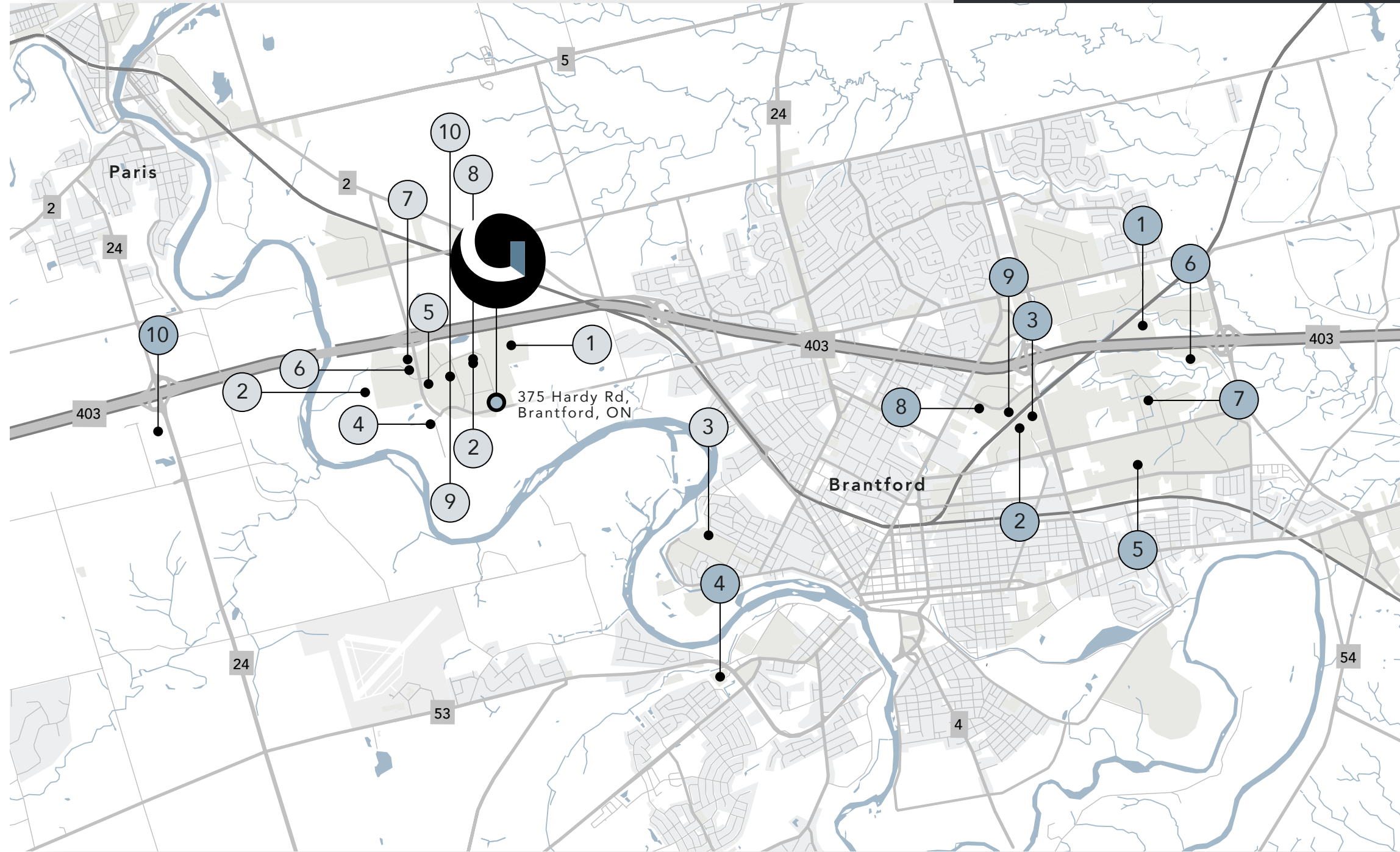
Brantford's strategic central position in Southwestern Ontario along key transportation networks and proximity to major North American markets give businesses a clear advantage to improve efficiencies and lower costs.

Industry in Brantford is built upon the fusion of innovation and manufacturing. Due to the proximity to leading universities and innovation centres, companies in Brantford are able to tap into research and advanced manufacturing techniques.

Brantford is a leader in food and beverage manufacturing and a strategic centre in Ontario for new and expanding operations. Companies locate here because they are close to more than 200 agricultural commodities and a market of 460 million consumers.







# The World's Largest Companies are Choosing Brantford

## Northwest Business Park:

- ① Ferrero Canada – 1 Ferrero Blvd
- ② Proctor & Gamble – 59 Fen Ridge Ct & 99 Savannah Oaks Dr
- ③ SC Johnson – 1 Webster St
- ④ Hersheys – 140 Oak Park Rd
- ⑤ TreeHouse Foods – 175 Savannah Oaks Dr
- ⑥ Mitsui High-tec Canada – 60 Fen Ridge Ct
- ⑦ Gizeh Packaging NA – 40 Fen Ridge Ct
- ⑧ Custom Injection Molders – 99 Savannah Oaks Dr
- ⑨ Rawlings Canada – 131 Savannah Oaks Dr
- ⑩ Wacker Neuson – 131 Savannah Oaks Dr

## Brantford & Brant County

- ① Aspire Bakeries – 115 Sinclair Blvd
- ② Mabe Canada – 35 Bosworth Ct
- ③ Pacorini Canada – 46 Bosworth Ct
- ④ Maple Leaf Foods – 10 Canning St
- ⑤ Massily North America – 406 Elgin St
- ⑥ Wurth – 10 Abbott Ct
- ⑦ Piller's - 38 Middleton St
- ⑧ Zamboni – 38 Morton Ave E
- ⑨ Tigercat – 54 Morton Ave E
- ⑩ Adidas – 100 Adi Dassler Way





# Project Team



## Developer

Granite is a Canadian-based real estate investment trust ("REIT") engaged in the acquisition, development, ownership and management of logistics, warehouse and industrial properties in North America and Europe. Granite owns over 130 properties in six countries consisting of more than 55 million SF of gross leasable area. Granite has a highly-integrated team of professionals with extensive experience in operations, leasing, development, investment and asset management located at its head office in Toronto, Canada and regional offices in Dallas, U.S.A; Vienna, Austria; and Amsterdam, Netherlands.

[granitereit.com](http://granitereit.com)



## Leasing

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