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PLANT FARM BOULEVARD // BRANTFORD // ONTARIO
FOR SALE // INDUSTRIAL INVESTMENT OPPORTUNITY



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INVESTMENT HIGHLIGHTS

- 124,964 SF industrial building on 5.8 AC
- Proposed 15 year lease-back
- Good clear height and shipping facilities including dock and drive-in shipping doors
- Ample employee parking
- Very modern and functional building with nice office finishes
- Excellent location with quick access to Highway 403 and many amenities nearby

TENANT PROFILE



HEMATITE
A RENEW WAY OF THINKING.™

Hematite designs and manufactures recycled automotive products that help manage vehicle acoustics, improve airflow for better efficiency and divert water from critical vehicle components. The company's roots are in diverting materials from landfill sites through recycling and re-use, a practice that continues today and contributes to its customers' sustainability efforts. Hematite invests heavily in R&D initiatives that provide better products and value add solutions to its customers – strengthening its position as a preferred supplier and securing future success.

Tenant	Hematite Inc. www.hematite.ca
Established	1978
Industry	OEM supplier of vehicle acoustics, airflow and water deflection products
Employees	250
Sales	\$80 Million (2016)
Trademarks Owned	2
Awards	Brantford Business of the Year (2018) Q1 Certified by Ford Quality Performance Achievements from Toyota Supplier of the Year from GM Outstanding Quality Performance from FCA Superior Value Analysis Achievement from Toyota
Quality Certifications	QMS - IATF - 16946:2016 - Brantford QMS - IATF - 16946:2016 - Guelph



BUILDING SPECIFICATIONS

Civic Address 46 Plant Farm Boulevard, Brantford

Site Area ±5.8 Acres

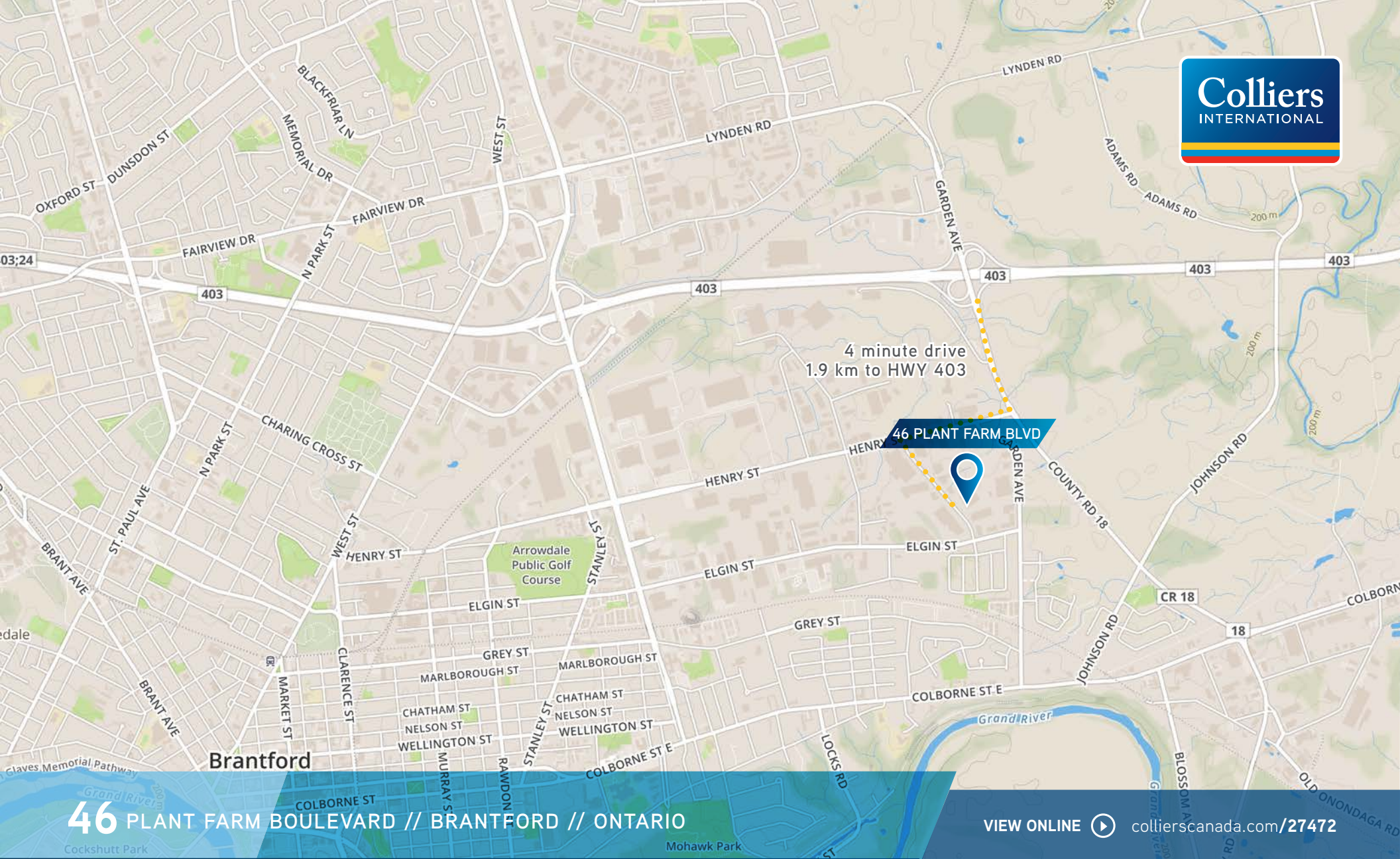
Building Area ±124,964 SF Total Building Area
±108,300 SF Industrial
± 16,664 SF Office

Zoning M2

Clear Height 22' - 26'

Grade Level Doors 1 - 14' x 14'
1 - 14' x 16'

Truck Level Doors 10 - 10' x 8'
2 - 10' x 9'



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