



a quick look

PROPERTY TYPE

Industrial

ADDRESS

35 Bosworth Court

LOCATED

Brantford, ON

TOTAL SIZE

480,000 sf

KEY FEATURES

Multi-phase expansion

Complex land assembly

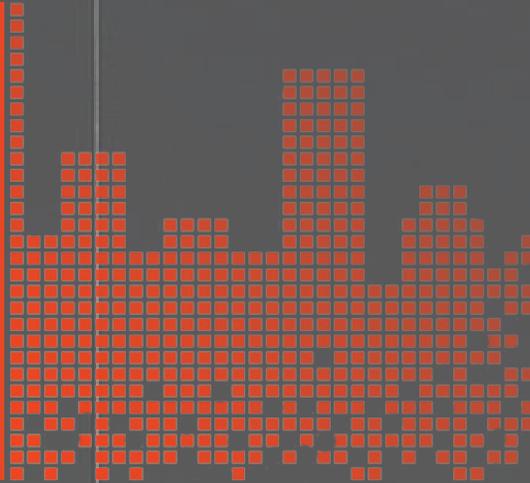
CONNECTING THE PIECES. In 2004, Mabe Canada– the manufacturer, distributor and marketer of General Electric appliances– was looking for the best possible way to consolidate their local distribution centres. The 13.5 acres located at 35 Bosworth Court in Brantford offered an excellent opportunity for Mabe to gain the immediate space they needed, while also offering the flexibility necessary for future growth. Eight years and two expansions later, the First Gulf team had successfully developed a partnership with Mabe, ensuring that this Brantford site works perfectly as their home base.

Due to the layout and ownership of the site, this project required a complex land assembly deal to ensure that we would have the space necessary to accommodate the proposed expansion. Following the first addition of 54,000 sf (which brought the building size to nearly 300,000 sf) First Gulf decided to sell the land to one of our partners. As part of this sale, we agreed to lead the development and construction of another 180,000 sf addition, and facilitated the relationship between Mabe Canada and the new owner. Our team also designed the site to be sensitive to the environmental and noise requirements of the surrounding residential neighbourhoods, while still integrating a rail spur so that the site can be serviced by the manufacturing facility.

Mabe Canada was able to remain operational throughout every phase of the project. Our construction team provided excellent service to the tenant while the site was under construction, ensuring that any disturbance to daily operations was kept to a minimum.

FIRST GULF

innovative
industrial



FIRST GULF

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