FOR LEASE





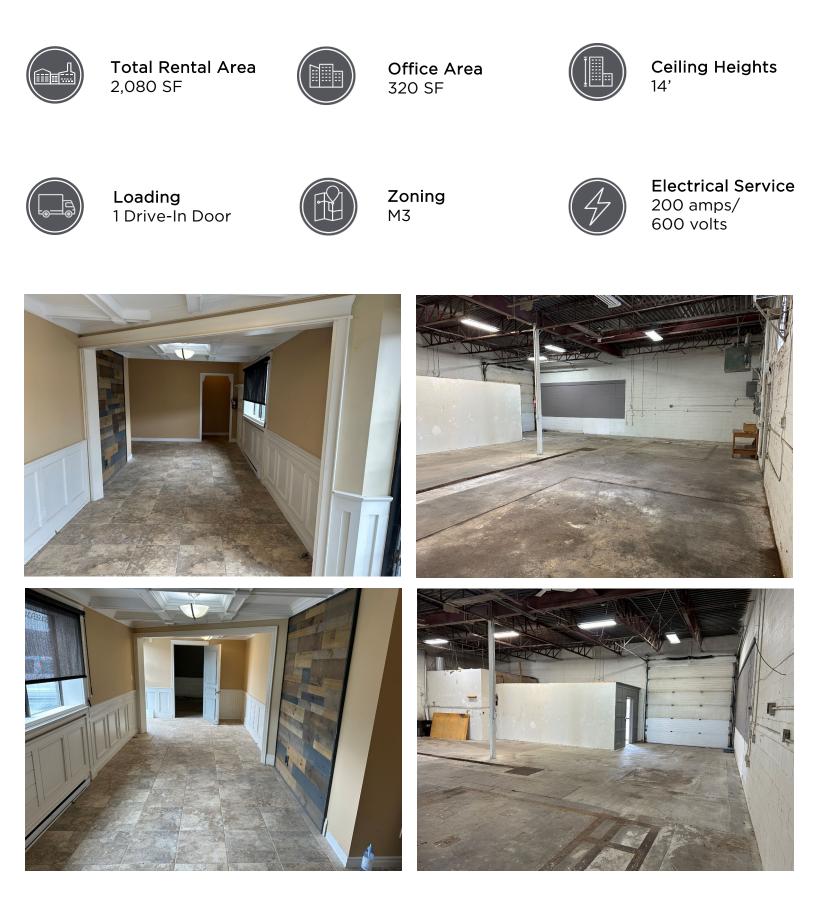
38 Cowansview Road Unit 3 CAMBRIDGE, ON

2,080 SF Clean Industrial Space

The Opportunity38 Cowansview Rd, Cambridge



2,080 SF clean industrial unit for lease. Unit includes 320 SF office space, 14' ceiling heights, 1-10' x 12' drive-in door and 550/600 volt 200 amp electrical service and 3 parking spaces in front of the unit. Easy access to Highways 24 and 401.



Property Specifications 38 Cowansview Rd, Cambridge



Total Rental Area:	2,080 SF
Office Area:	320 SF
Ceiling Heights:	14'
Loading Doors:	1 – 10' x 12' D/I
Electrical Service:	200 amps/600 volts
Zoning:	M3
Possession:	Immediate
TMI:	\$4.50/SF (2024)





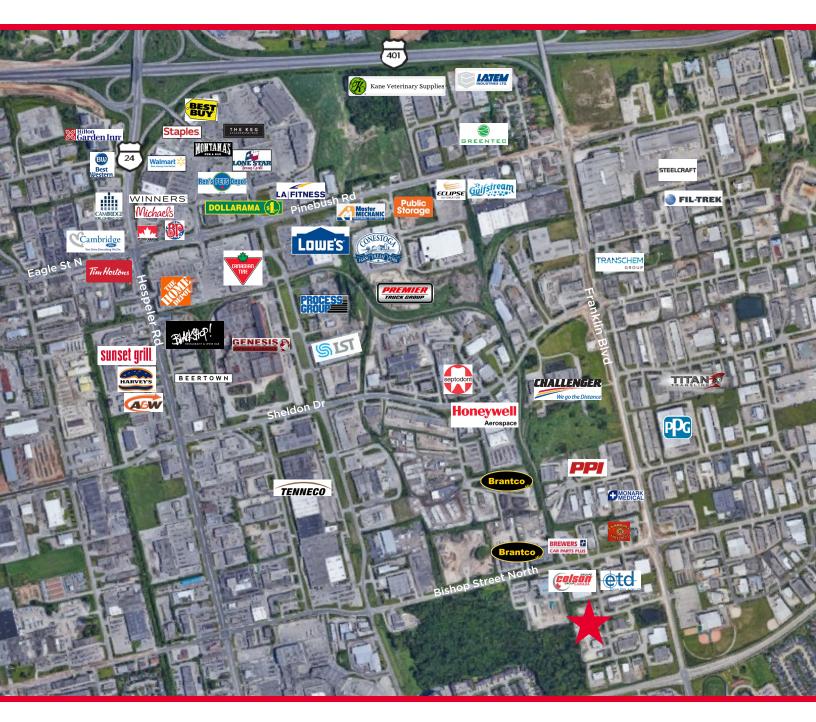
Lease Rate: \$13.95/SF



LOCATION OVERVIEW

38 Cowansview Rd, Cambridge





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