



**CUSHMAN &
WAKEFIELD**
Waterloo Region

**FOR
LEASE**

695

INDUSTRIAL ROAD

CAMBRIDGE, ONTARIO

2,560 SF INDUSTRIAL UNIT

FOR MORE INFORMATION, CONTACT:

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Senior Vice President*
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SCOTT ANDERSON

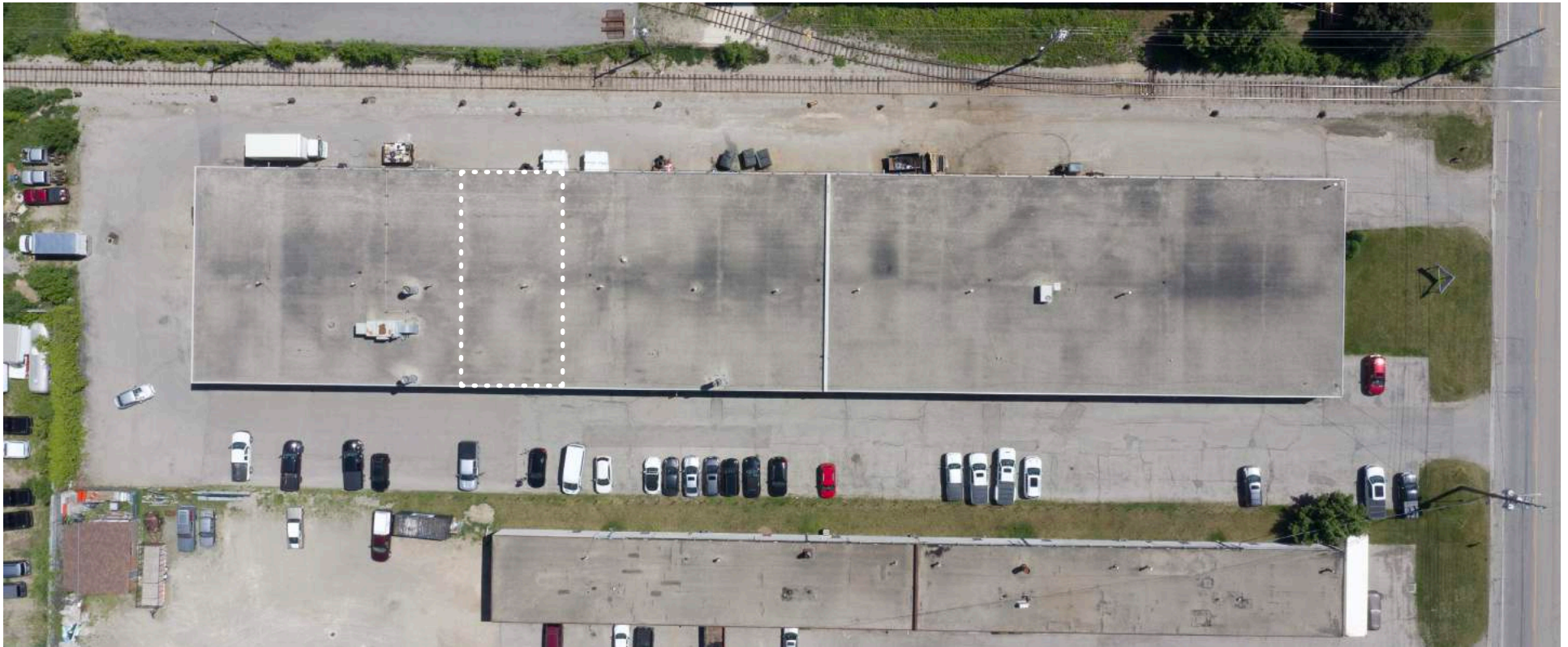
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JOSHUA BUFFINGA

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PROPERTY SPECIFICATIONS

Unit features include 12' clear ceiling height, 100 amp / 550 volt electrical service, 2 washrooms, reception area, 1 small office, 1 boardroom/training room and 1- 10' x 10' drive-in door. Quick access to Highway 401 via Highway 24/Hespeler Road. Nearby public transit and amenities for employees.

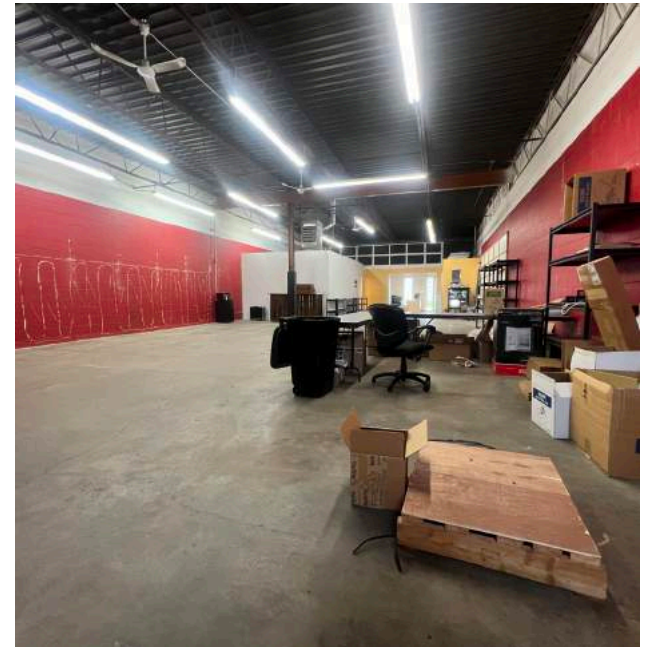
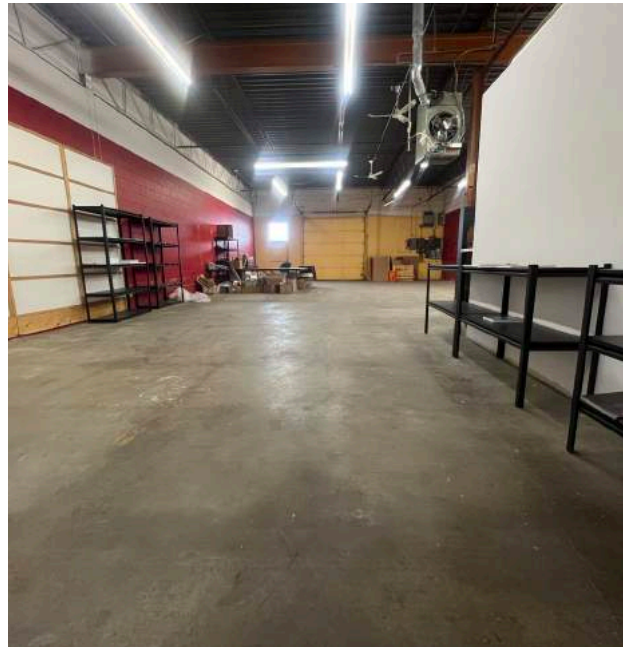
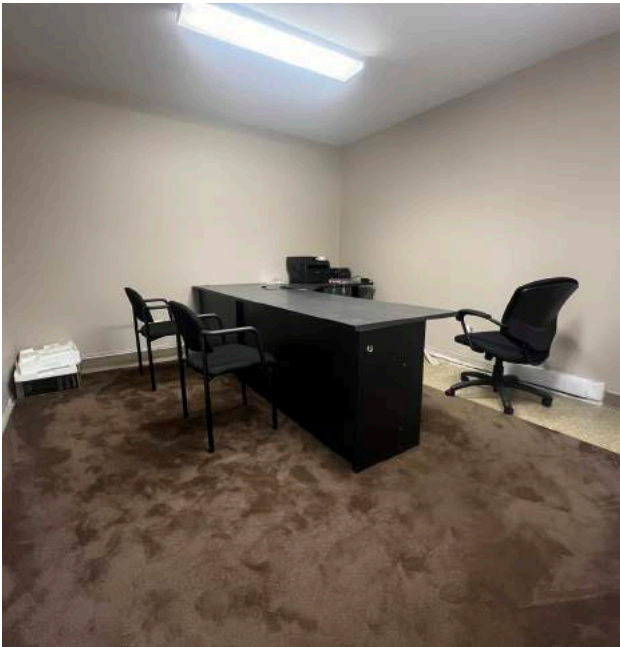


DETAILS

Available Area:	2,560 SF	Occupancy:	Immediate
Clear Height:	12'	Lease Rate:	\$13.00 psf/yr
Shipping:	1 - 10' x 10' drive-in door	Additional Rent (2023):	\$3.50 psf/yr
Power:	100 Amps / 550 Volts	Estimated Monthly Rent:	\$3,520, plus utilities and HST
Heating:	Gas Unit Heater	Zoning:	M5 (Heavy Industrial)

*click link for zoning by-law information

PHOTOGRAPHY



AMENITIES MAP



RETAIL

1. Best Buy
2. Staples
3. Walmart Supercentre
4. Winners
5. Michaels
6. LA Fitness
7. Ren's Pet Depot
8. Dollarama
9. Lowe's Home Improvement
10. Canadian Tire
11. The Home Depot
12. Petro Canada
13. ESSO
14. Homesense
15. Dollarama
16. Goodness Me



RESTAURANTS

1. The Keg Steakhouse
2. Montana's
3. Lone Star Texas Grill
4. McDonald's
5. Ben Thanh
6. Boston Pizza
7. Fast Eddie's
8. Tim Hortons
9. Sunset Grill
10. Harvey's
11. A&W
12. Beertown
13. Grain of Salt
14. Burger King
15. Starbucks
16. Kelsey's Original Roadhouse



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