# FOR LEASE





# **100 MCGOVERN DRIVE** CAMBRIDGE, ON

14,165 SF Freestanding Industrial Building on 2.3 Acres



## **PROPERTY DETAILS**

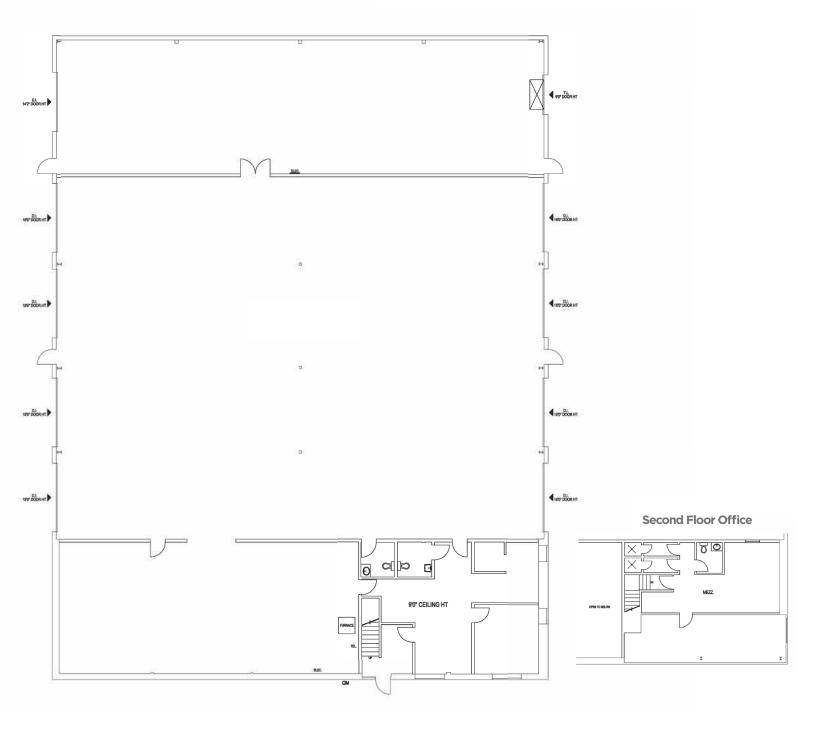
14,165 SF freestanding industrial building on 2.305 acres for lease. Includes 8 - 15' x 13'11" drive-in doors, 1 - 14' x 12' drive-in door, 1 - 8' x 9' truck level door and a metal roof. Located within minutes from the Highways 24 and 401. General Industrial (M1) zoning permits a wide range of uses (no outside storage).

Total Building Area:	14,165 SF	Loading:	1 - 12' x 14' Drive-In 8 - 14' x 15' Drive-in 1 - 8' x 9' Truck Level
Industrial Area:	11,982 SF	Power:	ТВС
Office Area:	2,183 SF	Zoning:	M1 *click link for zoning information
Land Area:	2.305 acres	тмі:	\$4.00 psf
Clear Height:	16'	Lease Rate:	\$18.95 psf





## FLOOR PLAN







### LOCATION OVERVIEW



#### FOR MORE INFORMATION, CONTACT:

#### DAVID ANDERSON

Broker Senior Vice President 519-804-4382 David.Anderson@cushwakewr.com

#### SCOTT ANDERSON, SIOR

Broker Senior Vice President 519-804-4381 Scott.Anderson@cushwakewr.com

#### CUSHMAN & WAKEFIELD WATERLOO REGION LTD.

4295 King Street E, Suite 401 Kitchener, ON N2P 0C6

T: 519-585-2200 F: 519-650-5250

www.cushwakewr.com

©2024 Cushman & Wakefield Waterloo Region Ltd., Brokerage. All Rights Reserved. The Information Contained In This Communication Is Strictly Confidential. This Information Has Been Obtained From Sources Believed To Be Reliable But Has Not Been Verified. No Warranty Or Representation, Express Or Implied, Is Made As To The Condition Of The Property (Or Properties) Referenced Herein Or As To The Accuracy Or Completeness Of The Information Contained Herein, And Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Withdrawal Without Notice, And To Any Special Listing Conditions Imposed By The Property Owner(S). Any Projections, Opinions Or Estimates Are Subject To Uncertainty And Do Not Signify Current Or Future Property Performance.