



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

|   |                               |   |                                     |   |                         |
|---|-------------------------------|---|-------------------------------------|---|-------------------------|
| 1 | CARELUM<br>MACHINING          | 4 |                                     | 7 | METAL<br>SUPERMARKETS   |
| 2 | MITCHELL<br>GENERATOR STARTER | 5 | ONTARIO<br>HARDWARE<br>DISTRIBUTORS | 8 | METAL<br>SUPERMARKETS   |
| 3 | QUALITY<br>HEE LTD.           | 6 |                                     | 9 | COMPLETE<br>MOBILE WASH |

# FOR LEASE

## 275

### SHELDON DRIVE, UNIT 4

CAMBRIDGE, ONTARIO

### 2,240 SF INDUSTRIAL UNIT

FOR MORE INFORMATION, CONTACT:

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# PROPERTY SPECIFICATIONS

2,240 SF industrial unit available for lease in the LG Lovell Industrial Park. Unit features includes 1- 8' x 9' truck level door, 12' ceiling heights, small office and 100 amp/550 volt electrical service. Easy access to Highway 401 via Franklin Boulevard.

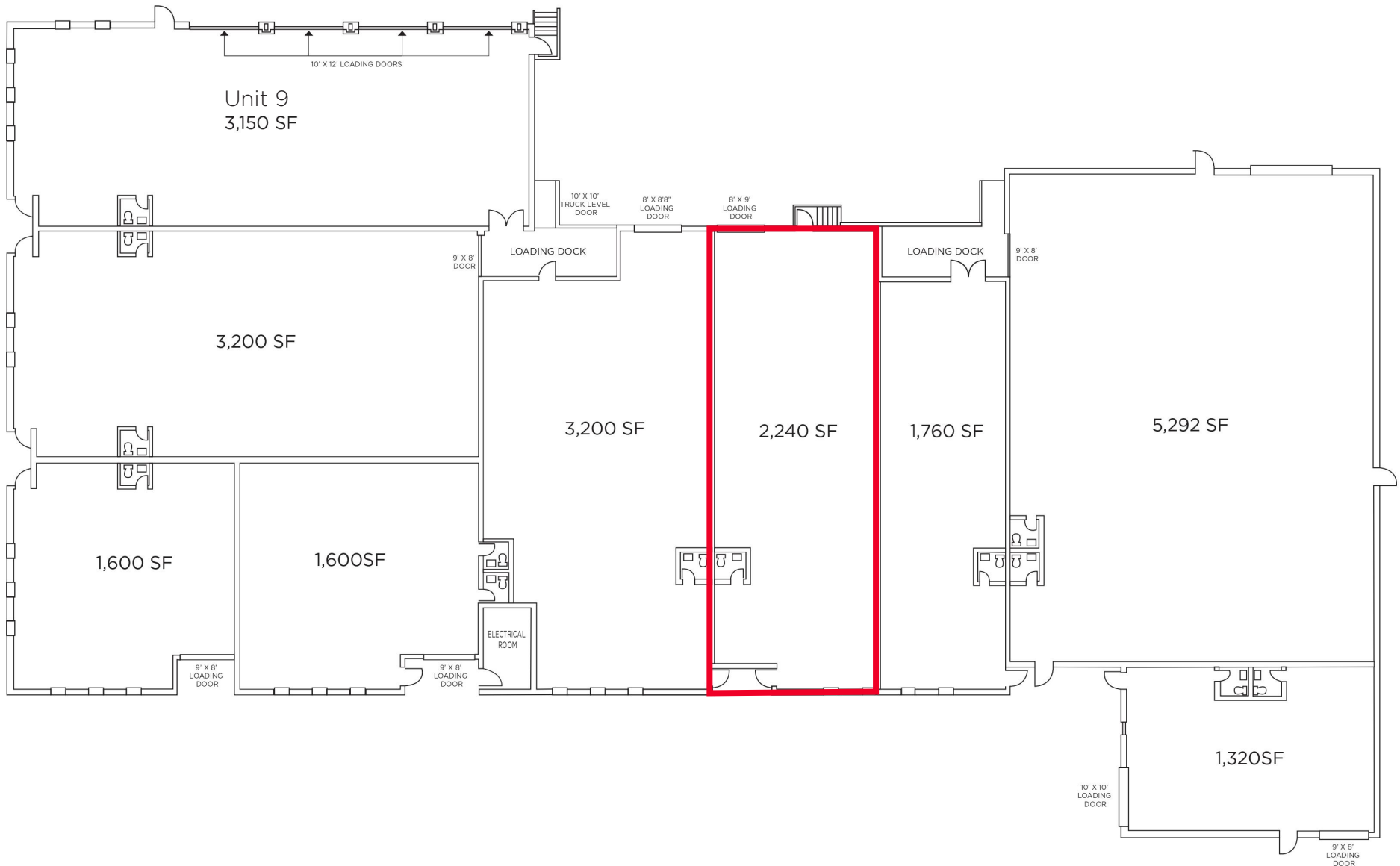


## DETAILS

|                        |                              |                                |                                         |
|------------------------|------------------------------|--------------------------------|-----------------------------------------|
| <b>Available Area:</b> | 2,240 SF                     | <b>Occupancy:</b>              | February 1, 2024                        |
| <b>Clear Height:</b>   | 12'                          | <b>Lease Rate:</b>             | \$13.00 psf/yr                          |
| <b>Shipping:</b>       | 1 - 8' x 8' truck level door | <b>Additional Rent (2023):</b> | \$3.75 psf/yr                           |
| <b>Power:</b>          | 100 Amps / 550 Volts         | <b>Estimated Monthly Rent:</b> | \$3,126.67, plus utilities and HST      |
| <b>Heating:</b>        | Gas Unit Heater              | <b>Zoning:</b>                 | <a href="#">M3 (General Industrial)</a> |

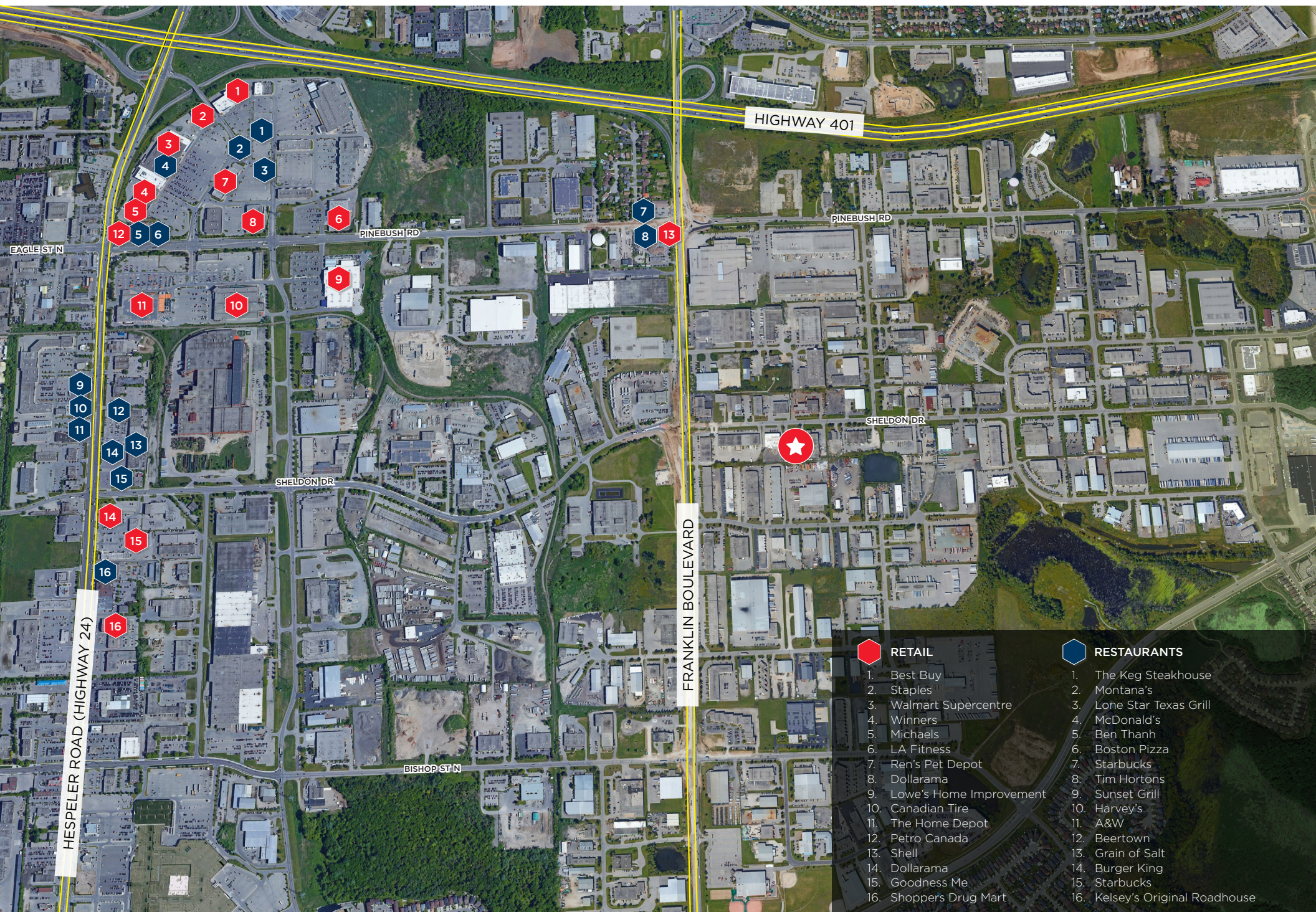
\*click link for zoning by-law information

# FLOOR PLAN





# 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. Shell
14. Dollarama
15. Goodness Me
16. Shoppers Drug Mart



## RESTAURANTS

1. The Keg Steakhouse
2. Montana's
3. Lone Star Texas Grill
4. McDonald's
5. Ben Thanh
6. Boston Pizza
7. Starbucks
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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