

Brand New Freestanding Industrial Building

20,134 Sq. Ft. on 1.19 Acres

45 Goddard Crescent
Cambridge, Ontario
www.cbre.com

Located in the Boxwood Business Park



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Property Features

Prestige industrial development with precast concrete and glazed facade available in the Boxwood Business Park, Cambridge, ON. This brand new first class quality standards building provides modern design and a unique freestanding opportunity to owner investors.

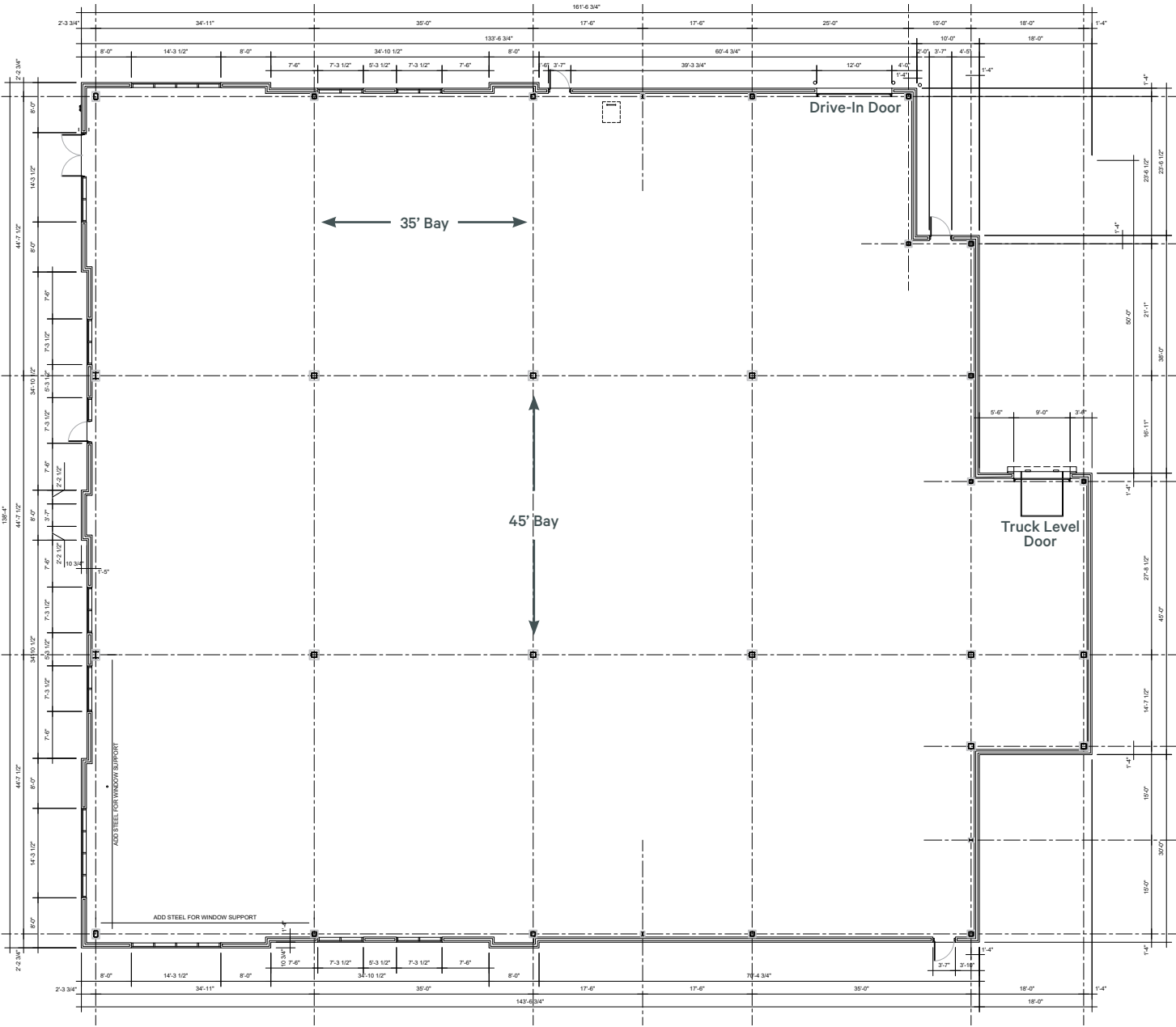
Join nearby employers such as Toyota, Loblaws, Challenger, and Dare Foods in Cambridge located with immediate access to Highways #7/8 and #401.

Flexible M3 zoning permits a wide variety of industrial and service commercial uses. Click below to see permitted uses:

INDUSTRIAL M3 ZONING

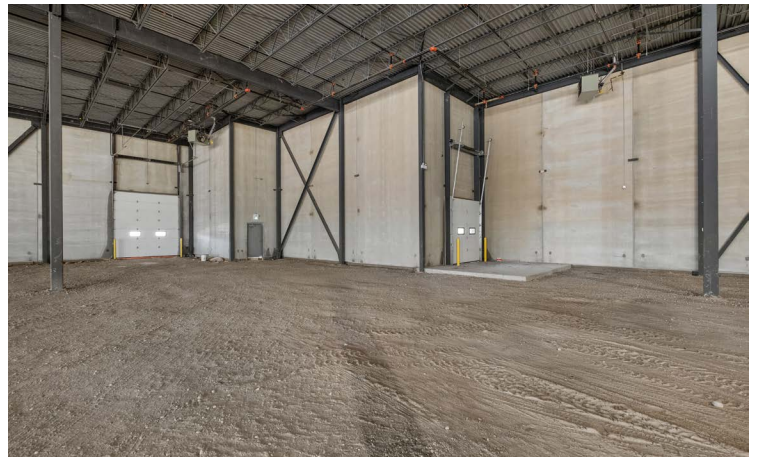
Building Size	20,134 Sq. Ft.
Lot Size	1.19 Ac.
Power	600 V / 800 A
Clear Height	24'
Loading Doors	1 T/L & 1 D/I
Lease Rate	\$16.50 / Sq. Ft. Net
Additional Rent	To Be Confirmed
Asking Price	\$6,875,000

Building Floor Plan



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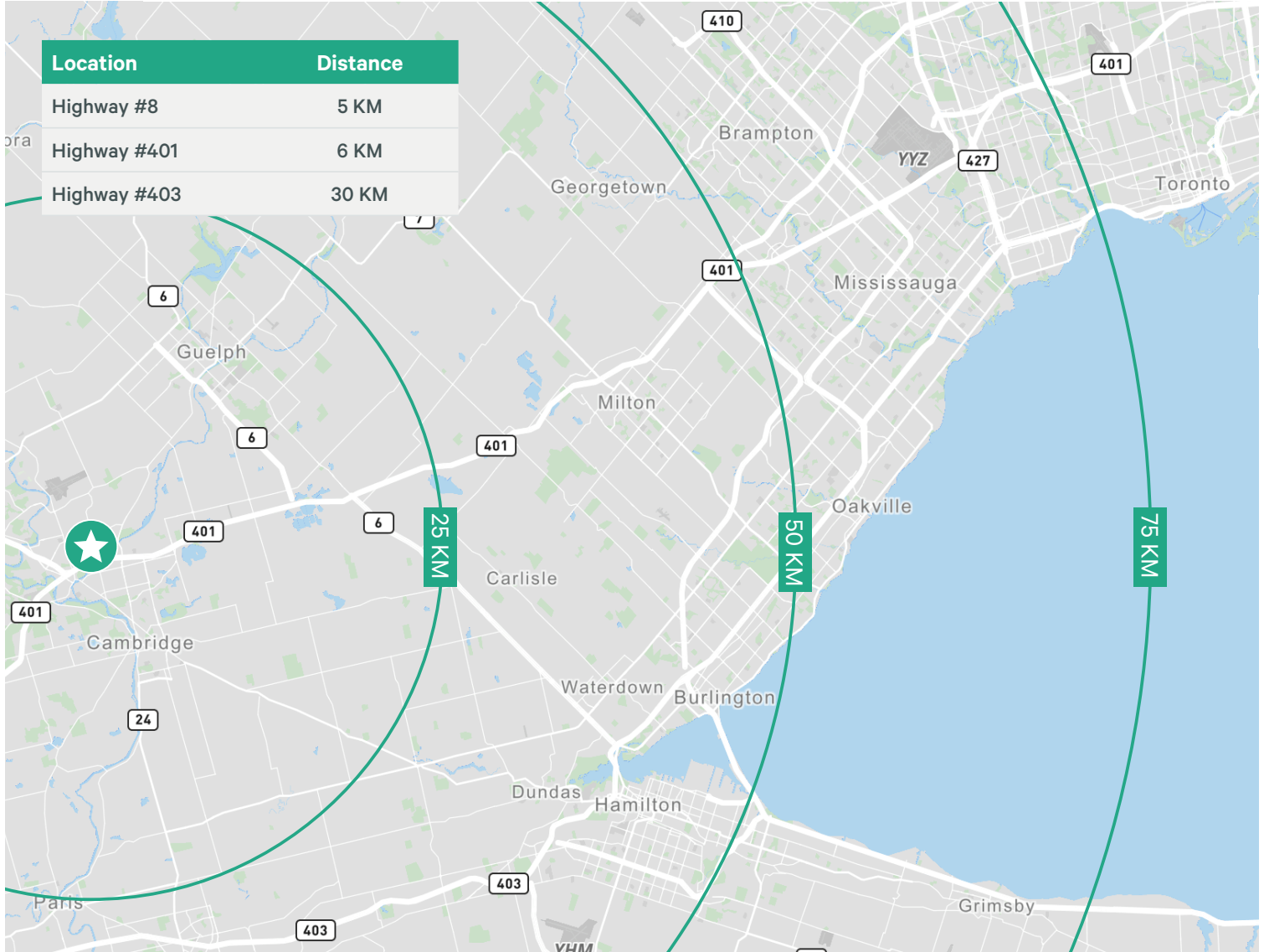
Surrounding Employers

- | | | | |
|---|--------------------------------|----|---------------------------------|
| 1 | Moventas Gears Canada Ltd. | 6 | Dare Foods Limited |
| 2 | Cintas Uniform Services | 7 | Toyota Manufacturing Canada |
| 3 | Conestoga College | 8 | Amazon Cambridge |
| 4 | FedEx | 9 | Penske Truck Rental |
| 5 | Complete Cutting & Coring Inc. | 10 | Hewson Brothers Building Supply |

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Available



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