

FOR LEASE



1600 INDUSTRIAL ROAD
UNIT A2,
CAMBRIDGE, ON

2,579 SF
Industrial Unit

The Opportunity

1600 Industrial Rd, Unit A2, Cambridge



2,579 SF industrial unit available for lease in Cambridge. Unit features include 851 SF office space, 13' clear ceiling height, 1 drive-in door and 400 amp/600 volt electrical service. 851 SF usable mezzanine area not included in total SF. Available for March 1, 2024 occupancy. Unit includes 3 parking spaces adjacent to the unit and 55 unassigned common spaces. Minutes from Highways 401 and 24. Many amenities nearby.



Total Available Area
2,579 SF



Loading
1 - 10' x 10'
Drive-In Door



Ceiling Height
13'



Industrial Area
1,728 SF



Zoning
M2 S.4.1.75.2



Power
400 amps/
600 volts



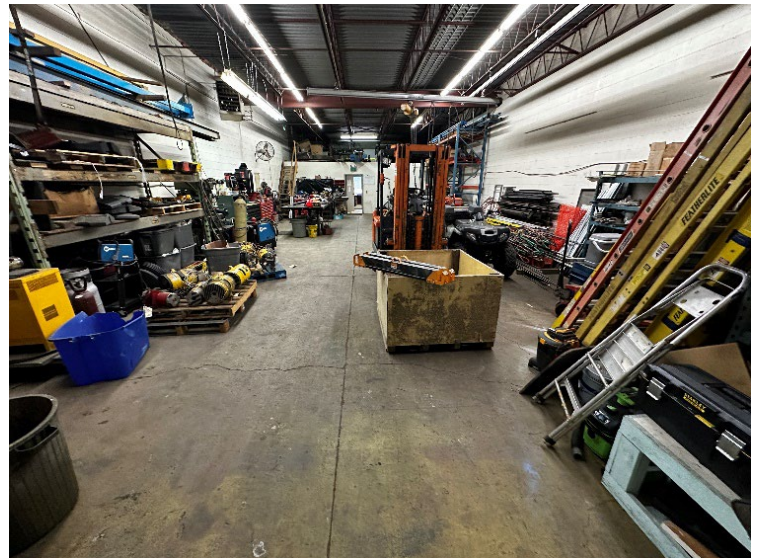
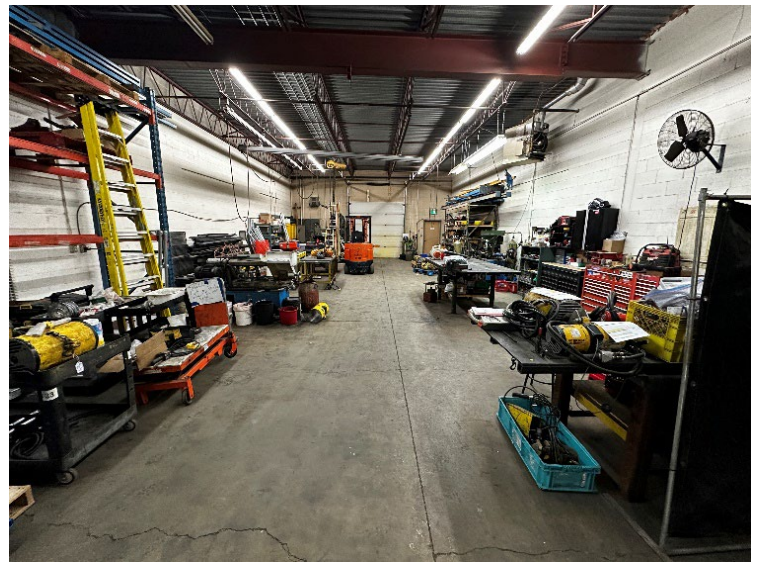
Office Area
851 SF



Lease Rate
\$14.25/SF



TMI
\$4.50/SF



Property Specifications

1600 Industrial Rd, Unit A2, Cambridge

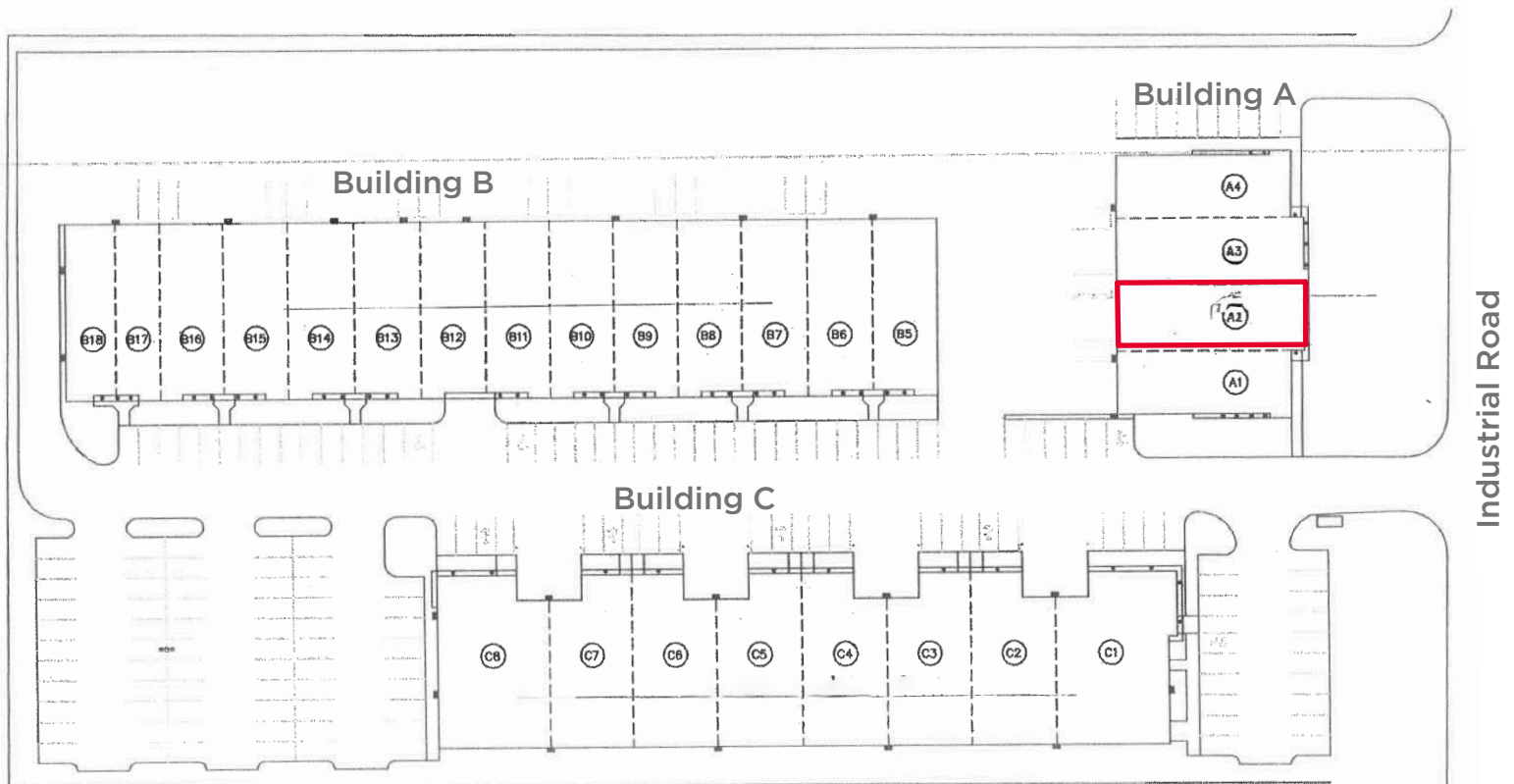


Total Available Area:	2,579 SF
Warehouse:	1,728 SF
Office:	851 SF
Additional SF: (Mezzanine)	851 SF
Ceiling Height:	13'
Loading Door:	1 - 10' x 10' DI
Power:	400 amps/600 volts
Zoning:	M2 S.4.1.75.2
TMI:	\$4.50/SF
Possession:	March 1, 2024



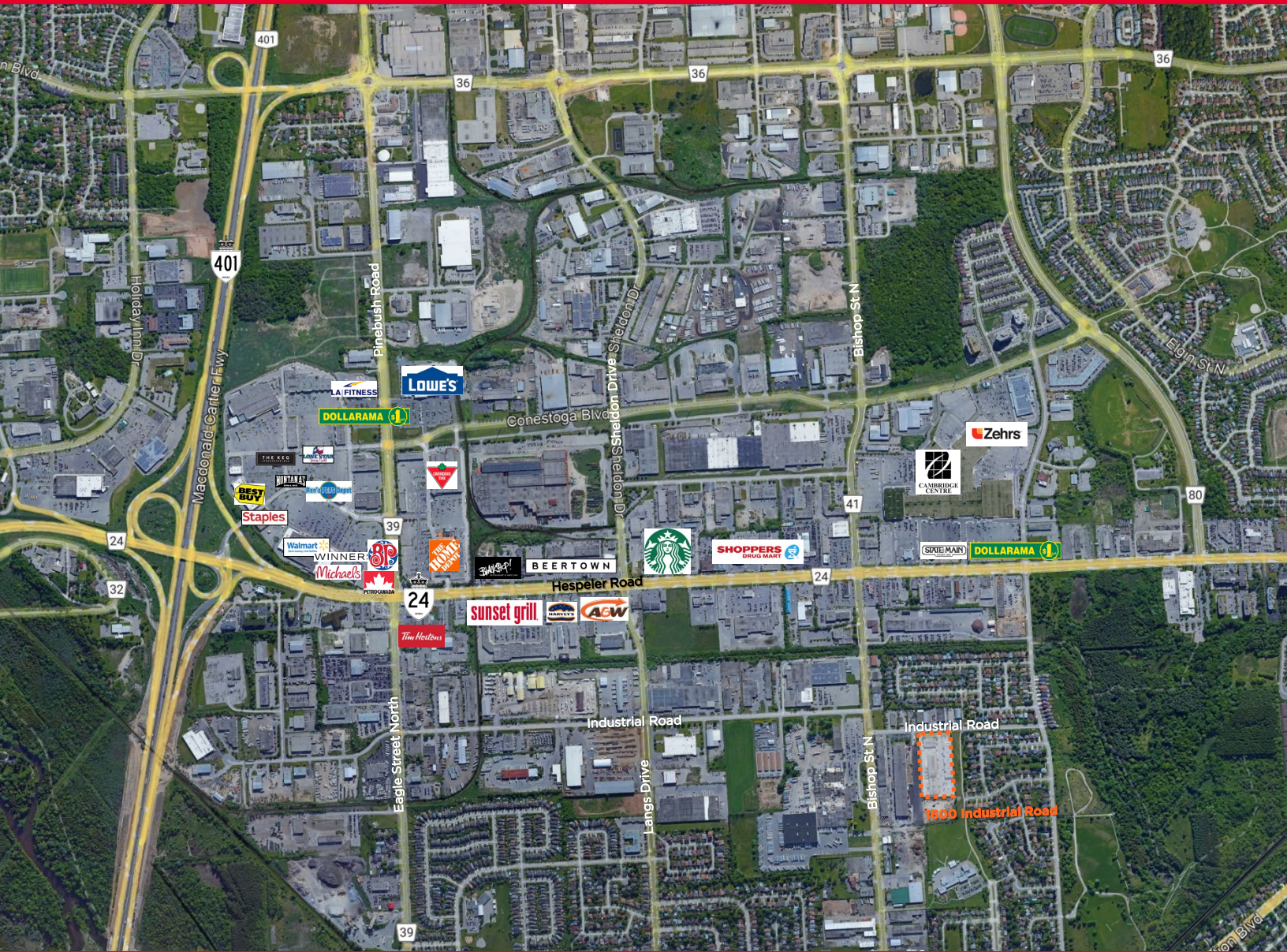
Lease Rate: \$14.25/SF

Site Plan



LOCATION OVERVIEW

1600 Industrial Rd, Unit A2, Cambridge



Scott Anderson, SIOR**

SENIOR VICE PRESIDENT
519.804.4381
scott.anderson@cushwakewr.com

Joshua Buffinga*

SALES REPRESENTATIVE
519.804.4386
joshua.buffinga@cushwakewr.com



Jordan Palmer*

SENIOR VICE PRESIDENT
519.804.4384
jordan.palmer@cushwakewr.com

David Anderson**

SENIOR VICE PRESIDENT
519.804.4382
david.anderson@cushwakewr.com

4295 King Street East Suite 401
Kitchener, ON N2P 0C6
519.585.2200
www.cushwakewr.com

*SALES REPRESENTATIVE **BROKER

Cushman & Wakefield Waterloo Region Ltd. copyright 2024. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.