

# FOR LEASE



**1615 BISHOP ST N**  
**CAMBRIDGE, ON**

**40,300 SF**  
**on 2.127 Acres**



# The Opportunity

1615 Bishop St N, Cambridge



40,300 SF freestanding industrial building on 2.127 acres available for lease. Excellent manufacturing building with 1,200 amp/600 volt electrical service, main crane bay is 50' x 260' with a combination of 10 and 15 ton cranes, 21' clear under joists, multiple drive-in doors with truck level platform and existing air lines and electrical distribution throughout. M3 zoning designation, which supports a variety of general industrial uses, including outside storage. Located in the L.G. Lovell Business Park and in close proximity to Highway 401.



**Building Area**  
40,300 SF



**Land Area**  
2.127 Acres



**Ceiling Heights**  
21'



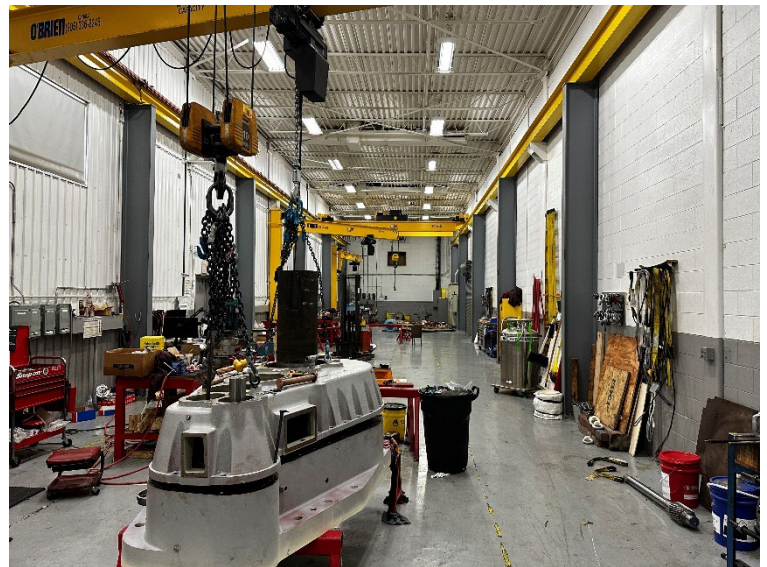
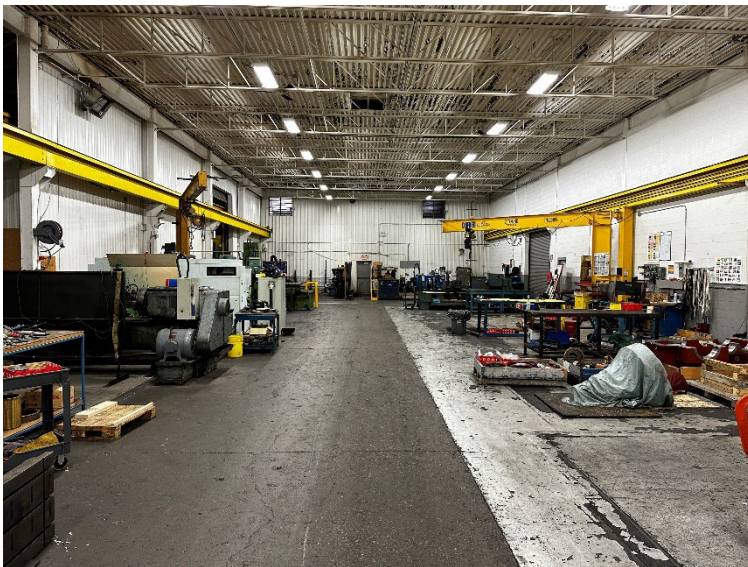
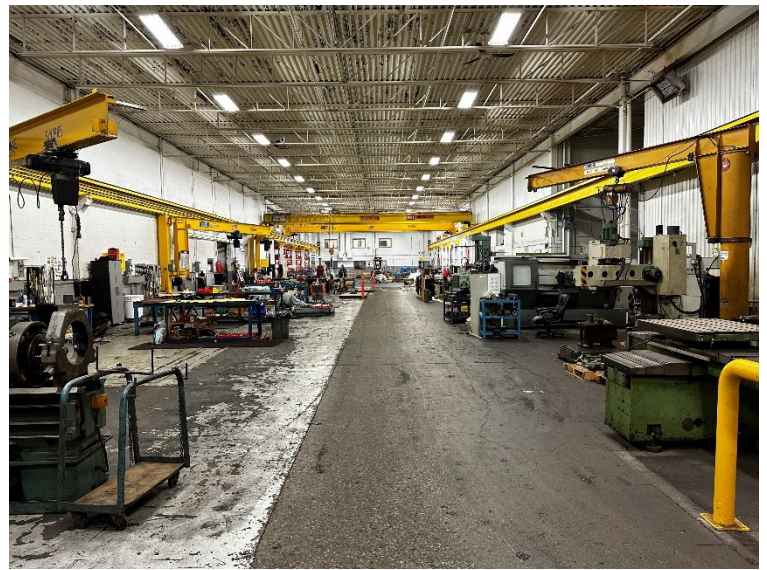
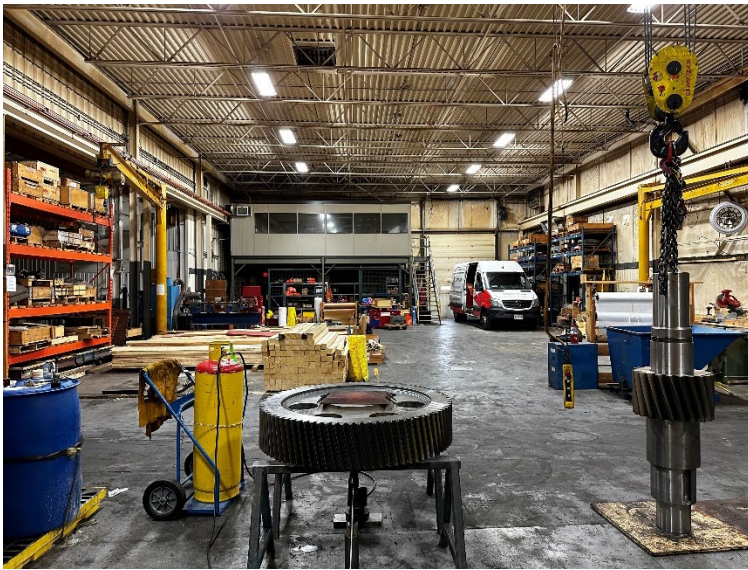
**Loading**  
4 Drive-In Doors



**Zoning**  
M3



**Electrical Service**  
1,200 amps/  
600 volts





# Property Specifications 1615 Bishop St N, Cambridge

<b>Total Building Area:</b>	40,300 SF
<b>Office Area:</b>	6,000 SF
<b>Land Area:</b>	2.127 Acres
<b>Ceiling Heights:</b>	21'
<b>Loading Doors:</b>	4 - 12' x 14' D/I
<b>Electrical Service:</b>	1,200 amps/600 volts
<b>Zoning:</b>	M3
<b>Possession:</b>	June 1, 2024
<b>Estimated TMI:</b>	\$3.00/SF (2023)

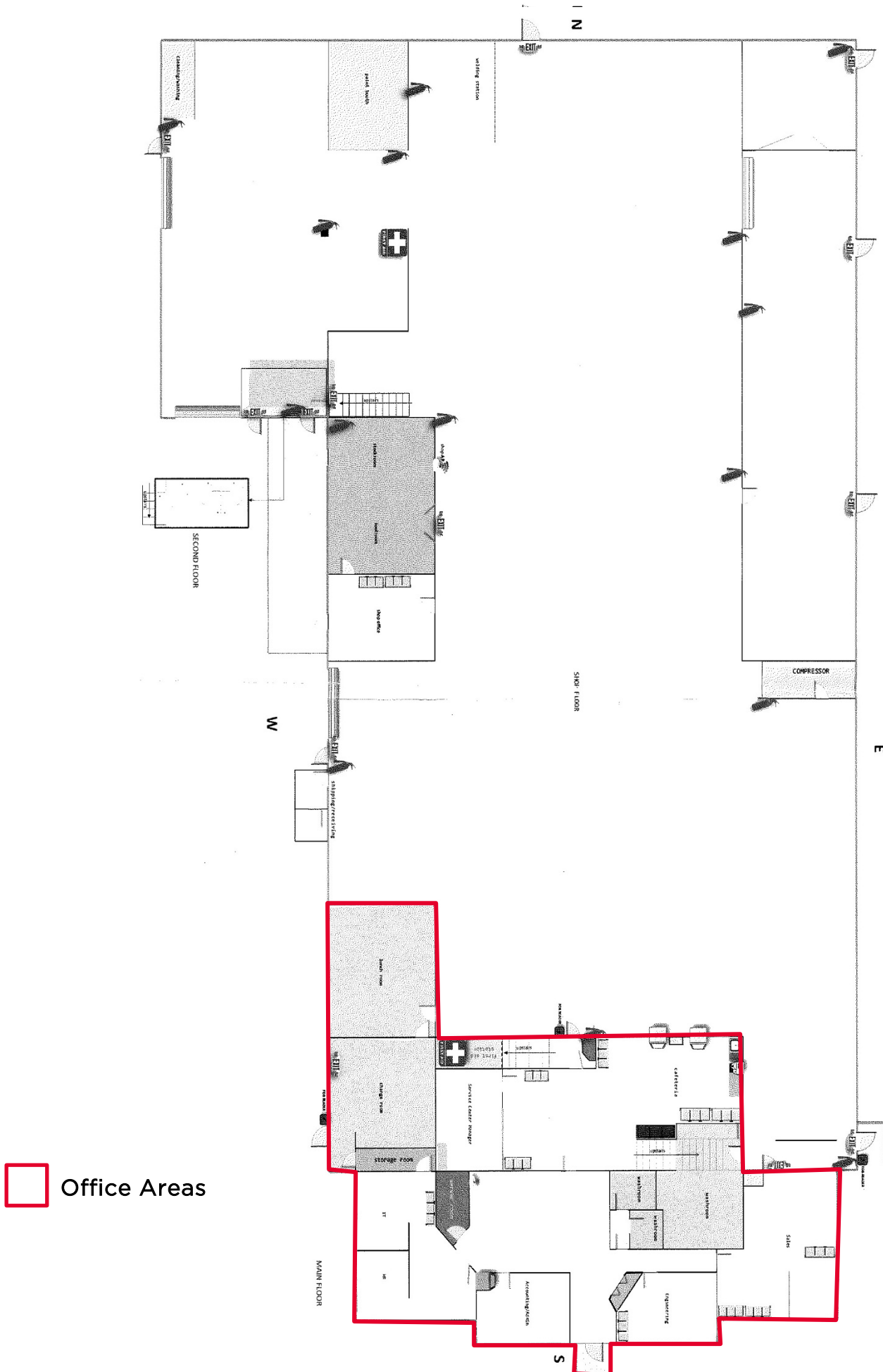
**Lease Rate: \$14.00/SF**





# Floor Plan

1615 Bishop St N, Cambridge



 Office Areas



# LOCATION OVERVIEW

1615 Bishop St N, Cambridge



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