

For Lease

140

# Boychuk Drive

Cambridge, ON



**Lennard:**

**INTERMARKET**  
PROPERTIES

**IP PARK**  
INDUSTRIAL CAMPUS



Cutting edge 400-acre master-planned project. Prestige industrial development focused on advanced manufacturing and high tech automation.

- **Designed for your needs today and your plans for the future**
- **An ecosystem fueled by the spirit of entrepreneurship and collaboration**
- **An ideal location with world-class talent and Fortune 500 neighbours**



# Prestige modern industrial building in a master planned business park

Grow sustainability here, in a campus designed to mark the start of your future.

IP Park Industrial Campus presents an exciting opportunity to secure smart industrial space in the thriving Toronto-Waterloo Innovation Corridor.

Prominently located between Intermarket Road and Maple Grove Road, this 4.520 acre site will be home to an 75,058 SF state-of-the-art flex industrial building. Cutting-edge specifications paired with modern aesthetics make this development ideal for a wide range of uses including high-tech automation, research & development, training, advanced manufacturing, engineering, warehouse, and beyond.



75,058 SF on 4.520 AC



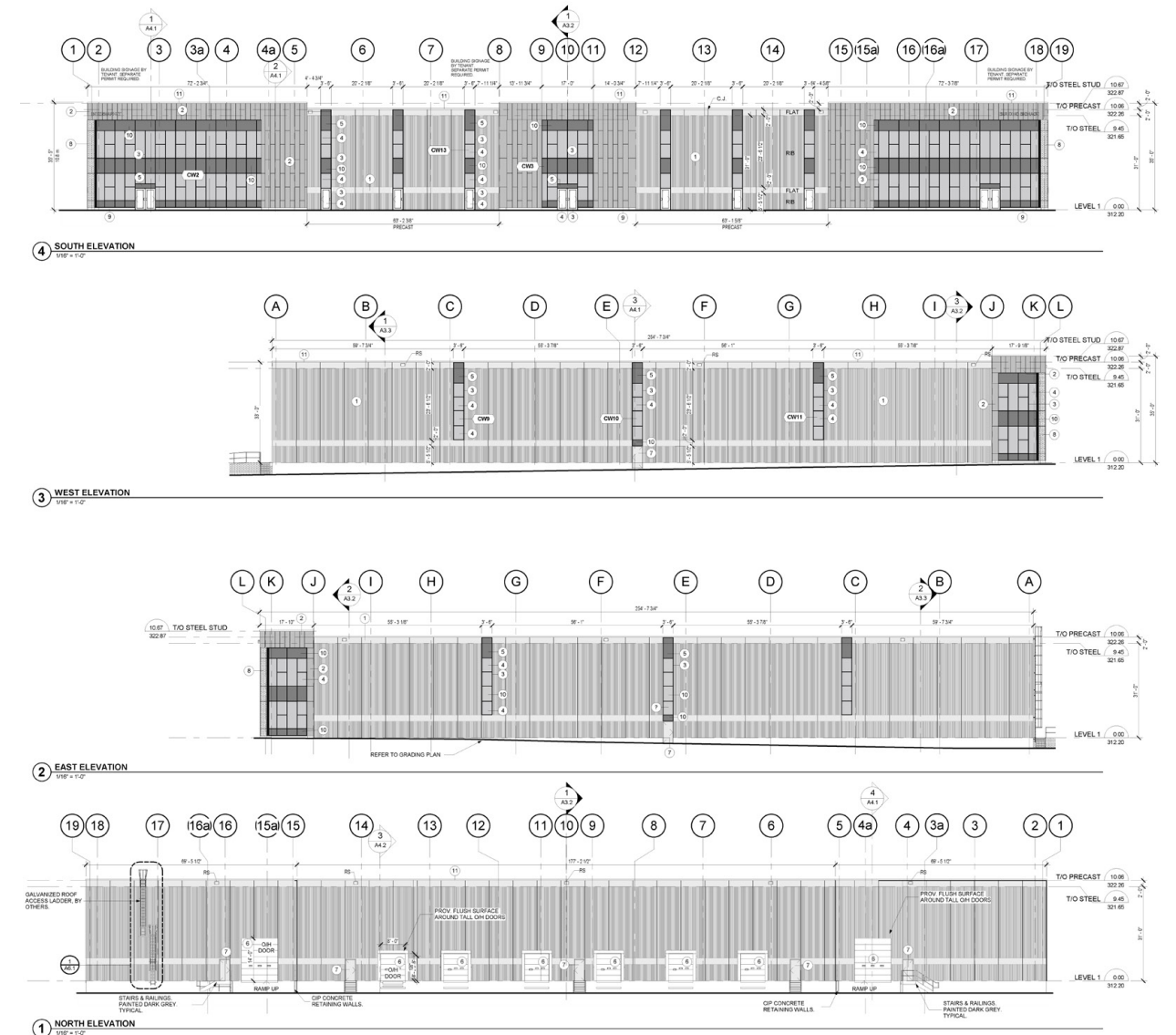
State-of-the-art construction and specifications



Q1 2024




M1 (S.4.1.46(c))




# 140 Boychuk Drive, Cambridge


 Available Area  
44,974 SF

 Power  
900 Amps  
600 Volts

 Shipping/Receiving  
4 TL (8'-0" x 8'-6")  
1 DI (12'-0" x 14'-0")

 Office  
Up to 3%  
build to suit

 Clear Ceiling Height  
28 Feet

 Typical Bay Size  
45' x 55'

 Zoning  
M1 (S.4.1.46(c))

 Sprinklers  
Ordinary hazard

 Exterior  
Architectural precast

 Parking  
134 (total)

 Lighting  
LED

 Floor  
6" slab on grade

 Lease Rate  
**\$16.50 PSF**  
TMI  
**\$3.70 PSF (Est. 2024)**

 Occupancy  
**Immediate**

Built to meet demand, delivering today:  
lease your ideal industrial space now

Construction Timeline



Site Plan Approval

May 2023



Start of Foundations

June 2023



Steel Delivery

August 2023



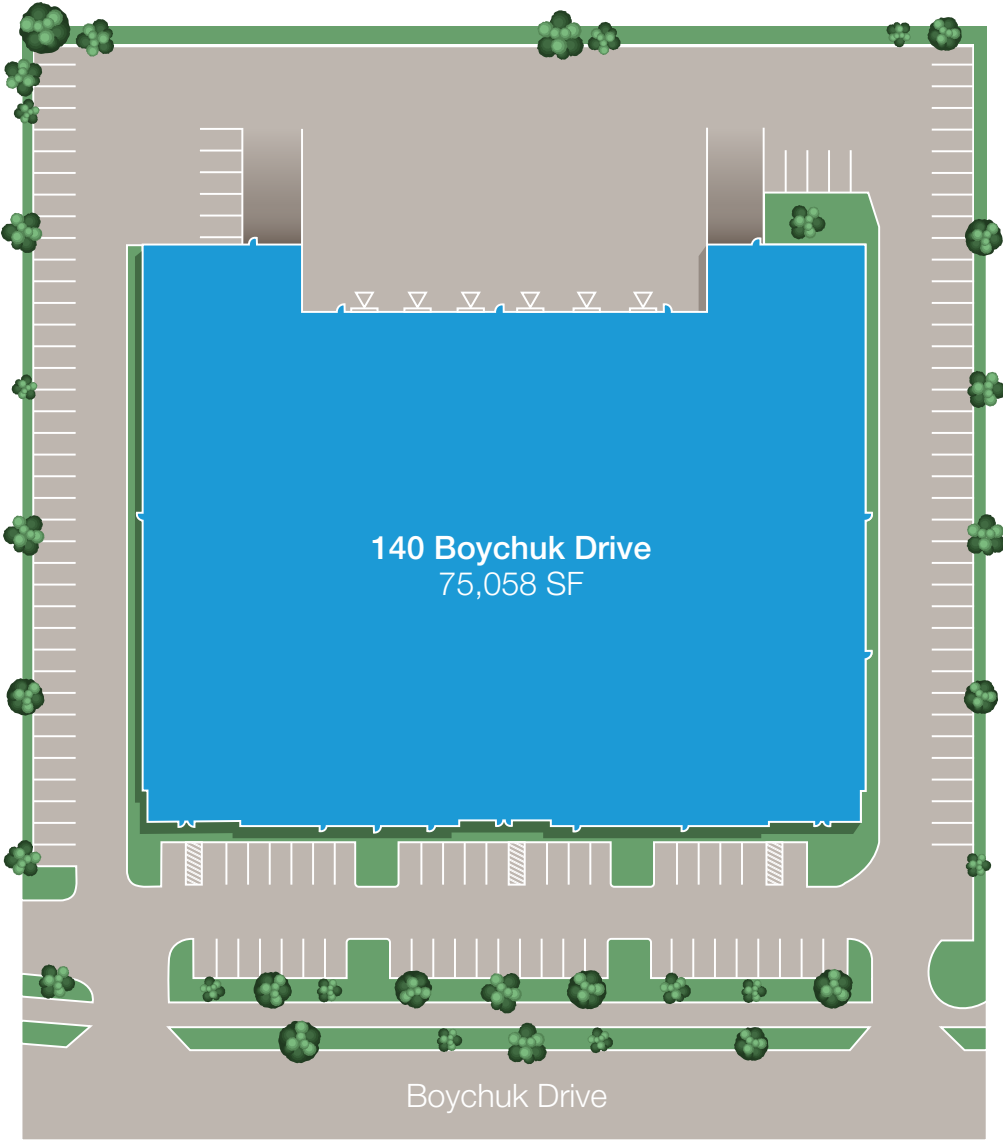
Begin Tenant Improvements

December 2023



Substantial Completion

February 2024



# Floor Plan

- Unit 1: 30,084 SF
- Unit 2: 44,974 SF

