

FOR LEASE



38 Cowansview Road
Unit 3
CAMBRIDGE, ON

2,080 SF
Clean Industrial
Space

The Opportunity

38 Cowansview Rd, Cambridge



2,080 SF clean industrial unit for lease. Unit includes 320 SF office space, 14' ceiling heights, 1-10' x 12' drive-in door and 550/600 volt 200 amp electrical service and 3 parking spaces in front of the unit. Easy access to Highways 24 and 401.



Total Rental Area
2,080 SF



Office Area
320 SF



Ceiling Heights
14'



Loading
1 Drive-In Door



Zoning
M3



Electrical Service
200 amps/
600 volts



Property Specifications 38 Cowansview Rd, Cambridge

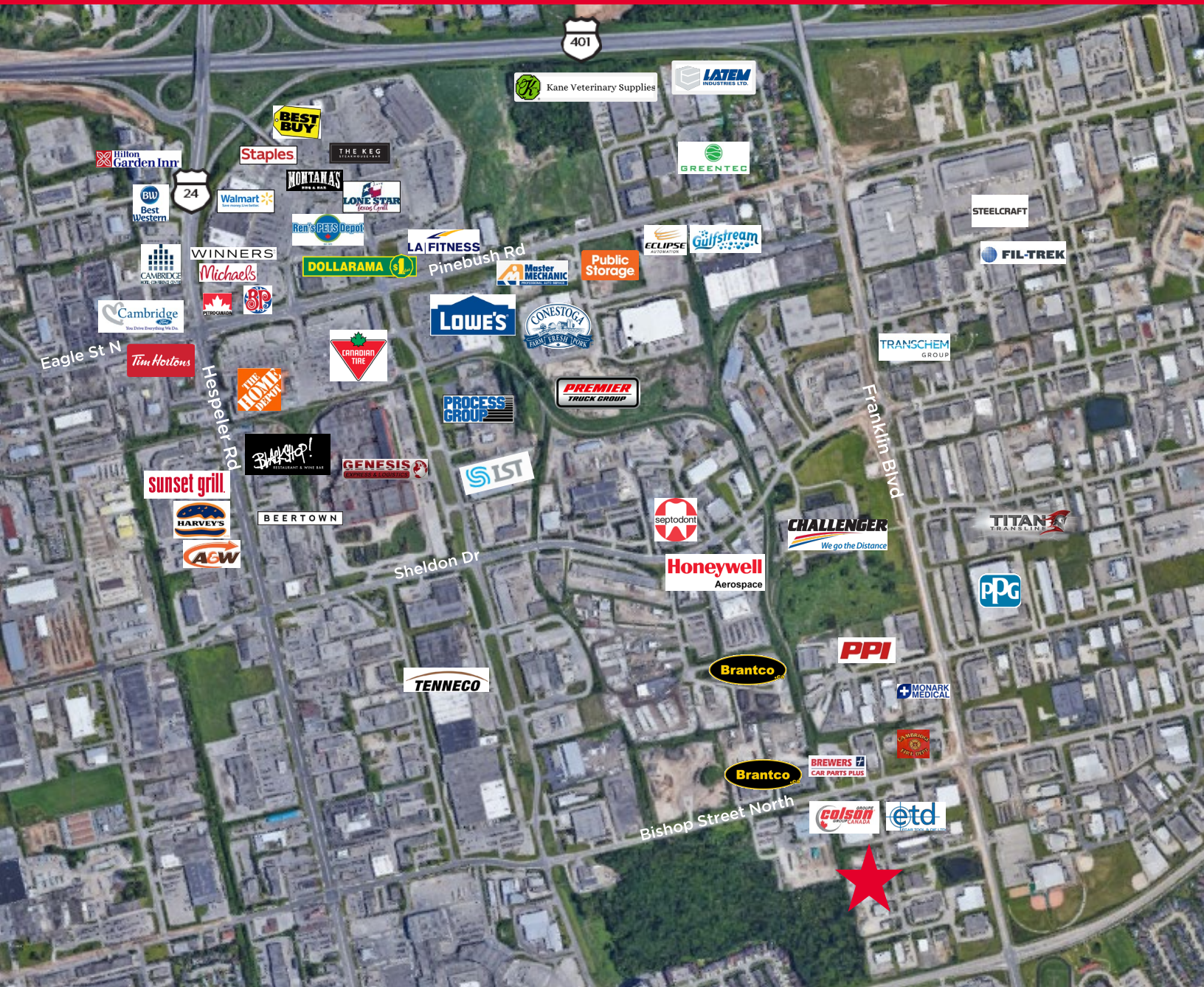
Total Rental Area:	2,080 SF
Office Area:	320 SF
Ceiling Heights:	14'
Loading Doors:	1 - 10' x 12' D/I
Electrical Service:	200 amps/600 volts
Zoning:	M3
Possession:	Immediate
TMI:	\$4.50/SF (2024)

Lease Rate: \$13.95/SF



LOCATION OVERVIEW

38 Cowansview Rd, Cambridge



Scott Anderson, SIOR

SENIOR VICE PRESIDENT
BROKER
519.804.4381
scott.anderson@cushwakewr.com

David Anderson

SENIOR VICE PRESIDENT
BROKER
519.804.4382
david.anderson@cushwakewr.com



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