

# 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



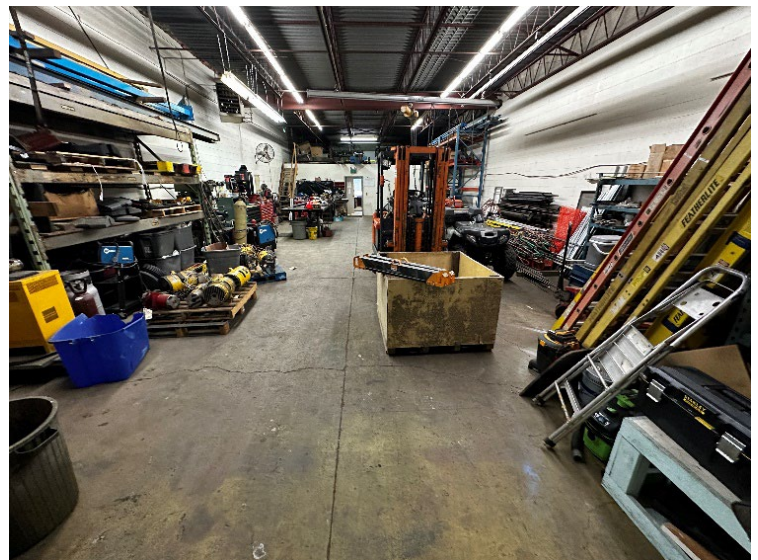
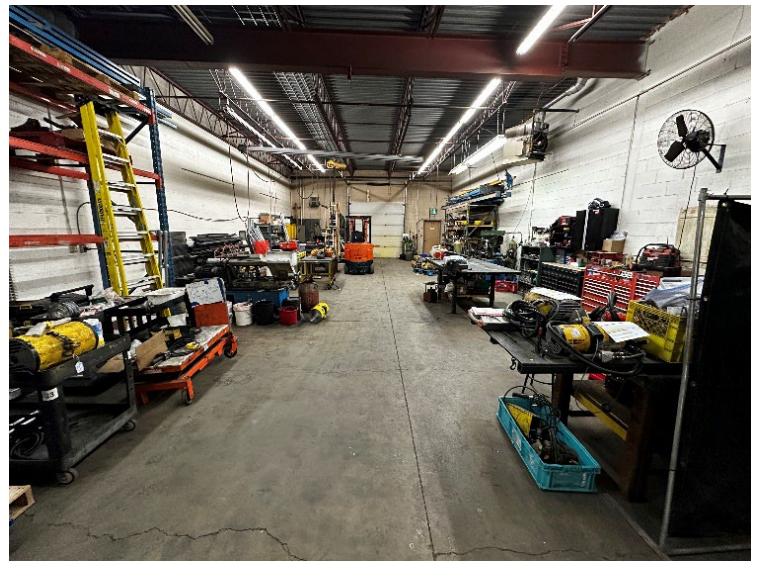
**Office Area**  
851 SF



**Lease Rate**  
\$14.25/SF



**TMI**  
\$4.50/SF





# Property Specifications

1600 Industrial Rd, Unit A2, Cambridge

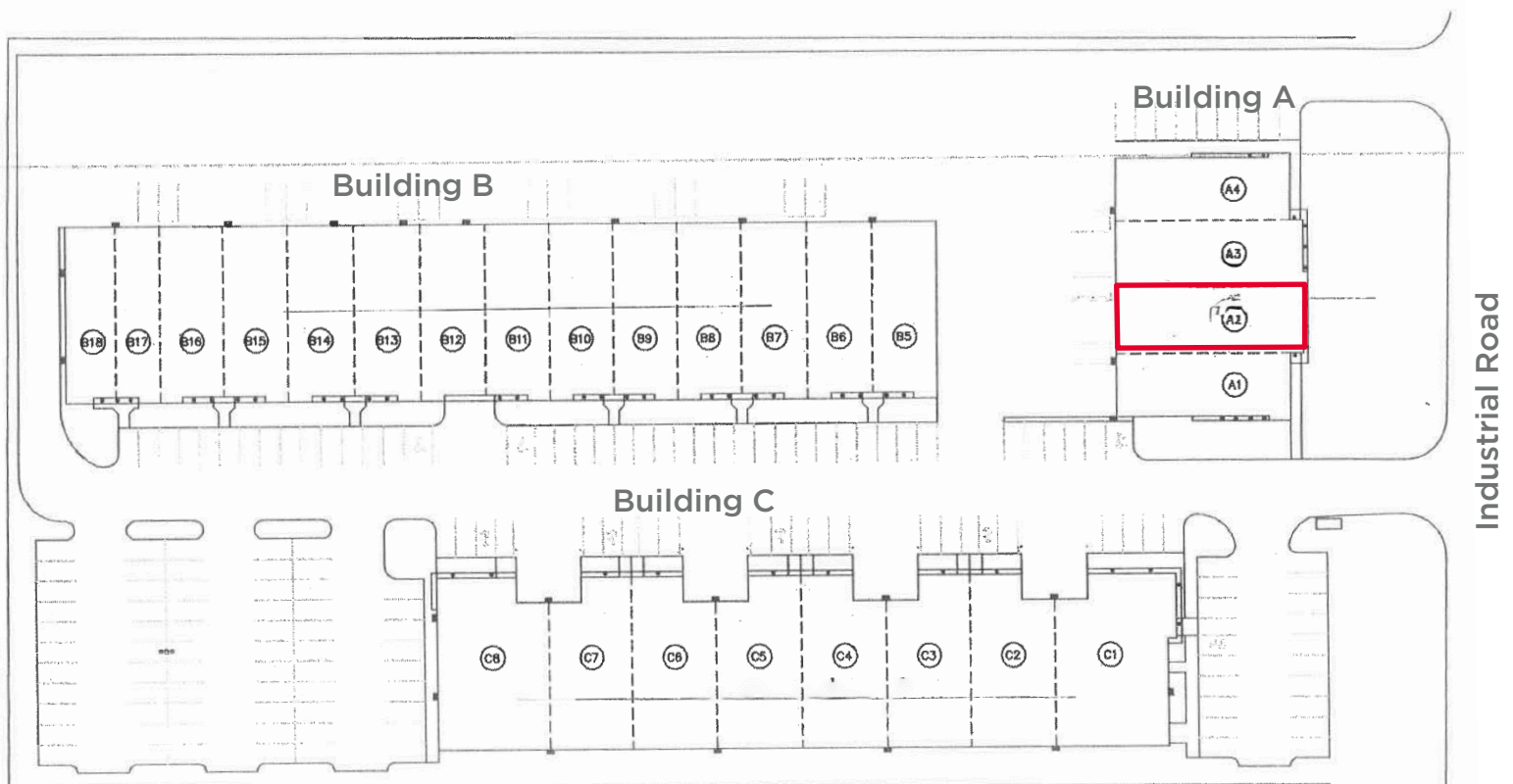


<b>Total Available Area:</b>	2,579 SF
<b>Warehouse:</b>	1,728 SF
<b>Office:</b>	851 SF
<b>Additional SF: (Mezzanine)</b>	851 SF
<b>Ceiling Height:</b>	13'
<b>Loading Door:</b>	1 - 10' x 10' DI
<b>Power:</b>	400 amps/600 volts
<b>Zoning:</b>	M2 S.4.1.75.2
<b>TMI:</b>	\$4.50/SF
<b>Possession:</b>	March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



**Lease Rate: \$14.25/SF**

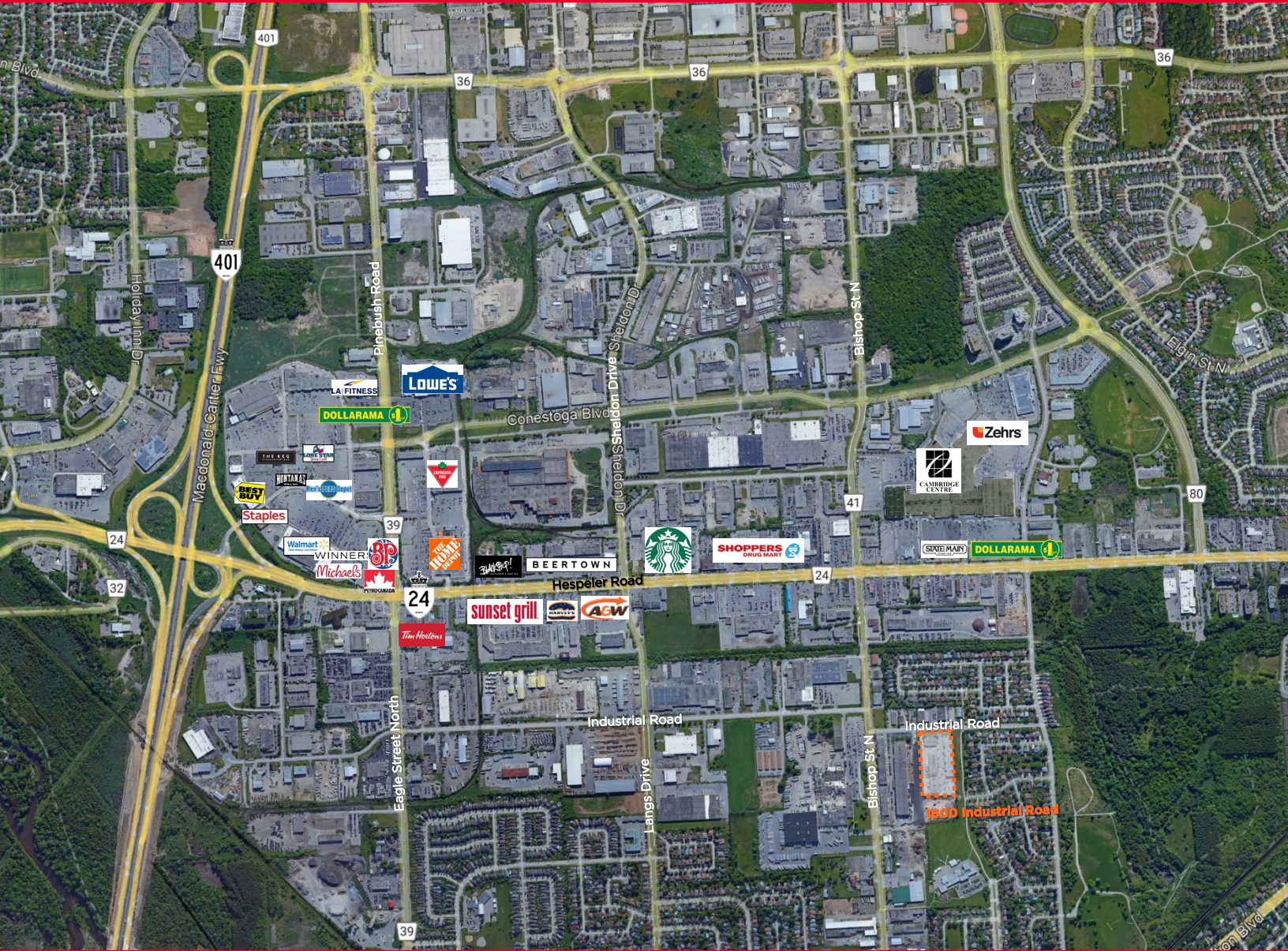
## Site Plan





# LOCATION OVERVIEW

1600 Industrial Rd, Unit A2, Cambridge



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