



**CUSHMAN &
WAKEFIELD**
Waterloo Region

FOR LEASE

275

SHELDON DRIVE, UNIT 4

CAMBRIDGE, ONTARIO

2,240 SF INDUSTRIAL UNIT

FOR MORE INFORMATION, CONTACT:

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1	CAREUM MACHINING	4		7	METAL SUPERMARKETS
2	MITCHELL GENERATOR STARTER	5	ONTARIO HARDWARE DISTRIBUTORS	8	METAL SUPERMARKETS
3	QUALITY RICE LTD.	6		9	COMPLETE MOBILE WASH

PROPERTY SPECIFICATIONS

2,240 SF industrial unit available for lease in the LG Lovell Industrial Park. Unit features includes 1- 8' x 9' truck level door, 12' ceiling heights, small office and 100 amp/550 volt electrical service. Easy access to Highway 401 via Franklin Boulevard.

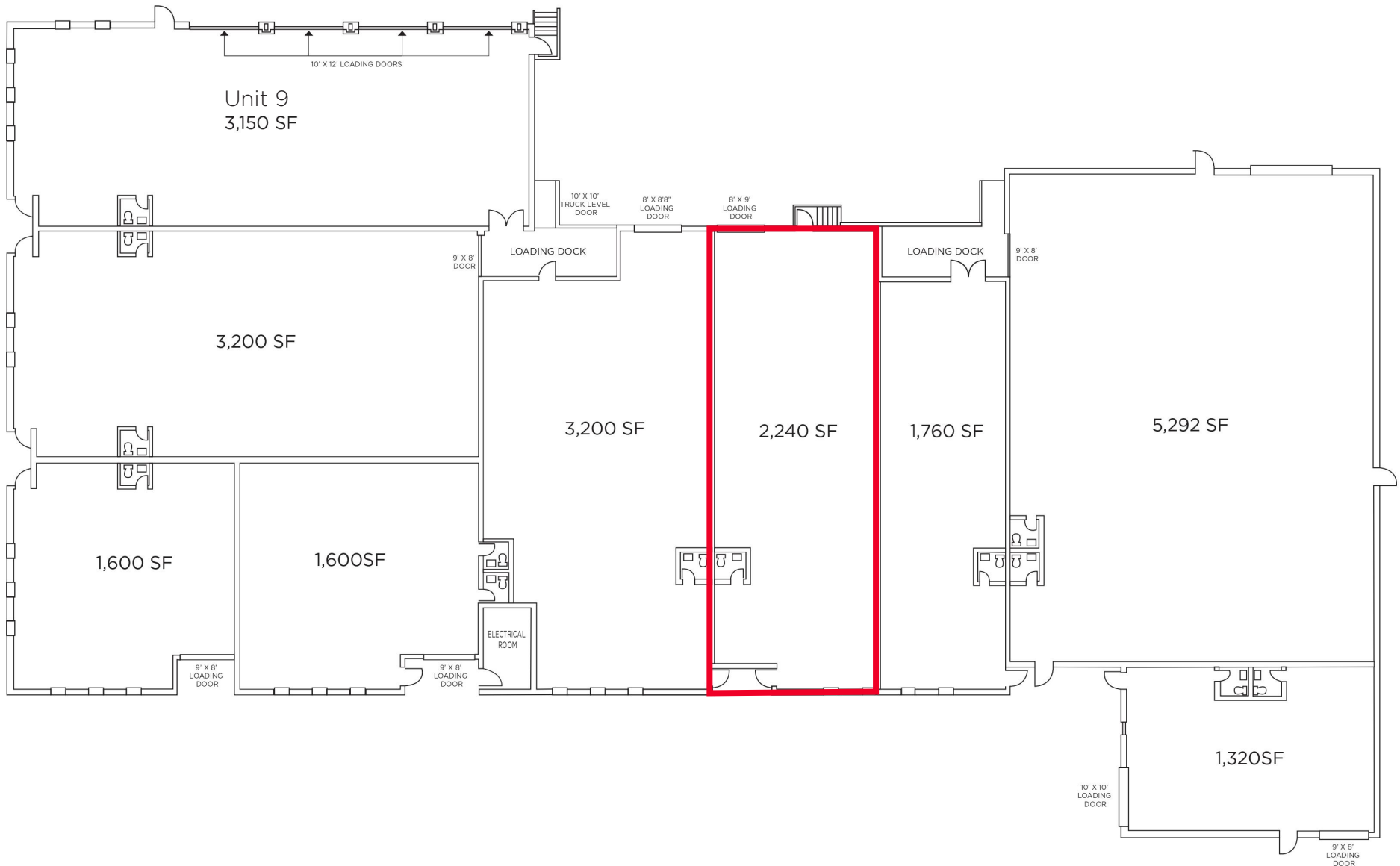


DETAILS

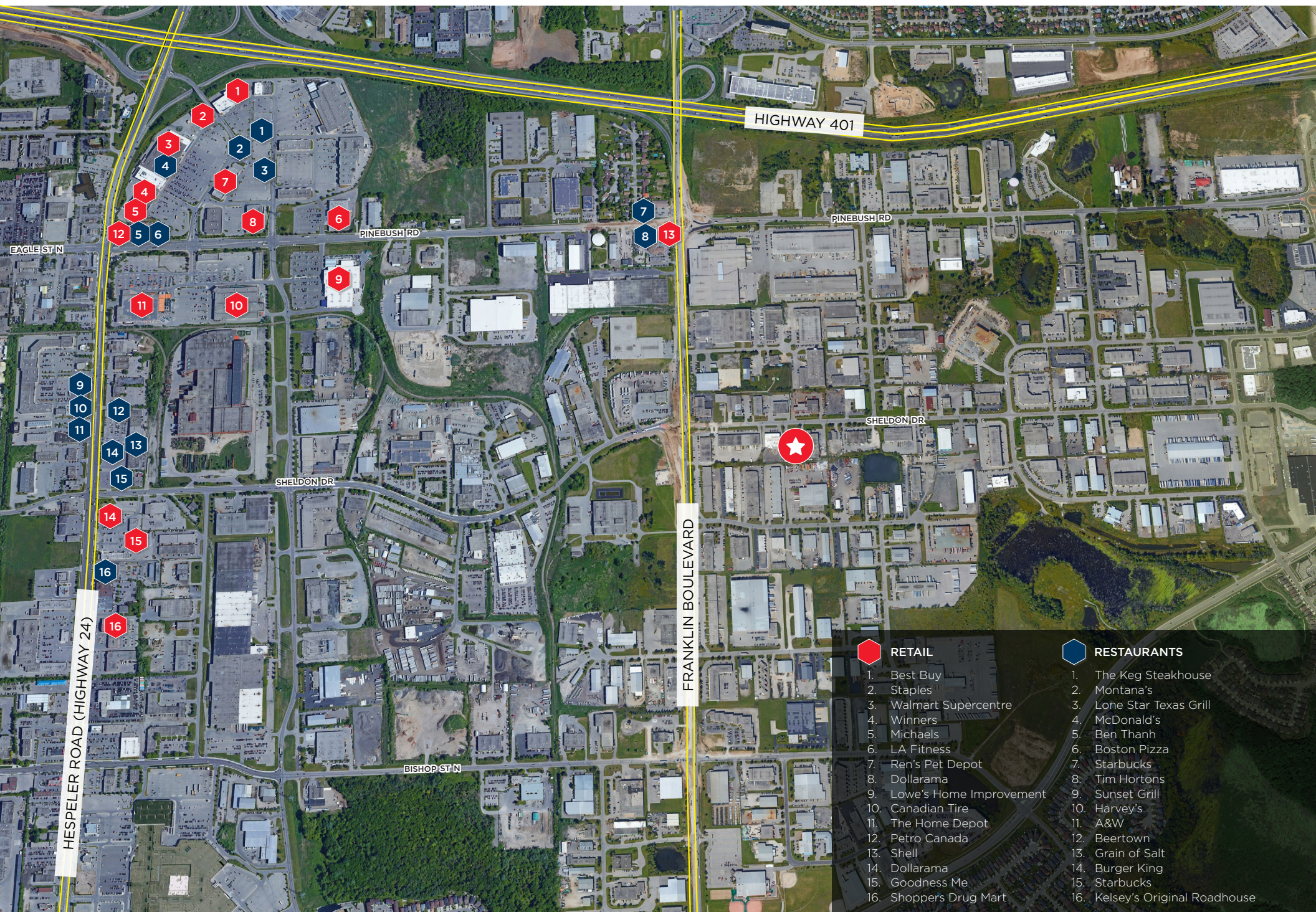
Available Area:	2,240 SF	Occupancy:	February 1, 2024
Clear Height:	12'	Lease Rate:	\$13.00 psf/yr
Shipping:	1 - 8' x 8' truck level door	Additional Rent (2023):	\$3.75 psf/yr
Power:	100 Amps / 550 Volts	Estimated Monthly Rent:	\$3,126.67, plus utilities and HST
Heating:	Gas Unit Heater	Zoning:	M3 (General Industrial)

*click link for zoning by-law information

FLOOR PLAN



AMENITIES MAP



RETAIL

1. Best Buy
2. Staples
3. Walmart Supercentre
4. Winners
5. Michaels
6. LA Fitness
7. Ren's Pet Depot
8. Dollarama
9. Lowe's Home Improvement
10. Canadian Tire
11. The Home Depot
12. Petro Canada
13. Shell
14. Dollarama
15. Goodness Me
16. Shoppers Drug Mart



RESTAURANTS

1. The Keg Steakhouse
2. Montana's
3. Lone Star Texas Grill
4. McDonald's
5. Ben Thanh
6. Boston Pizza
7. Starbucks
8. Tim Hortons
9. Sunset Grill
10. Harvey's
11. A&W
12. Beertown
13. Grain of Salt
14. Burger King
15. Starbucks
16. Kelsey's Original Roadhouse



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