



FOR LEASE

4,721 SF First Class Industrial Unit

115 Saltsman Drive, Unit 13, Cambridge

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Colliers

For Lease

Colliers International is pleased to offer for lease 115 Saltsman Drive, Unit 13, Cambridge.

- 4,721 SF first class warehouse and office space
- Located in the Cambridge Business Park
- Nicely finished office space
- 24' clear heights in the warehouse and a 12' x 14' grade level door
- Great location offering quick access to Highway 8 and Highway 401
- Within close proximity to most major amenities.

For Lease: \$15.50 PSF Net



4,721
Square Feet



M3 Zoning



24' Clear
Height



1 Drive In
Door

Site Access

- Major Highway
- Major Roadway



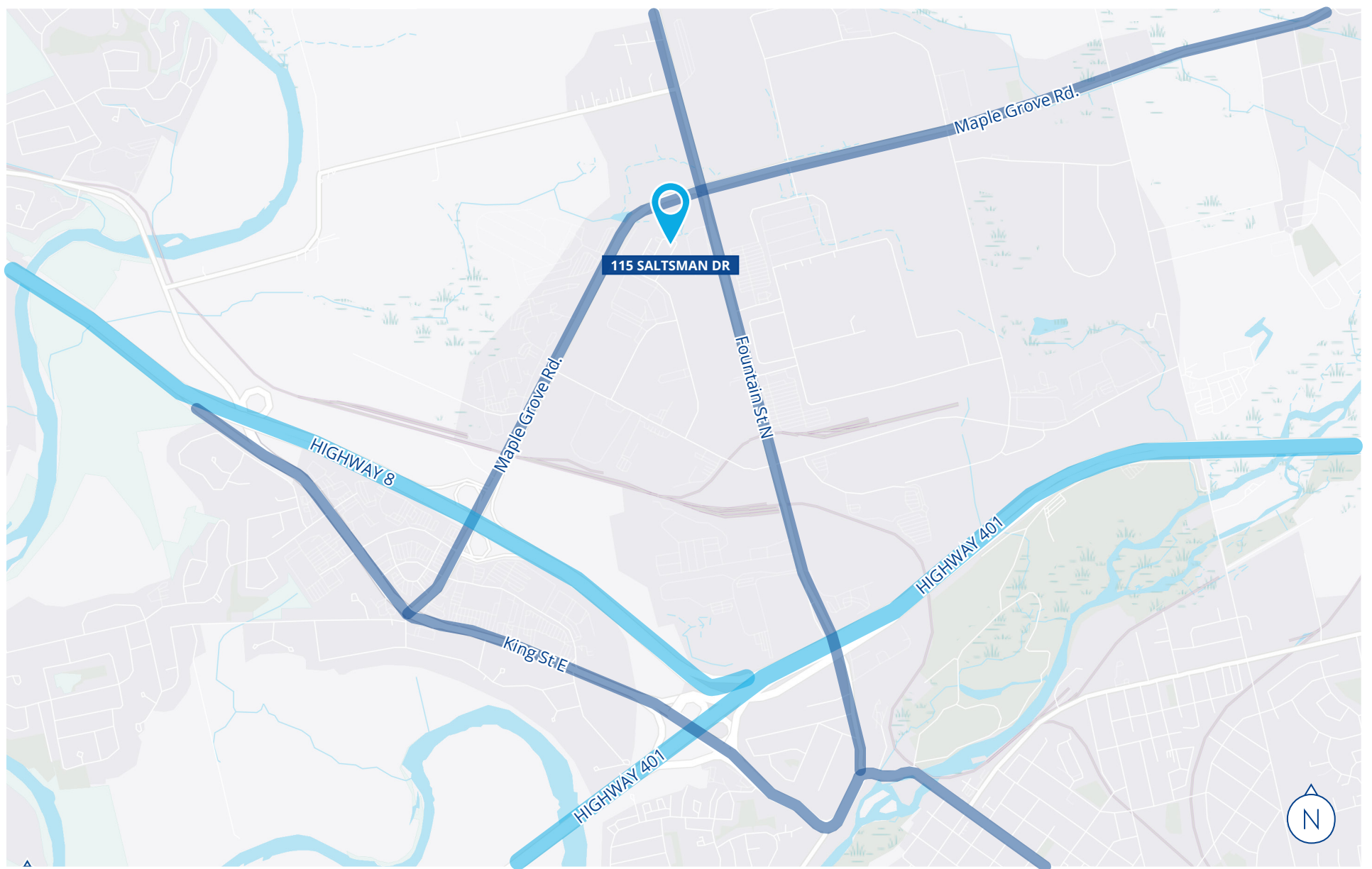
Highway 401
5 minutes



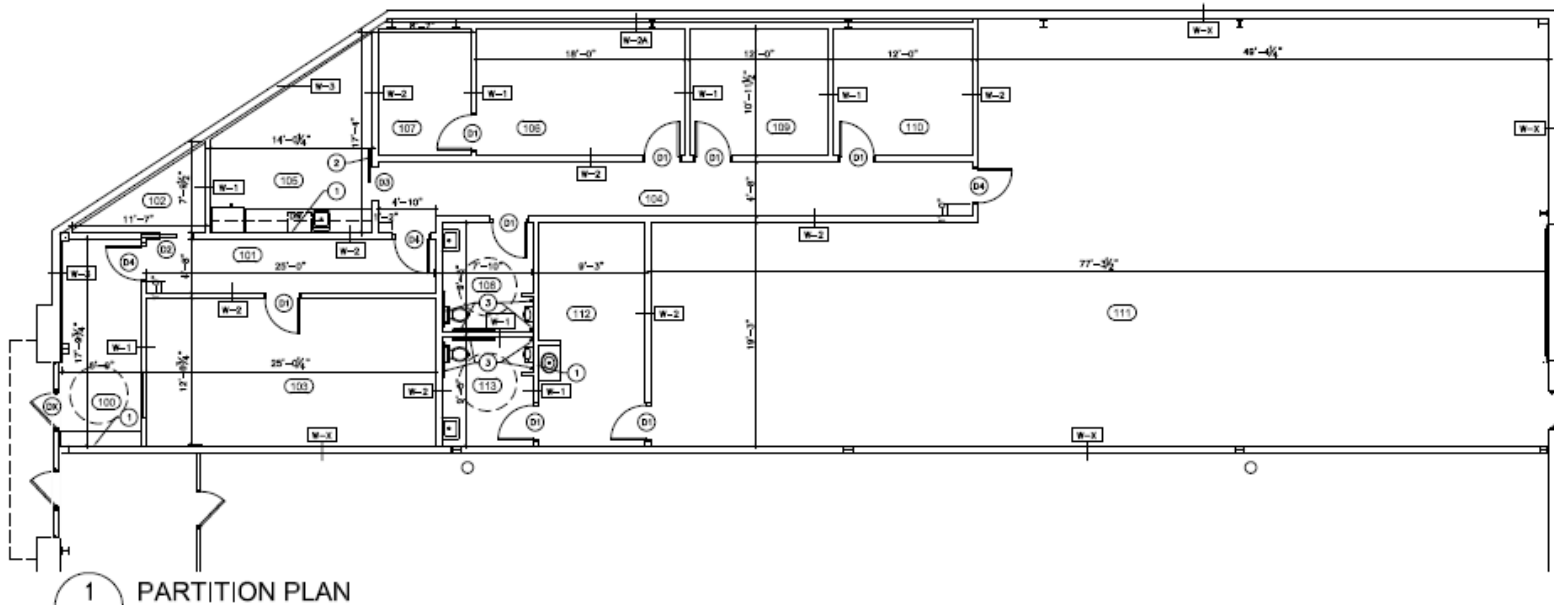
Many Amenities
Within 10 minutes



Toronto
60 minutes



Floor Plan



ROOM LEGEND	
100	VESTIBULE
100A	WAITING AREA
101	CORRIDOR 1
102	OFFICE SUPPLIES
103	RECEPTION/SALES OFFICE
104	CORRIDOR 2
105	LUNCH ROOM
106	MANAGER'S OFFICE
107	SERVER/IT ROOM
108	UNISEX WASHROOM
109	ESTIMATOR'S OFFICE
110	ESTIMATOR'S OFFICE
111	STORAGE
112	OFFICE
113	UNISEX WASHROOM

1 PARTITION PLAN
A1 SCALE: 1/8"=1'-0"

GENERAL NOTES:

- A. DIMENSIONS ARE TO FACE OF GYPSUM BOARD FOR NEW PARTITION WALLS.
- B. PARTITION DIMENSIONS AND LAYOUT MAY VARY SLIGHTLY DUE TO EXISTING SITE CONDITIONS. CONTRACTOR TO MARK ALL NEW PARTITIONS ON FLOOR AND VERIFY ALL ANGLES AND DIMENSIONS WITH DESIGNER PRIOR TO COMMENCING WORK.
- C. GENERAL CONTRACTOR SHALL ENSURE THAT EMERGENCY LIGHT LEVELS MEET OR EXCEED MINIMUM SAFETY STANDARDS. THE CONTRACTOR SHALL ENSURE THE CORRECT QUANTITY OF EMERGENCY EXIT SIGNS ARE INSTALLED AND THAT ALL FIRE AND SAFETY REQUIREMENTS ARE MET.
- D. ANY CONFLICTS BETWEEN MECH. SYSTEMS COMPONENTS & LIGHTING LOCATIONS TO BE RESOLVED ON SITE WITH DESIGNER & CONTRACTOR.
- E. ELECTRICAL CIRCUIT DIAGRAMS AND DUCT LAYOUTS RELATED TO THE WORKING OR OPERATIONAL PARTS OF THE ELECTRICAL PLUMBING, HEATING, VENTILATION, OR AIR-CONDITIONING SYSTEMS TO BE PROVIDED BY ELECTRICAL AND MECHANICAL CONSULTANTS.

FRAMING NOTES:

1. FRAMING AND DRYWALL CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOUR, EQUIPMENT AND SERVICES AS NECESSARY FOR A SOUND INSTALLATION TO COMPLETE THE WORK AS DESCRIBED IN THESE DOCUMENTS.
2. CONTRACTOR TO CONSTRUCT ALL FRAMING TO MEET OR EXCEED INDUSTRY STANDARDS (INCLUDING BUT NOT LIMITED TO ASTM C754 AND ASTM C955) TO CONSIDER LOADS, DEFLECTION, HEIGHT OF WALL, STUD SIZE AND SPACING AS WELL AS THE CAPACITY OF THE STEEL.
3. FRAMING CONTRACTOR TO REVIEW REQUIREMENTS OF ALL SLIDING DOORS, WALL SYSTEMS, SIDELITES, ETC. PRIOR TO CONSTRUCTION OF WALLS AND PROVIDE FRAMING AND BLOCKING TO SUIT.

STRUCTURAL NOTES:

1. NO STRUCTURAL ENGINEER HAS BEEN RETAINED FOR THE WORK. CONTRACTOR TO EVALUATE ALL WORK AND INCLUDE STRUCTURAL ENGINEERING IF DEEMED REQUIRED BY THE CONTRACTOR.

DRAWING NOTES:

- 1 PROVIDE BLOCKING WHERE MILLWORK IS ATTACHED TO NEW PARTITION WALLS. (TYP.)
- 2 CONSTRUCT WALL AND PROVIDE BLOCKING TO ACCOMMODATE SLIDING DOOR & HARDWARE.
- 3 PROVIDE BLOCKING WITHIN WALL TO SUPPORT GRAB BARS IN UNISEX/BARRIER FREE WASHROOM.

PARTITION TYPES:

- W-3** - EXISTING WALL TO REMAIN
- W-1** - 1 LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3 1/2" WOOD STUDS @ 16" O.C.
- FILL CAVITY WITH 3 1/2" SOUND ATTENUATION BLANKET
- EXTEND PARTITION TO 10'-0" A.F.F.
- W-2** - 1 LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" WOOD STUDS AT 16" O.C.
- FILL CAVITY WITH SOUND ATTENUATION BLANKET
- EXTEND PARTITION TO 12'-0" A.F.F.
- W-2A** - 1 LAYER OF 1/2" GYPSUM BOARD ON VAPOUR BARRIER ON 6" WOOD STUDS AT 16" O.C.
- FILL CAVITY WITH BATT INSULATION
- EXTEND PARTITION TO 12'-0" A.F.F.
- W-3** - 1 LAYER OF 1/2" GYPSUM BOARD ON VAPOUR BARRIER ON 2-1/2" WOOD STUDS @ 16" O.C. ON 6" WOOD STUDS AT 16" O.C. ON
- FILL CAVITY WITH BATT INSULATION
- EXTEND PARTITION TO 12'-0" A.F.F.



Accelerating success.

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