

# Brand New Freestanding Industrial Building

44,816 Sq. Ft. on 2.37 Acres

65 Goddard Crescent  
Cambridge, Ontario  
[www.cbre.com](http://www.cbre.com)

Located in the Sought After Boxwood Business Park



# Brand New Freestanding Industrial Building

65 Goddard Crescent | Cambridge, Ontario



## Property Features

Prestige industrial development with precast concrete and glazed facade available in the Boxwood Business Park, Cambridge, ON. This brand new first class quality standards building provides modern design and a unique freestanding opportunity to owner investors.

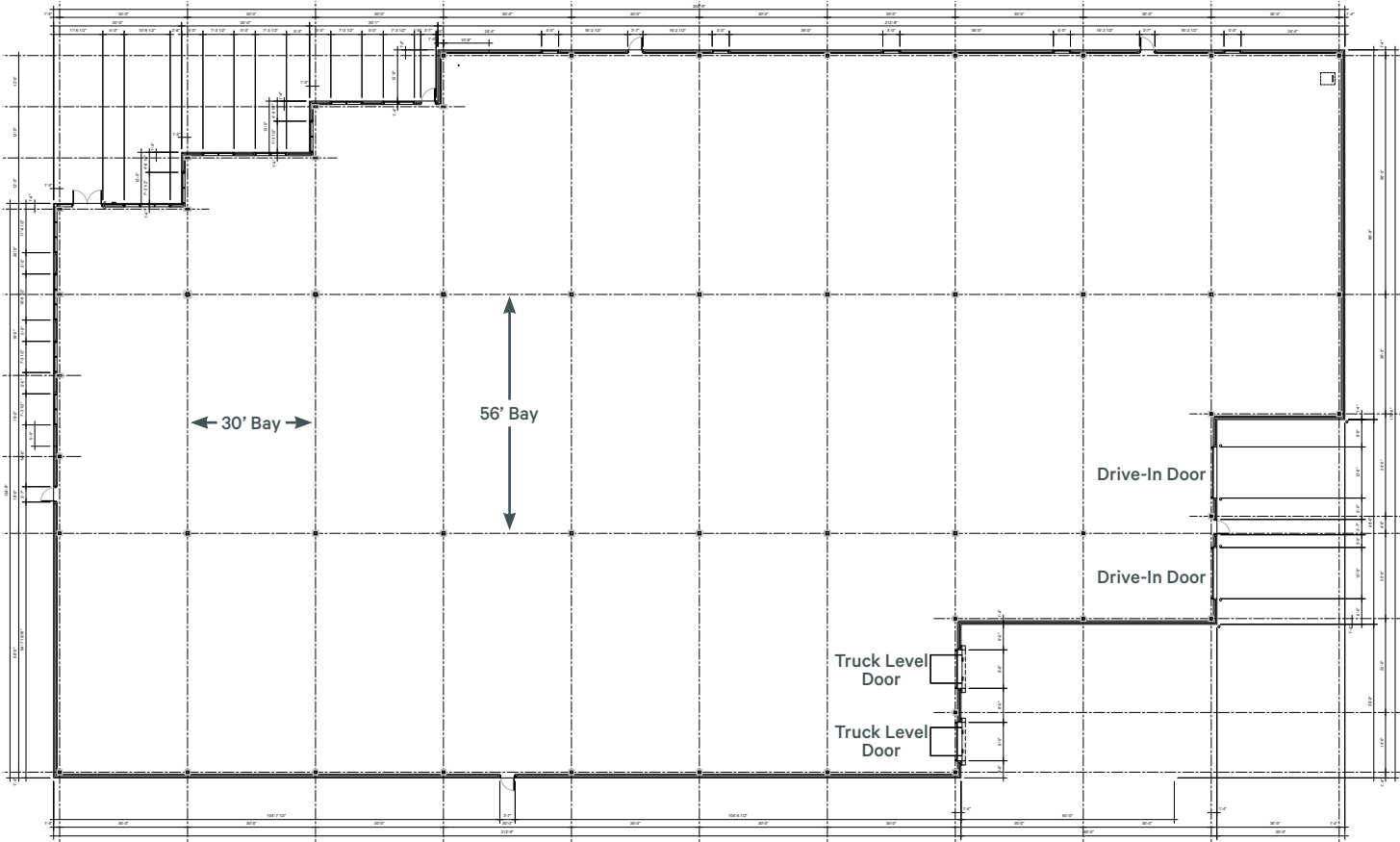
Join nearby employers such as Toyota, Loblaws, Challenger, and Dare Foods in Cambridge located with immediate access to Highways #7/8 and #401.

Flexible M3 zoning permits a wide variety of industrial and service commercial uses. Click below to see permitted uses:

**INDUSTRIAL M3 ZONING**

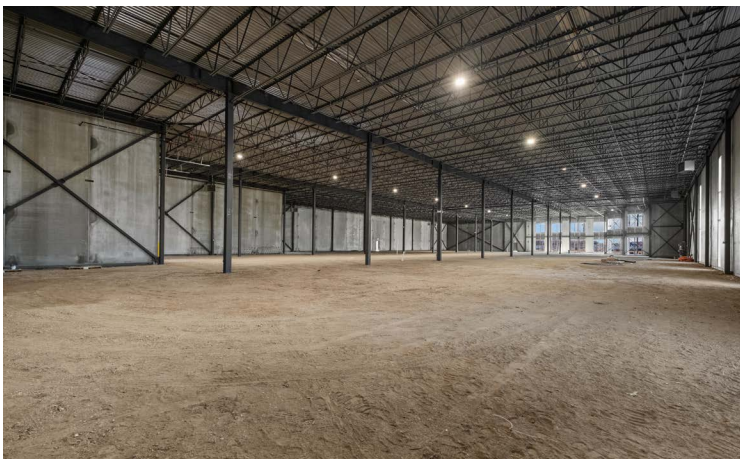
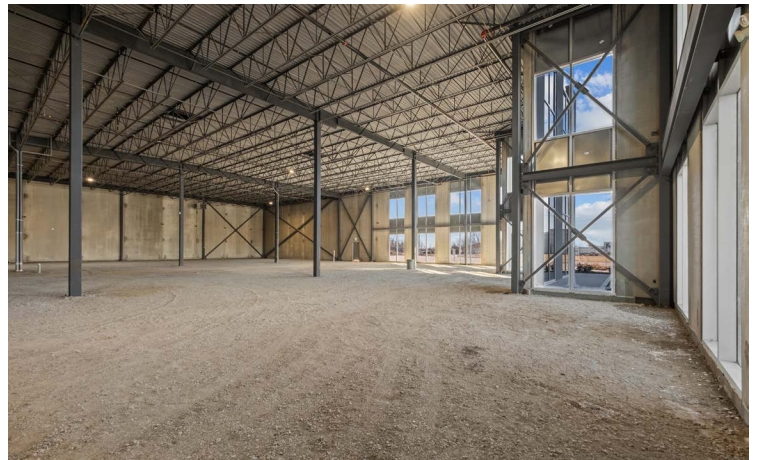
<b>Building Size</b>	44,816 Sq. Ft.
<b>Lot Size</b>	2.37 Ac.
<b>Power</b>	600 V / 800 A
<b>Clear Height</b>	24'
<b>Loading Doors</b>	2 T/L & 2 D/I
<b>Lease Rate</b>	\$16.50 / Sq. Ft. Net
<b>Additional Rent</b>	To Be Confirmed
<b>Asking Price</b>	\$14,565,000

# Building Floor Plan



# Brand New Freestanding Industrial Building

65 Goddard Crescent | Cambridge, Ontario





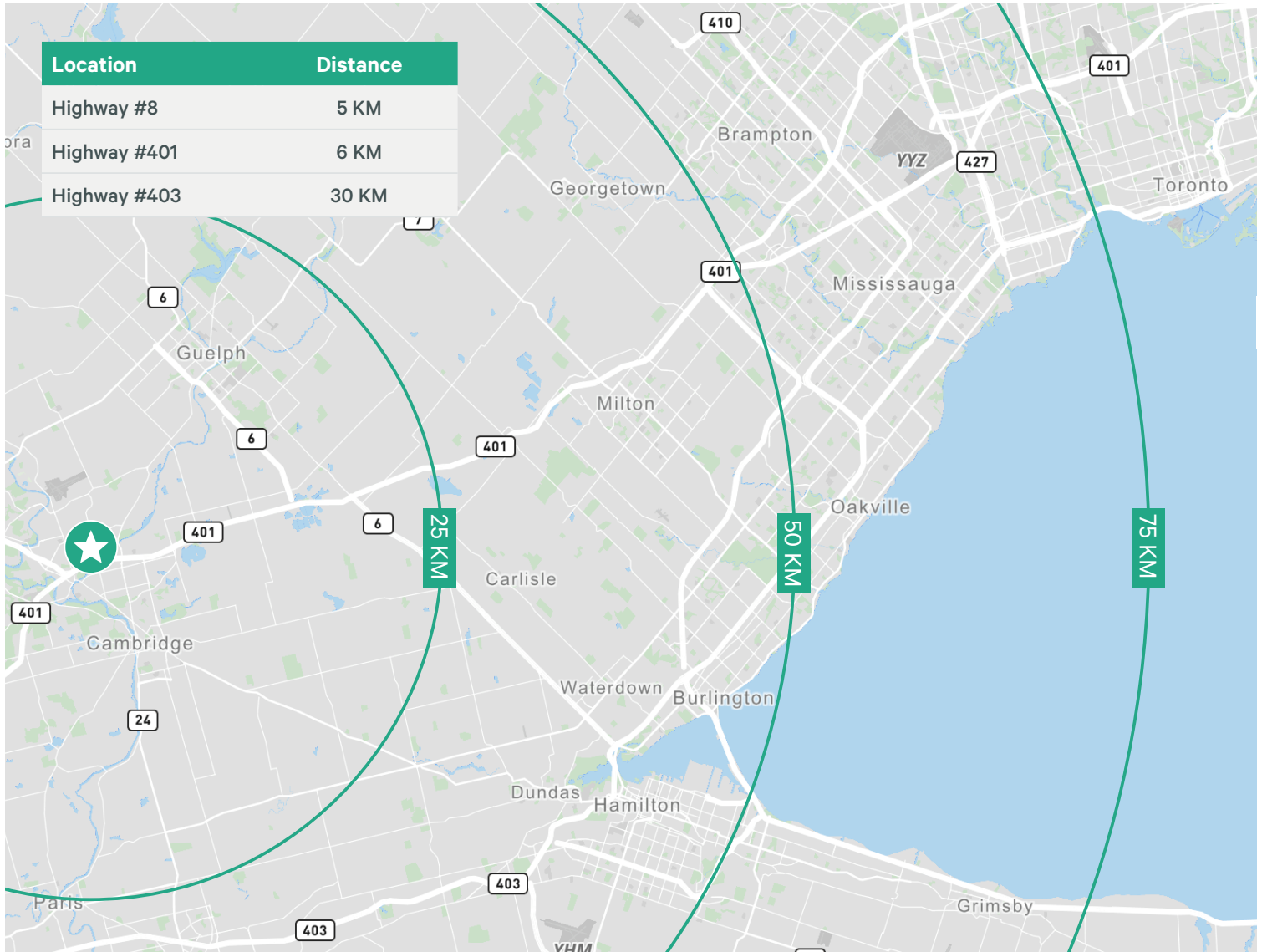
## Surrounding Employers

- |   |                                |    |                                 |
|---|--------------------------------|----|---------------------------------|
| 1 | Moventas Gears Canada Ltd.     | 6  | Dare Foods Limited              |
| 2 | Cintas Uniform Services        | 7  | Toyota Manufacturing Canada     |
| 3 | Conestoga College              | 8  | Amazon Cambridge                |
| 4 | FedEx                          | 9  | Penske Truck Rental             |
| 5 | Complete Cutting & Coring Inc. | 10 | Hewson Brothers Building Supply |

# Brand New Freestanding Industrial Building

65 Goddard Crescent | Cambridge, Ontario

# Available



## Contact Us

### Drew Barootes\*

Sales Associate  
+1 905 234 0383  
drew.barootes@cbre.com

### Michael Bellissimo\*\*

Senior Vice President  
+1 416 798 6257  
michael.bellissimo@cbre.com

### Duncan Webster\*\*

Senior Vice President  
+1 519 340 2322  
duncan.webster@cbre.com

### Ken Surmanski\*

Sales Associate  
+1 519 340 0161  
ken.surmanski@cbre.com

### Ryan Khan\*

Sales Associate  
+1 647 505 0764  
ryan.khan@cbre.com

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | \*\*Broker \*Sales Representative

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.