



**FOR
LEASE**

180 SHELDON DRIVE
CAMBRIDGE, ON

MULTIPLE INDUSTRIAL UNITS AVAILABLE

VACANT & READY FOR OCCUPANCY

SHORT TERM LEASES WILL BE CONSIDERED

ZACH VAN LOUWE*
Associate Vice President

TED OVERBAUGH**
Senior Vice President

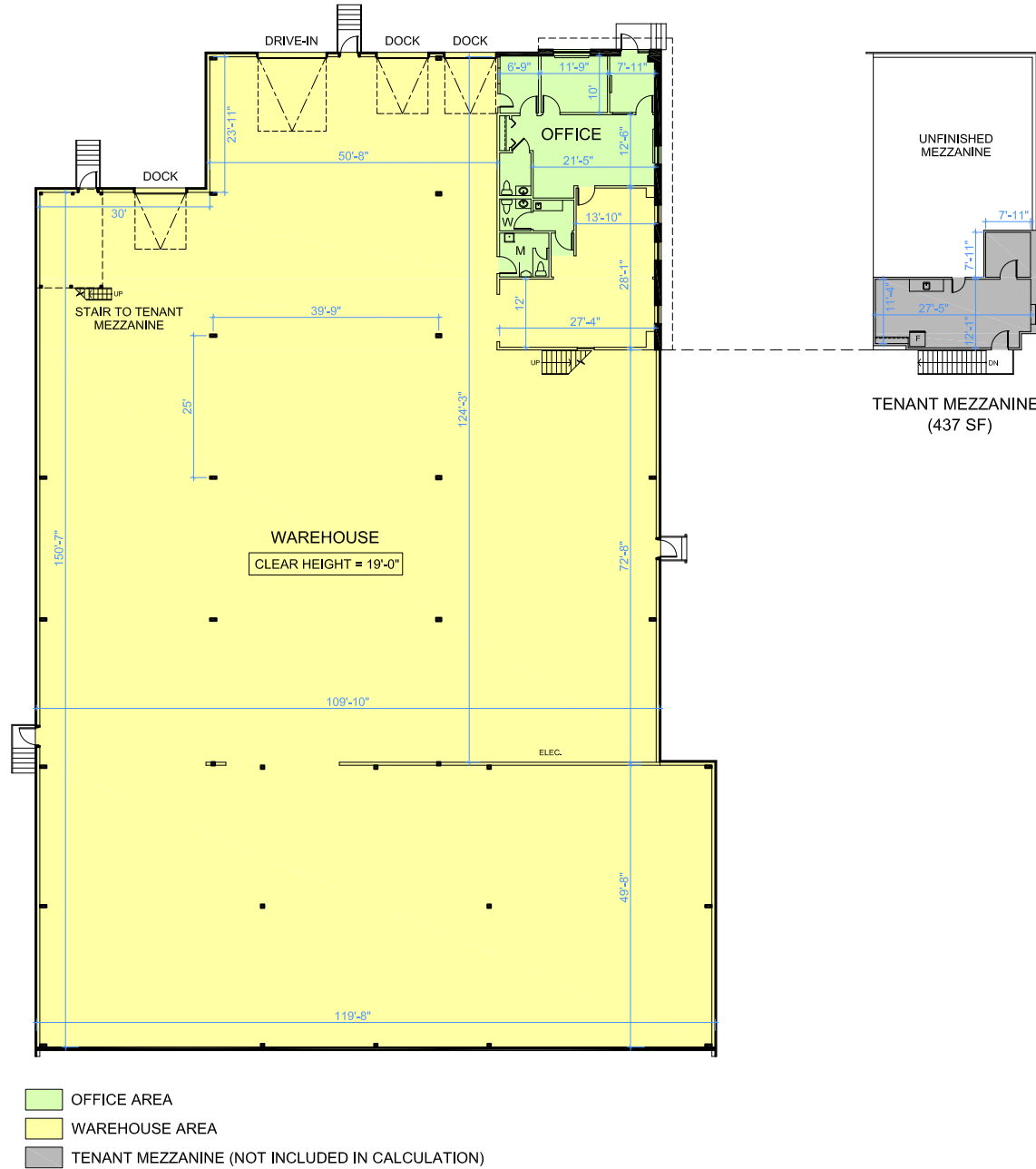


FOR LEASE | **180 SHELDON DRIVE**
CAMBRIDGE, ON

UNIT 14

Opportunity to lease a 19,149 Sq. Ft. unit made up of approx. 18,259 Sq. Ft. of industrial warehouse space and 890 Sq. Ft. of finished office space. The unit features 1 drive in door, 3 dock level doors and 19 ft clear ceiling height. This functional unit is located in an established industrial node with excellent connectivity to major thoroughfares and a strong labour base. Short term leases will be considered.

Property Details	
Total Available Size	±19,149 Sq. Ft.
Industrial Warehouse	±18,259 Sq. Ft.
Office	±890 Sq. Ft.
Loading	1 Drive-In Door, 3 Dock-Level Doors
Ceiling Height	19' Clear
Zoning	M3 - General Industrial
Power	600 Volts / 600 Amps
Occupancy	Immediate
Lease Rate	\$14.95 Per Sq. Ft.
Estimated TMI (2025)	\$5.25 Per Sq. Ft.

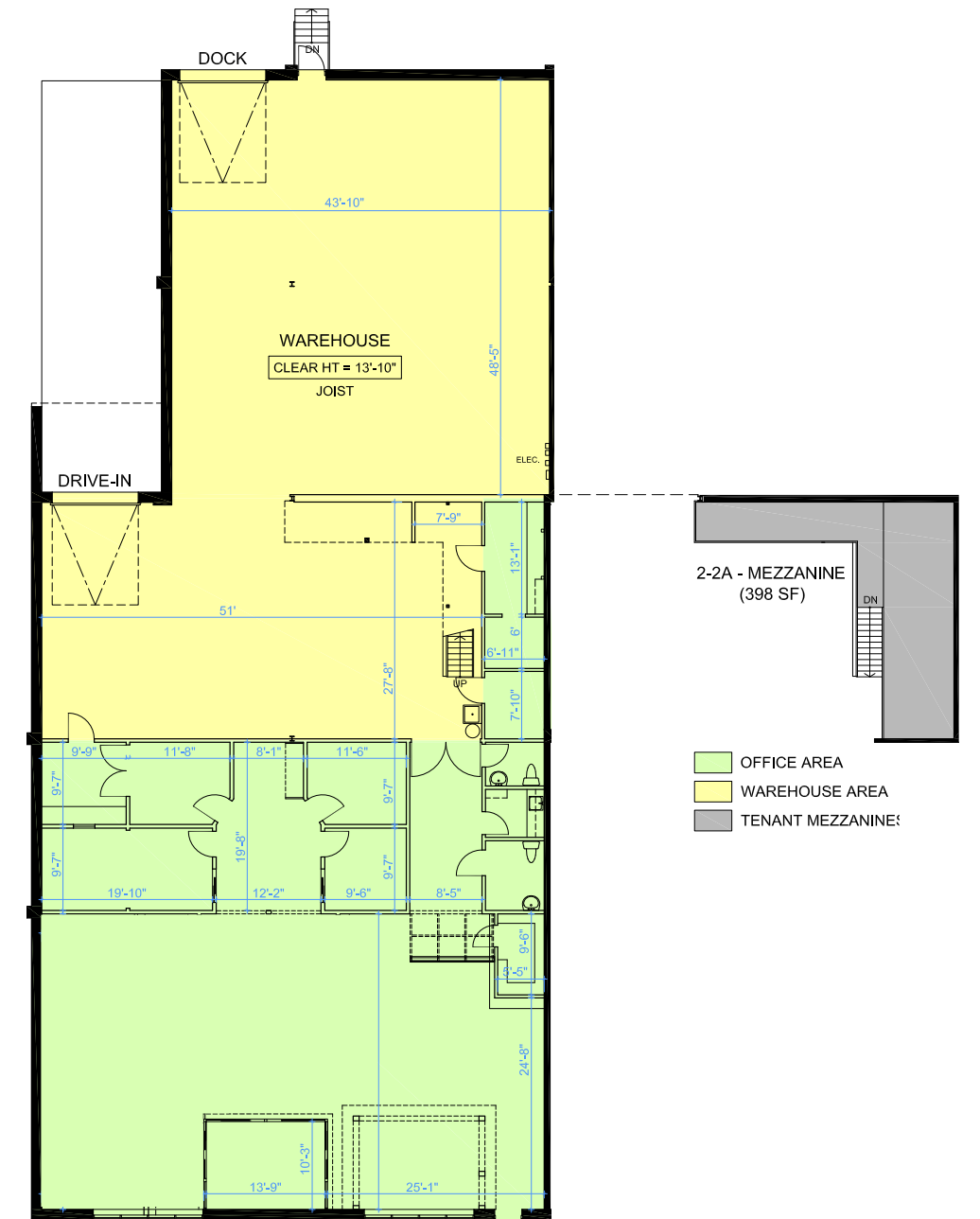


■ OFFICE AREA
■ WAREHOUSE AREA
■ TENANT MEZZANINE (NOT INCLUDED IN CALCULATION)

UNIT 2-2A

Opportunity to lease a 7,340 Sq. Ft. unit made up of 50% industrial warehouse space and 50% finished office space. The unit features 1 dock level and 1 drive in door and is fully sprinklered. This functional unit is located in an established industrial node with excellent connectivity to major thoroughfares and a strong labour base. Short term leases will be considered.

Property Details	
Total Available Size	±7,340 Sq. Ft.
Industrial Warehouse	±3,670 Sq. Ft.
Office	±3,670 Sq. Ft.
Loading	1 Dock-Level, 1 Drive-In Door
Zoning	M3 - General Industrial
Occupancy	Immediate
Lease Rate	\$14.95 Per Sq. Ft.
Estimated TMI (2025)	\$5.25 Per Sq. Ft.



■ OFFICE AREA
■ WAREHOUSE AREA
■ TENANT MEZZANINE

19,149 SQ. FT.
TOTAL AVAILABLE SIZE

IMMEDIATE
OCCUPANCY

**600 VOLTS/
600 AMPS**
POWER

\$14.95
PER SQ. FT.
LEASE RATE

7,340 SQ. FT.
TOTAL AVAILABLE SIZE

3,670 SQ. FT.
OFFICE SIZE

IMMEDIATE
OCCUPANCY

\$14.95
PER SQ. FT.
LEASE RATE

FOR LEASE | **180 SHELDON DRIVE**
CAMBRIDGE, ON

UNIT 3

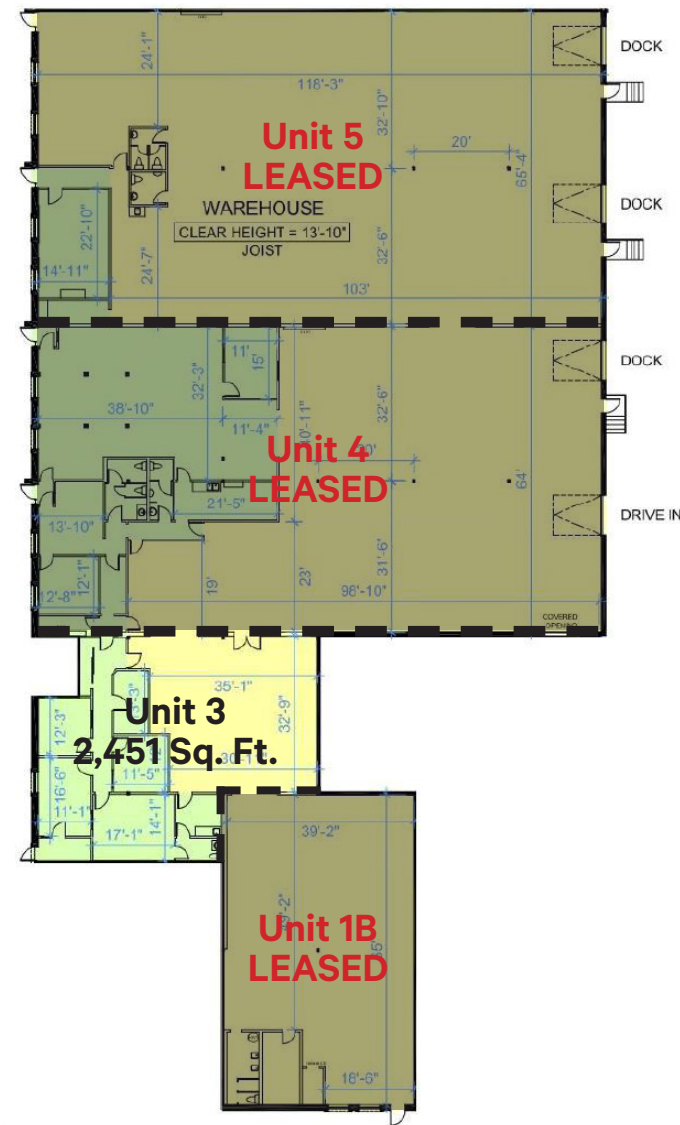
Opportunity to lease a 2,451 Sq. Ft. unit made up of industrial warehouse space and finished office space. The unit features 16 ft clear ceiling height, new LED lighting, and is fully sprinklered. This functional unit is located in central Cambridge and offers access to nearby amenities, public transit, and easy access to Highway 401. Short term leases will be considered.

Property Details

Total Available Size	±2,451 Sq. Ft.
Ceiling Height	16'
Zoning	M3 - General Industrial
Lighting	LED
Sprinkler	Fully Sprinklered
Occupancy	Immediate
Lease Rate	\$14.95 Per Sq. Ft.
Estimated TMI (2025)	\$5.25 Per Sq. Ft.

2,451 SQ. FT.
TOTAL
AVAILABLE SIZE

IMMEDIATE
OCCUPANCY



FOR LEASE | **180 SHELDON DRIVE**
CAMBRIDGE, ON

CAMBRIDGE

The City of Cambridge is part of Toronto-Waterloo Innovation Corridor and is located within 50 to 130 km of both Toronto and border crossings to Niagara Falls and Buffalo. Cambridge's thriving business climate is why many businesses are choosing to locate and expand here.

Location Advantage

- A strong manufacturing sector
- A dedicated and skilled labour force (with a strong base of skilled workers in manufacturing)
- A North American transportation hub
- An entrepreneurial and diverse economy
- A healthy, growing population
- Strong economic growth over the past decade in both output and employment

HIGHLIGHTS



3 MINUTES TO
HWY 401 INTERCHANGE



STRONG LOCAL
LABOUR BASE



CLOSE PROXIMITY
TO MANY AMENITIES



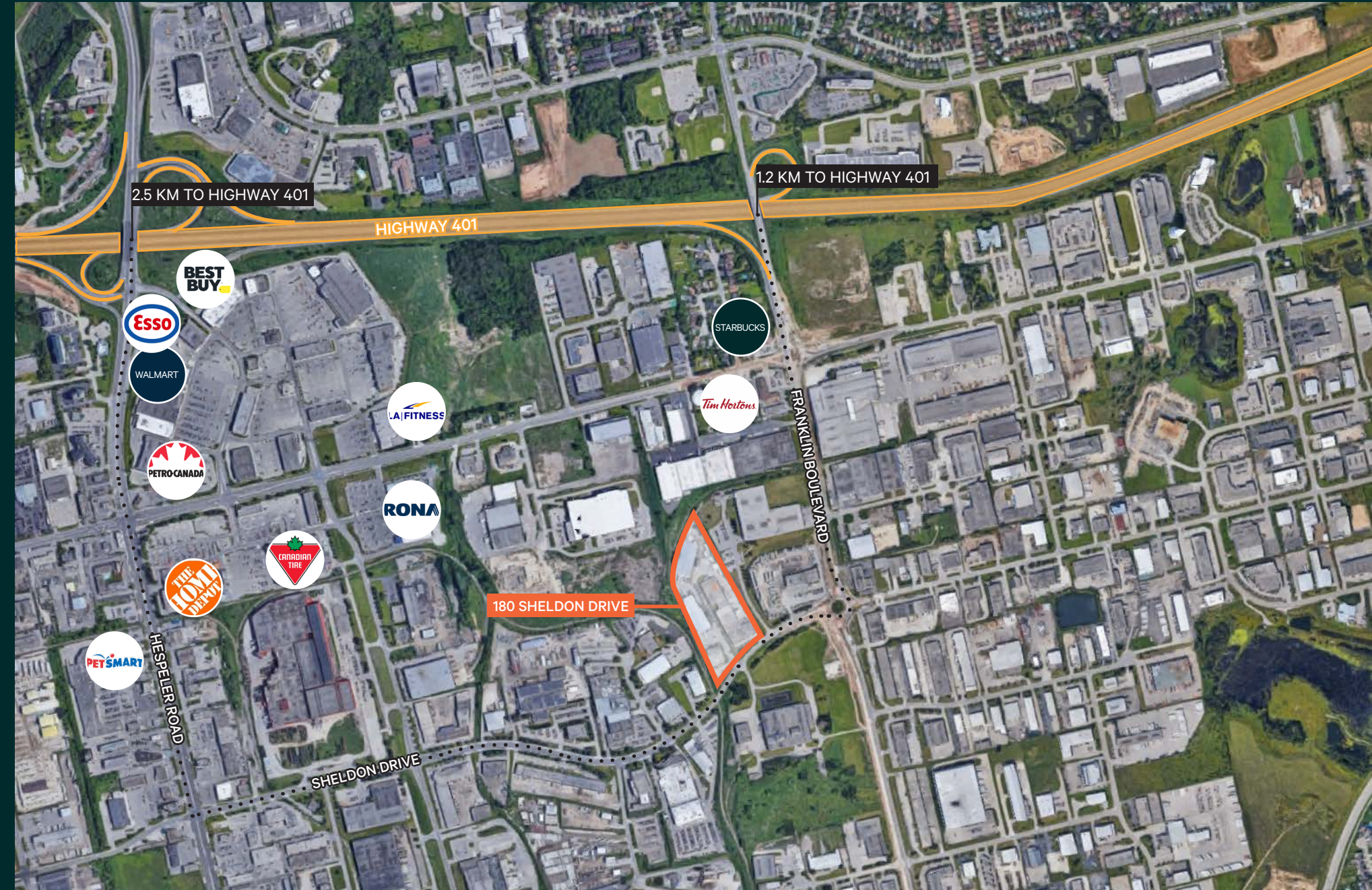
TRANSIT AT YOUR
DOORSTEP



HOME TO MAJOR
EMPLOYERS



1 HOUR 20 MINUTES FROM
DOWNTOWN TORONTO CORE



FOR LEASE | **180 SHELDON DRIVE**
CAMBRIDGE, ON



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

CBRE

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CBRE offers a full spectrum of integrated services, including 15 primary business lines and nearly 100 specialty practices, designed to assist clients (including more than 90 Fortune 100 companies) in seizing the full gamut of real estate opportunities. We are the fastest to launch new services, develop market niches and provide solutions to swiftly evolving client requirements globally. Our clients benefit from the best of both worlds—the breadth and depth of resources, market knowledge, relationships, tools and expertise of the global leader in real estate.

CONTACT US

ZACH VAN LOUWE*

Associate Vice President

519 340 2321

zachary.vanlouwe@cbre.com

TED OVERBAUGH**

Senior Vice President

519 340 2309

ted.overbaugh@cbre.com

CBRE LIMITED, REAL ESTATE BROKERAGE | 72 VICTORIA ST S SUITE 200, KITCHENER, ON N2G 4Y9 | *Sales Representative, **Broker

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