



For Lease

10,084 SF of Clean Warehouse Space

1090 Fountain Street N, Unit 10 & 11 | Cambridge

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**Sales Representative*

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The Opportunity

10,084 SF Industrial Unit Close to Highway 401

Colliers is pleased to offer for lease 1090 Fountain Street N, Unit 10 & 11. A clean, 10,084 SF industrial unit featuring 1,440 SF of office space, 24' clear height, and dock and drive-in shipping doors. The building is situated across from Toyota Manufacturing Canada with quick access to Highway 8 and 401 and central to Waterloo Region.



Property at a glance



10,084
Square Feet



1,440 SF
Office Space



24'
Clear Height



1 Dock & 1 Drive-In
Shipping Doors



M3
Zoning

Property Specifications

1090 Fountain St N, Unit 10 & 11 | **For Lease**

Building Area	10,084 SF
Office Area	1,440 SF
Warehouse Area	8,644 SF
Clear Height	24'
Shipping	1 Truck Level 1 Drive-In
Zoning	M3
Additional Rent	\$6.57 PSF
Asking Rent	\$15.75 PSF Net





[View Online Listing](#)

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