



AVAILABLE FOR IMMEDIATE OCCUPANCY

310 Holiday Inn Drive

CAMBRIDGE, ONTARIO

FREESTANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

DUNCAN WEBSTER**

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

J. PETER WHATMORE**

Chairman Southwestern Ontario
+1 519 286 2000
peter.whatmore@cbre.com

BARRY POLEY*

Sales Associate
+1 519 286 2015
barry.poley@cbre.com

CBRE

*Sales Representative **Broker





Now Available for Sale or Lease

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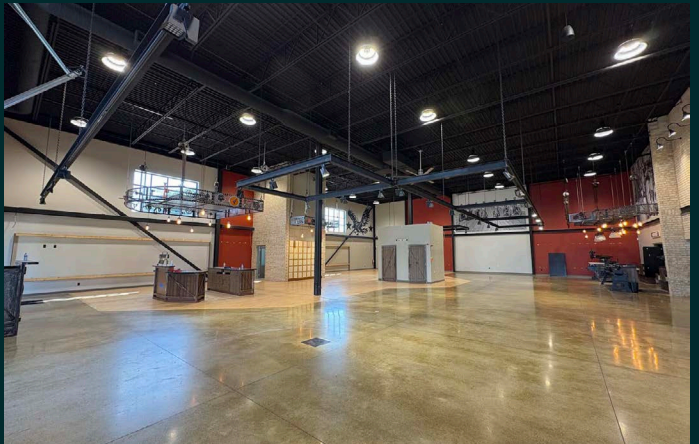
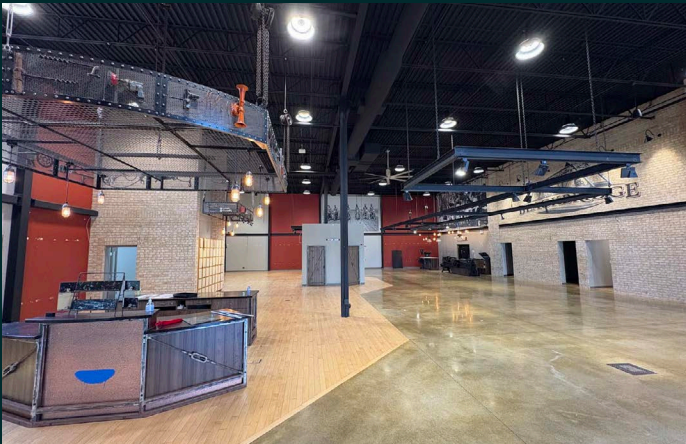
Flagship 21,318 Sq. Ft. freestanding building situated on a 2.60 acre parcel of M1 zoned land in Cambridge, ON. Prominent signage exposure onto Highway 401 with more than 112,715 cars per day passing by. This newly built facility features an expansive showroom area, numerous private offices and washrooms, two kitchenettes, a large repair bay with motorcycle lift pits, and a second floor (7,453 Sq. Ft.) complete with additional private offices and storage space. The building boasts exceptional functionality with three drive-in doors, 400A/600V power, and a 22' clear height, providing ample space for a variety of industrial uses.

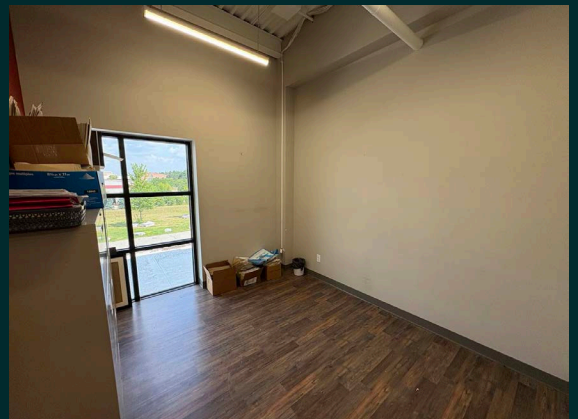
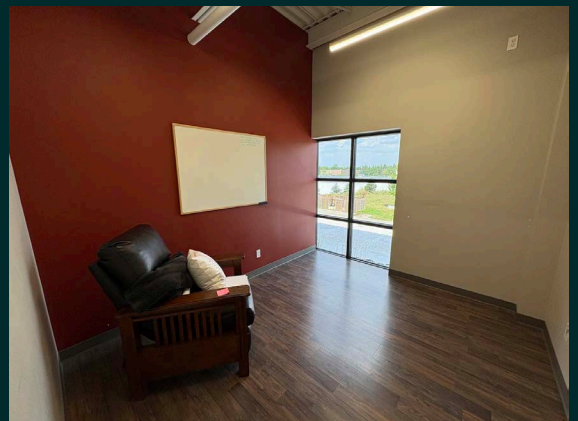
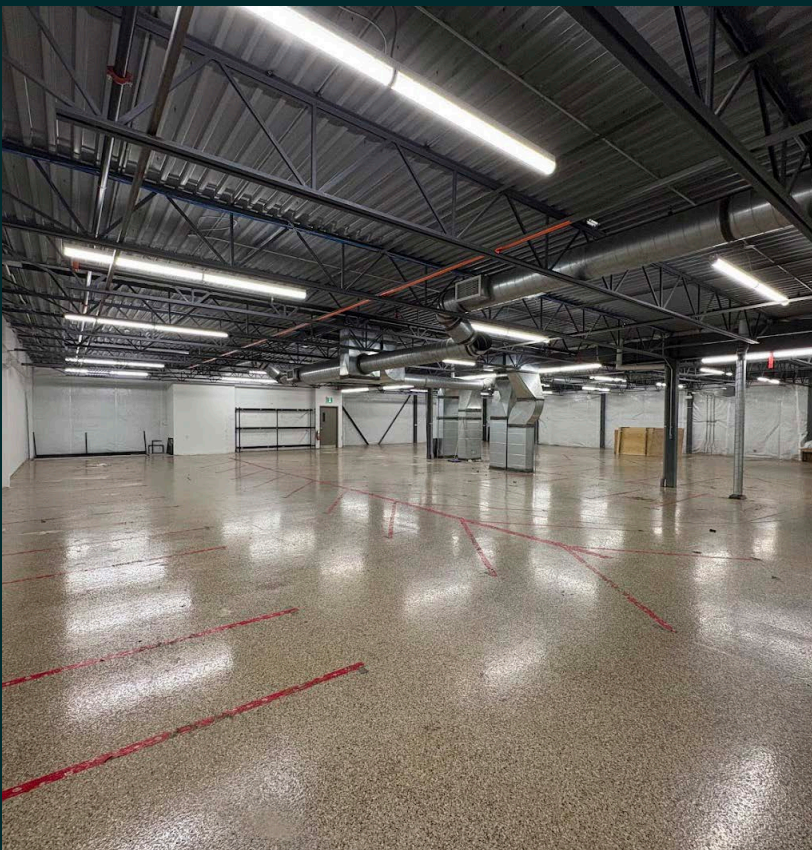
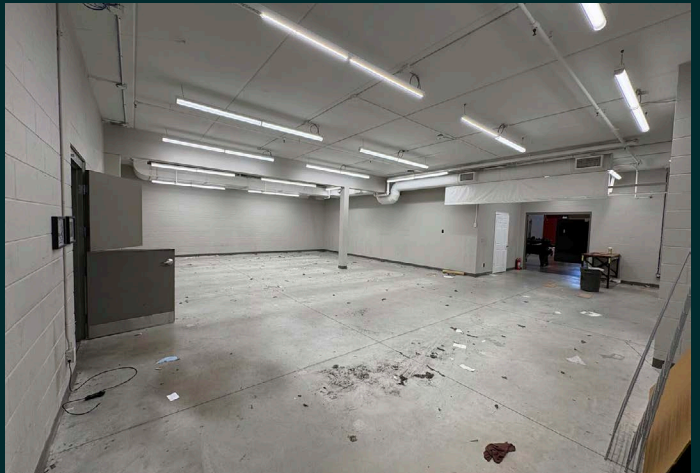
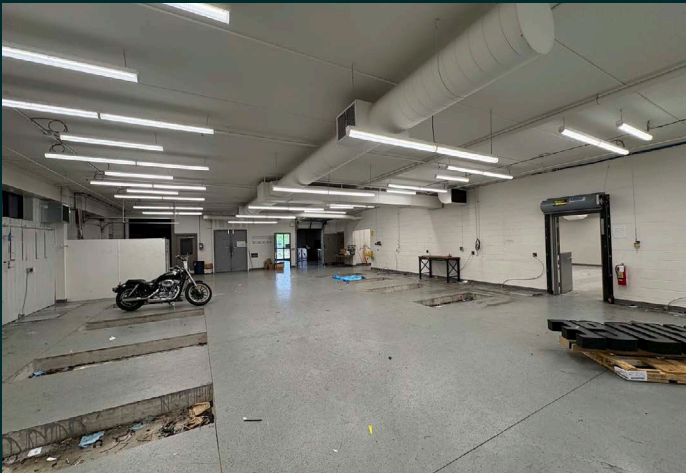
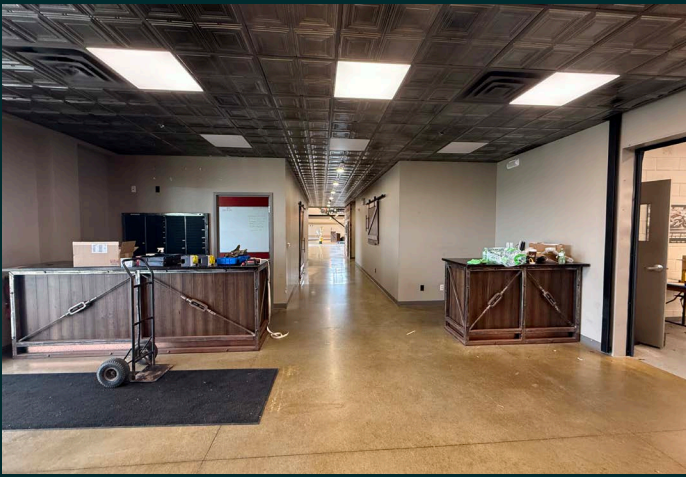
The property provides excellent connectivity and access to Highway 401, making travel to and from surrounding areas seamless. This strategic positioning also provides convenient access to local amenities such as dining, shopping, and entertainment, while also being close to key commercial and industrial areas, making this an ideal location for any occupier.

Property Highlights

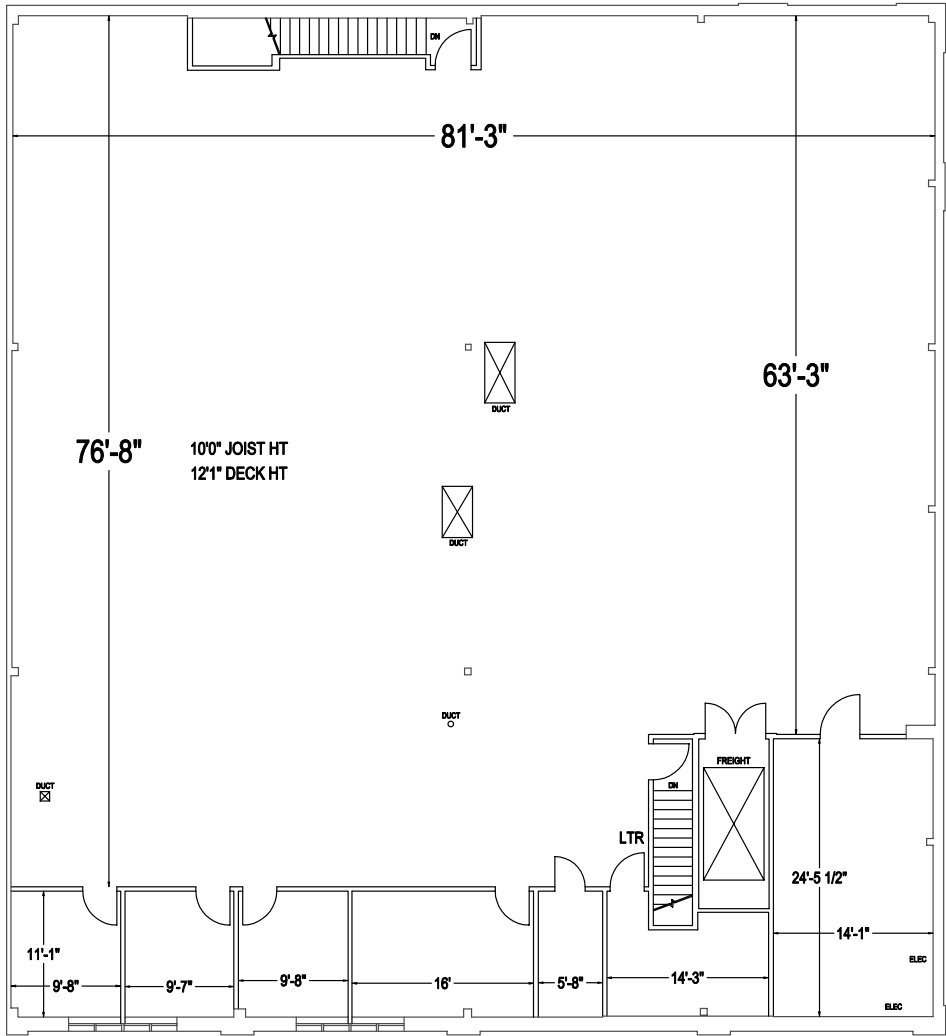
LOT SIZE	2.60 Ac.
BUILDING SIZE	21,318 Sq. Ft.
FIRST FLOOR	13,865 Sq. Ft.
SECOND FLOOR	7,453 Sq. Ft.
LOADING	3 Drive-In Doors
CLEAR HEIGHT	22'
ZONING	M1
ASKING PRICE	\$7,450,000
LEASE RATE	\$24.95 / Sq. Ft. Net

- Well maintained two-storey building constructed in 2016
- Building is vacant and available for immediate occupancy
- Additional features include a certified freight elevator and an oil water separation system
- Excellent Highway 401 frontage and visibility
- Proximity to high traffic Pinebush Road offers convenient access to many surrounding amenities



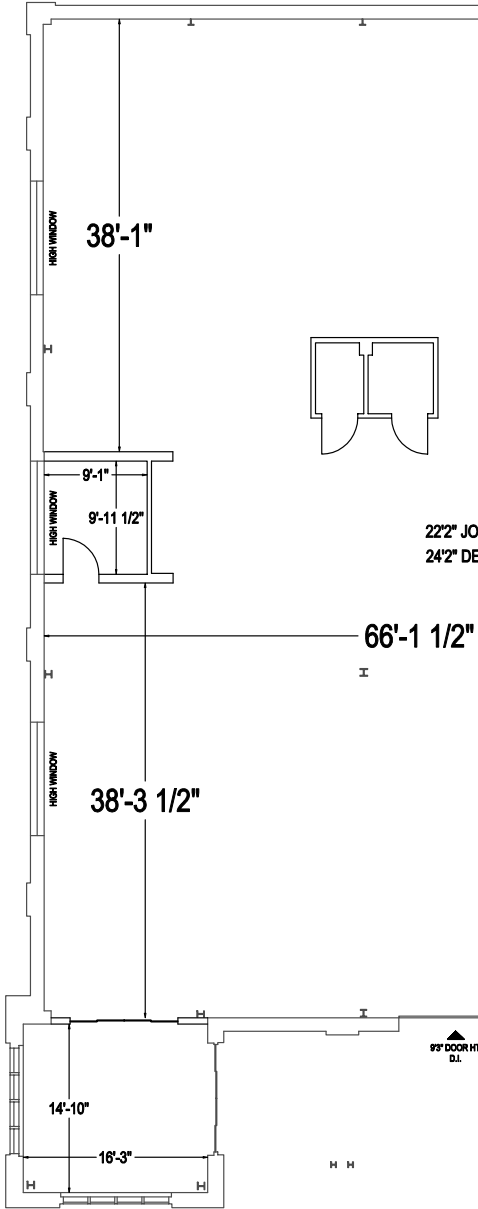


Building Floor Plan

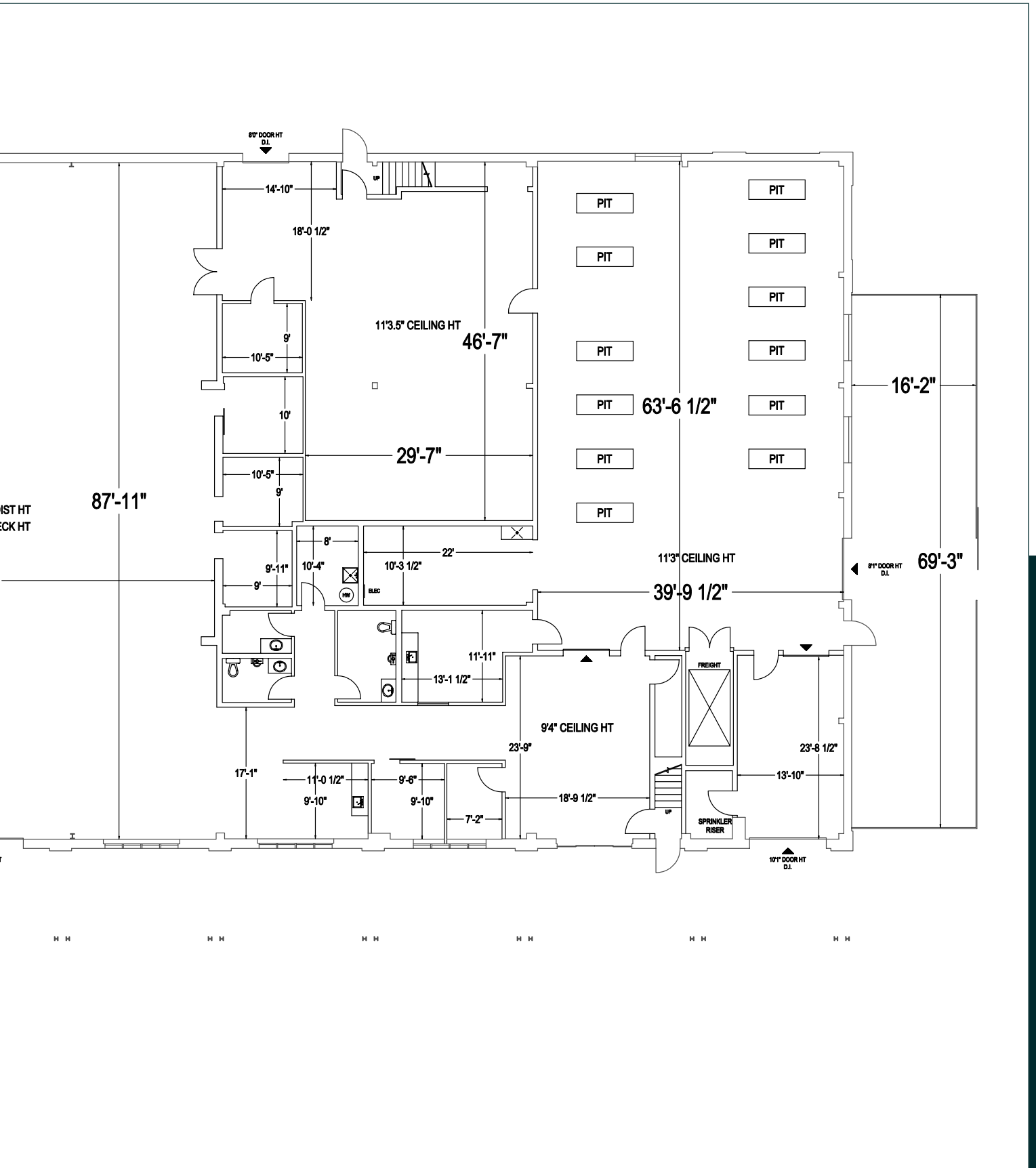


SECOND FLOOR

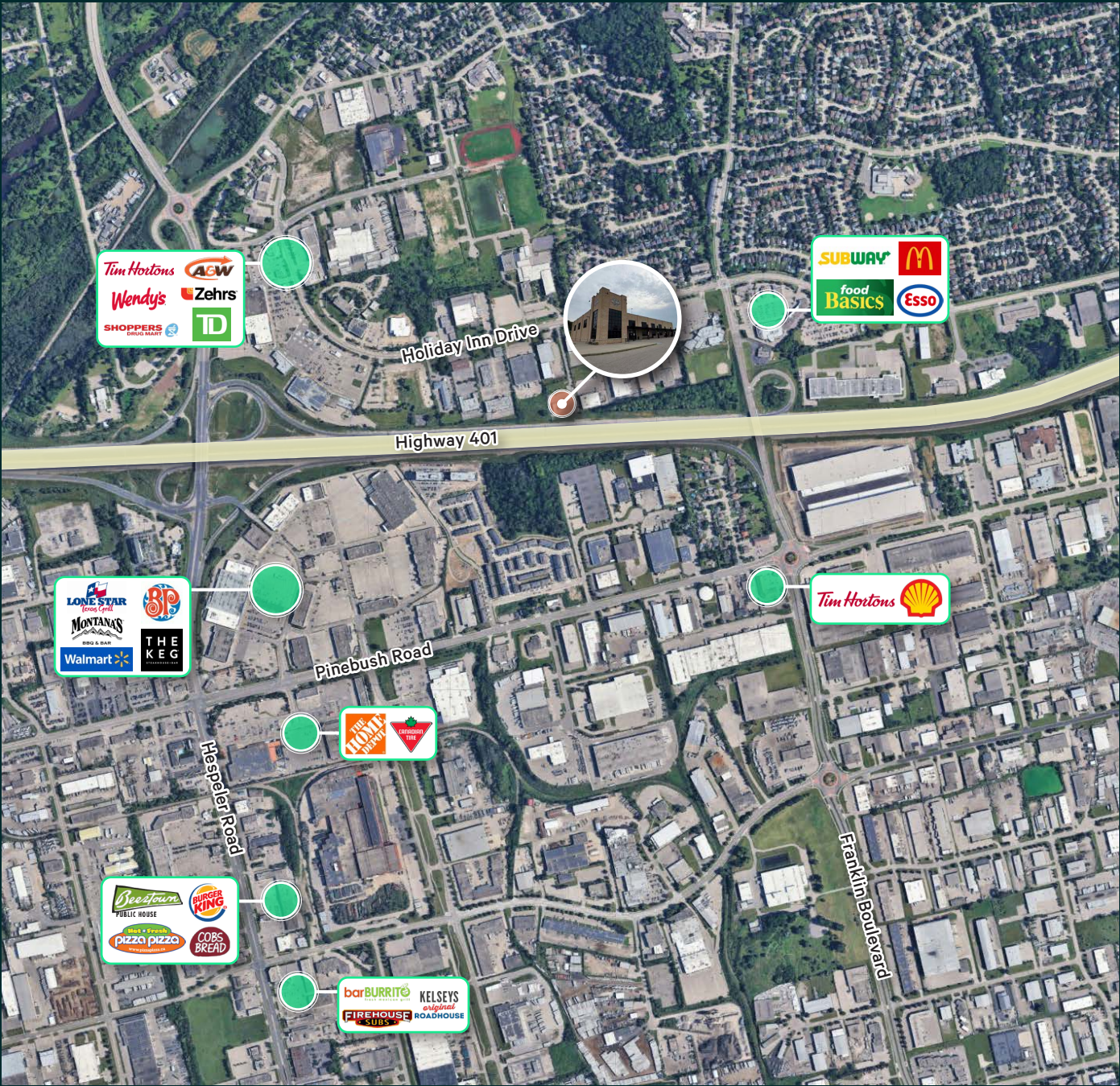
MAIN FLOOR: 13,865 SF
2ND FLOOR: 7,453 SF
RENTABLE: 21,318 SF
+ 1,130 SHED/TENT



GROUND FLOOR



Location Overview



Travel Distances

HIGHWAY 401

2.8 KM

HIGHWAY 8

6.9 KM

HIGHWAY 403

30.9 KM

PEARSON INTL AIRPORT

72.1 KM

HIGHWAY 407

50.2 KM

USA BORDER (BUFFALO)

150 KM





Contact Us

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

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