



# FOR LEASE

1315 Industrial Rd., Unit 6,  
Cambridge, ON

| 1,650 SF WAREHOUSE  
AND PROFESSIONAL  
OFFICE SPACE



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# 1315 INDUSTRIAL RD, UNIT 6

## PRIME INDUSTRIAL UNIT WITH EXCELLENT HIGHWAY ACCESS

Available for lease, this well-maintained 1,650 SF unit offers the perfect balance of functional warehouse and professional office space. Located at 1315 Industrial Rd, this unit features a 400 SF office area ideal for administrative operations, complemented by a 1,200 SF warehouse.

The shop floor is highly accessible via a 10' x 10' drive-in loading door and features clean 12' clear heights, making it ideal for light manufacturing, distribution, or trade services. With 200-amp power already in place, the space is ready to support a variety of equipment needs.

## UNIT DETAILS

Total Available Area	1,650 SF
Office Area	400 SF
Loading	1 - 10' x 10' Drive-In Door
Zoning	M5
Power	100 amps/220 volts
Ceiling Height	12'
TMI	\$4.75
Lease Rate	\$12.95

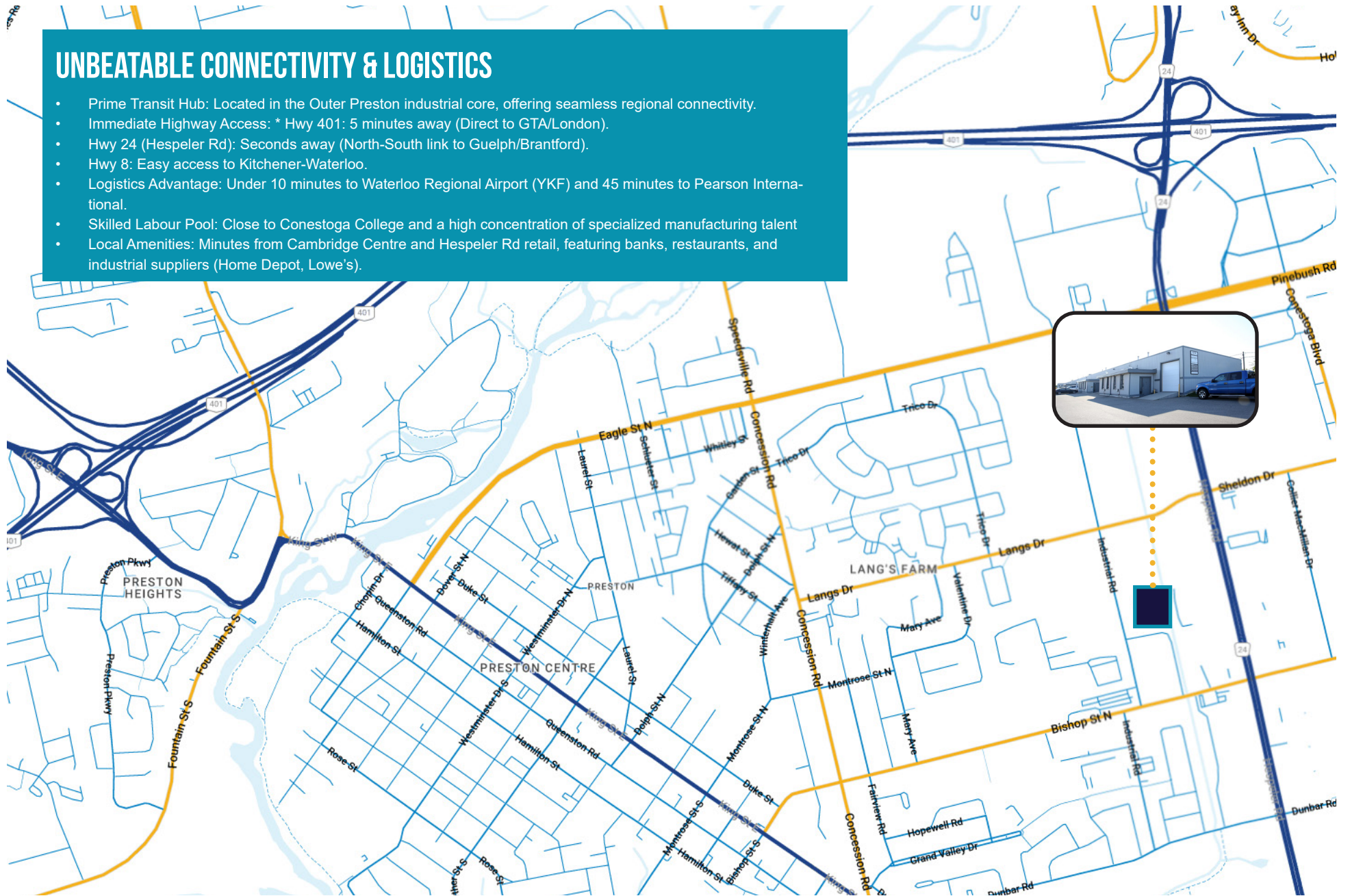


Situated in an industrial mall, your business will benefit from unmatched transit connectivity—located just minutes from Highway 24 and Highway 401, this property is ideal for easy staff access and efficient regional distribution.



## UNBEATABLE CONNECTIVITY & LOGISTICS

- Prime Transit Hub: Located in the Outer Preston industrial core, offering seamless regional connectivity.
- Immediate Highway Access: \* Hwy 401: 5 minutes away (Direct to GTA/London).
- Hwy 24 (Hespeler Rd): Seconds away (North-South link to Guelph/Brantford).
- Hwy 8: Easy access to Kitchener-Waterloo.
- Logistics Advantage: Under 10 minutes to Waterloo Regional Airport (YKF) and 45 minutes to Pearson International.
- Skilled Labour Pool: Close to Conestoga College and a high concentration of specialized manufacturing talent
- Local Amenities: Minutes from Cambridge Centre and Hespeler Rd retail, featuring banks, restaurants, and industrial suppliers (Home Depot, Lowe's).



# CONTACT US



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This proposal is based on information provided and market conditions as of the date hereof. Financial projections are estimates only and subject to change.

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