

IOS Yard for Lease | Immediate Access to Hwy 401

2 Rockland Road Cambridge, Ontario



Functional IOS yard in Cambridge's 401/97 industrial area, ideally suited for logistics, fleet, and storage users.

Dumfries Road

Rockland Road



Space at Hand
Storage

CP Rail

±5 Acres
Direct Access to
Highway 401

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

Opportunity Overview

2 Rockland Road

Minutes to Hwy 401
Surrounded by active industrial users

Located directly off Highway 401 in the highly accessible 401/97 Industrial Area of Cambridge (North Dumfries), this site offers a rare opportunity to lease industrial outdoor storage land in one of Southwestern Ontario's most important logistics and transportation hubs.

The available yard area provides approximately 5 acres of functional outdoor storage space with convenient access to Highway 401 and surrounding industrial markets.

| | |
|---------------------|---|
| Available Land Area | ±5 Acres (Potential to expand to ± 7.781 Acres) |
| Lease Rate | \$4,950 AC/Month |
| Availability | 60-90 days |
| Zoning | Industrial Z.9 visit North Dumfries Zoning Bylaw |
| Permitted Uses | Warehouse, distribution, manufacturing, transportation operations and outside storage |

This location is ideal for companies requiring yard space for:

- Fleet parking
- Equipment storage
- Trailer and container storage
- Construction yard

Lennard:



Aerial Overview

2 Rockland Road

Located directly off Highway 401 in Cambridge's 401/97 industrial area, the property offers efficient access to one of Southwestern Ontario's most active logistics corridors.

Surrounded by established industrial users, the site provides a practical location for transportation, storage, and contractor operations.

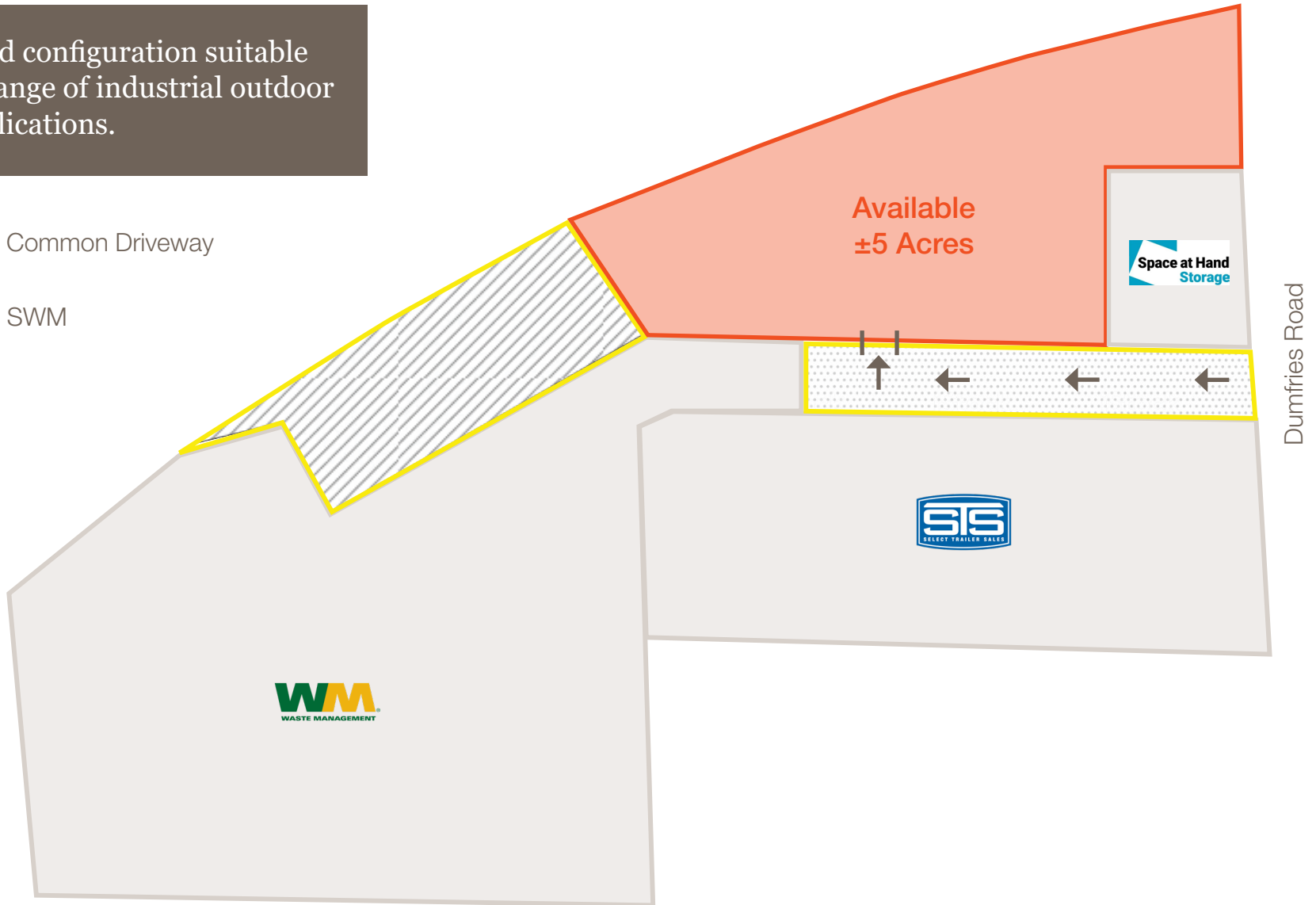


Site Plan

2 Rockland Road

Flexible yard configuration suitable for a wide range of industrial outdoor storage applications.

-  Common Driveway
-  SWM



Location & Access

2 Rockland Road

Strategic Highway Access

The property benefits excellent access to Highway 401 and the broader transportation network serving Waterloo Region and Southwestern Ontario.

Quick access allows trucks to efficiently reach regional markets, logistics hubs, and cross-border trade routes.

Access Times

 6 Mins

Highway 401
Westbound via
Cedar Creek Road

 8 Mins

Highway 401
Eastbound via
Dickie Settlement Road



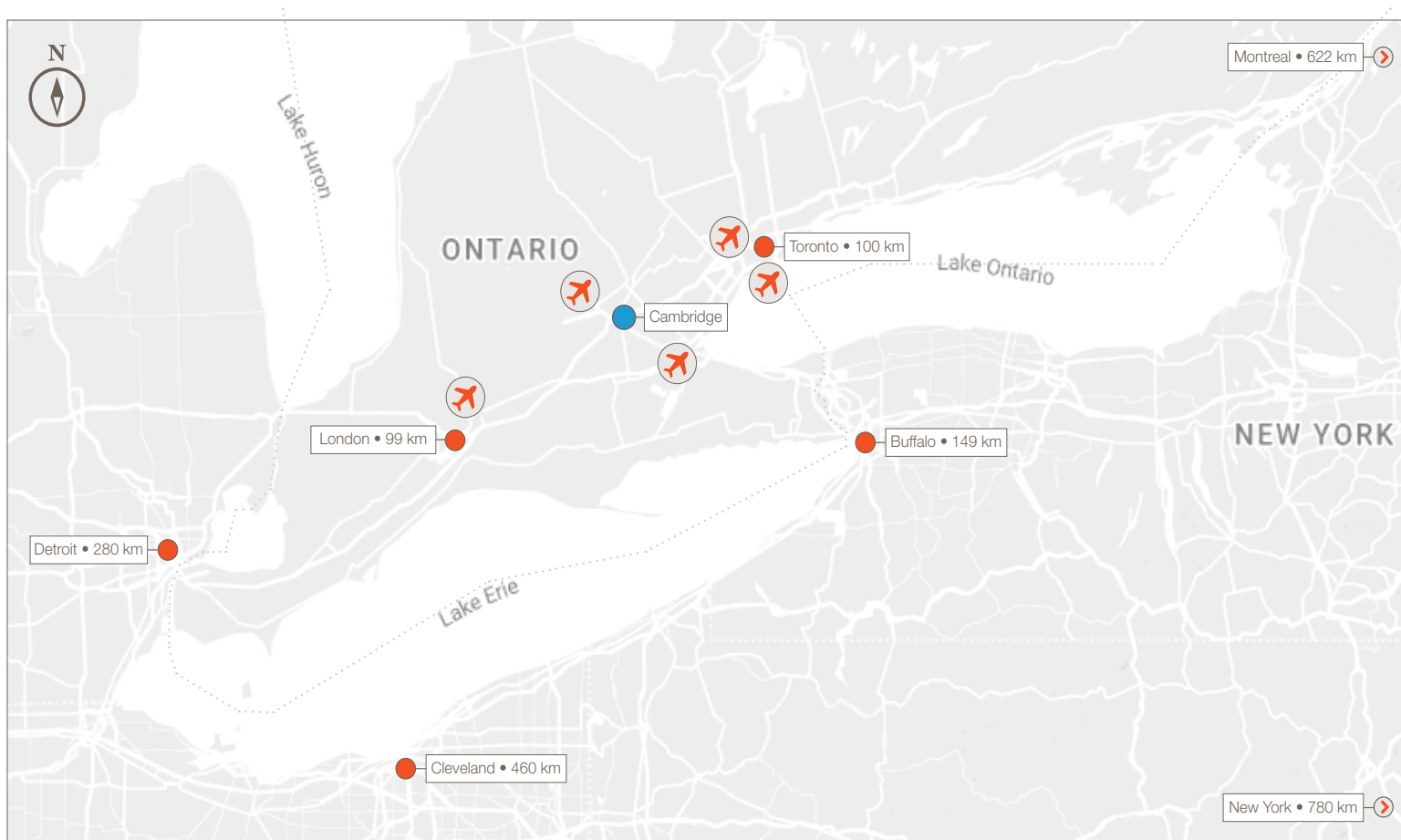
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Regional Connectivity

2 Rockland Road

Connected to Major Markets

Situated along Canada's Highway 401 corridor, the property provides efficient access to major Canadian and U.S. markets.



5 Airports

5 International Airports within 112 km drive of Waterloo Region

• 6 Borders

6 Canada-US border crossings nearby

Nearby Cities

Toronto : 100 km
London: 99 km
Buffalo : 149 km
Detroit : 280 km
Montreal : 622 km
New York : 780 km

Industrial Outdoor Storage Opportunity

IOS sites with direct Highway 401 access are limited. This property offers functional yard space with flexibility to accommodate a range of industrial users.

The owner will consider a build-to-suit opportunity. The property can also be made available for sale.

Contact us to review site layout *options* and secure the opportunity.

Lennard:

Darren Shaw, SIOR
Broker, Partner
519.514.3370
dshaw@lennard.com

Austin Randall*
Vice President
519.514.3371
arandall@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

southwestern ontario
INDUSTRIAL
www.swoindustrial.com



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*Sales Representative
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