

Industrial Outdoor Storage Yard for Lease | Immediate Access to Hwy 401

2 Rockland Road Cambridge, Ontario



Secured industrial outdoor storage yard in Cambridge's 401/97 industrial area with immediate access to Highway 401. Available as a single-user facility or two secured yard blocks.



Up to
±7.78 Acres
Minutes to
Highway 401

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

Opportunity Overview

2 Rockland Road, Cambridge

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 property offers up to ±7.78 acres of industrial outdoor storage land minutes from Highway 401.

The landlord is currently proceeding with site grading and perimeter security fencing to create a functional, secure IOS facility suitable for transportation, logistics, contractor, and equipment storage users.

Available Land Area	Up to ±7.78 Acres
Lease Configuration	Entire Site or Two-Tenant Configuration
Availability	Upon Completion of Site Improvements
Lease Rate	Contact Listing Agents

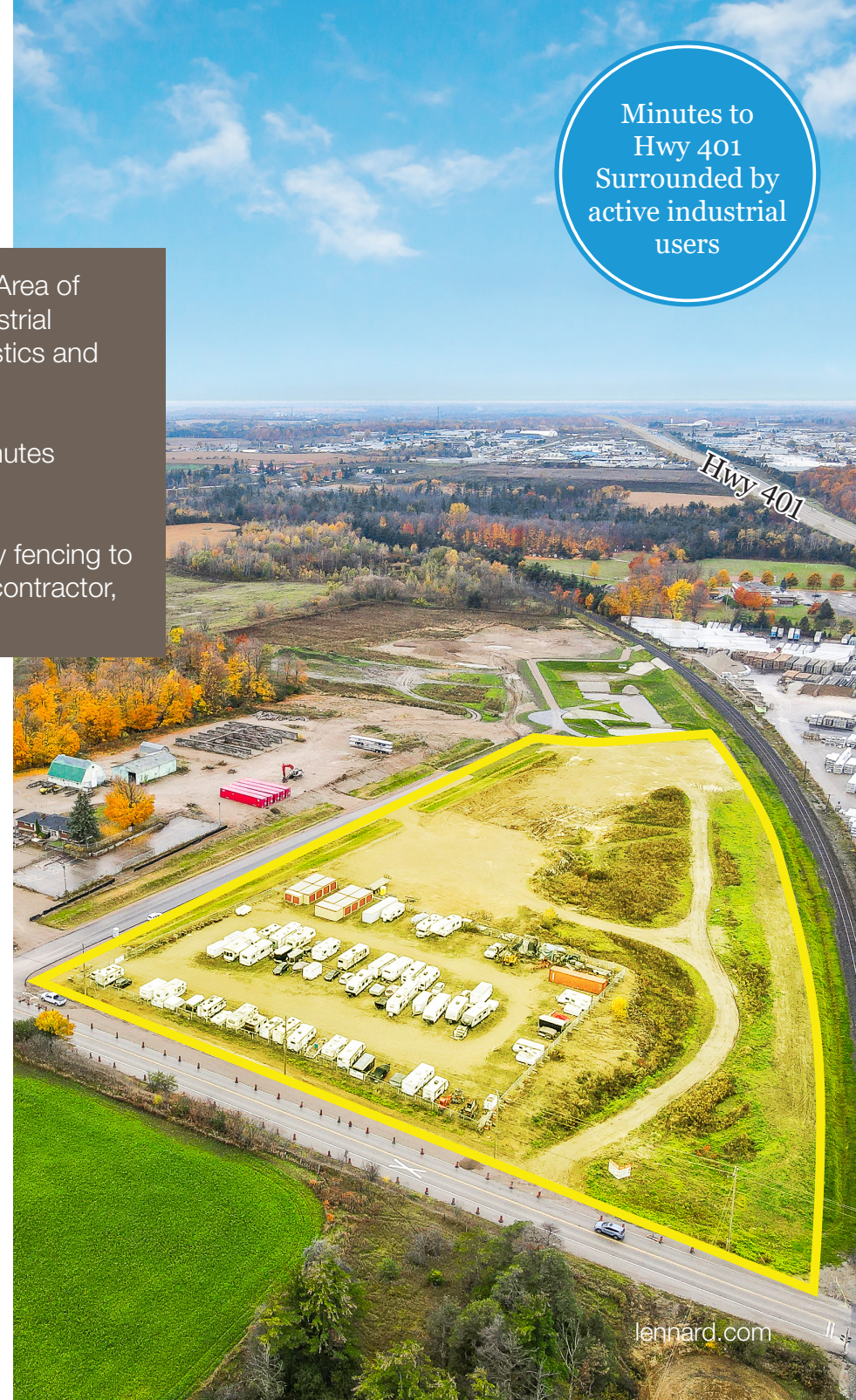
This location is ideal for companies requiring yard space for:

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

Planned Site Improvements

- Site grading underway
- New perimeter security fencing
- Controlled access gates
- Common entrance access
- Flexible single or two-tenant configuration
- Immediate access to Highway 401

Lennard:



Aerial Overview

2 Rockland Road, Cambridge



The property offers a rare secured IOS opportunity in one of Southwestern Ontario's most active transportation and logistics corridors.

The site can accommodate:



A single tenant requiring the entire facility

or



Two separate users within secured yard areas

Landlord site improvements are currently underway including grading, perimeter fencing and controlled gate access.

Lennard:

Site Plan

2 Rockland Road

Available as a Single Tenant Facility or Two Secured Yard Blocks.

Option 1



Two Tenant Configuration

Block A

±4.5 Acres

Block B

±2.5 Acres

Shared Access Corridor

Separate Controlled Gates

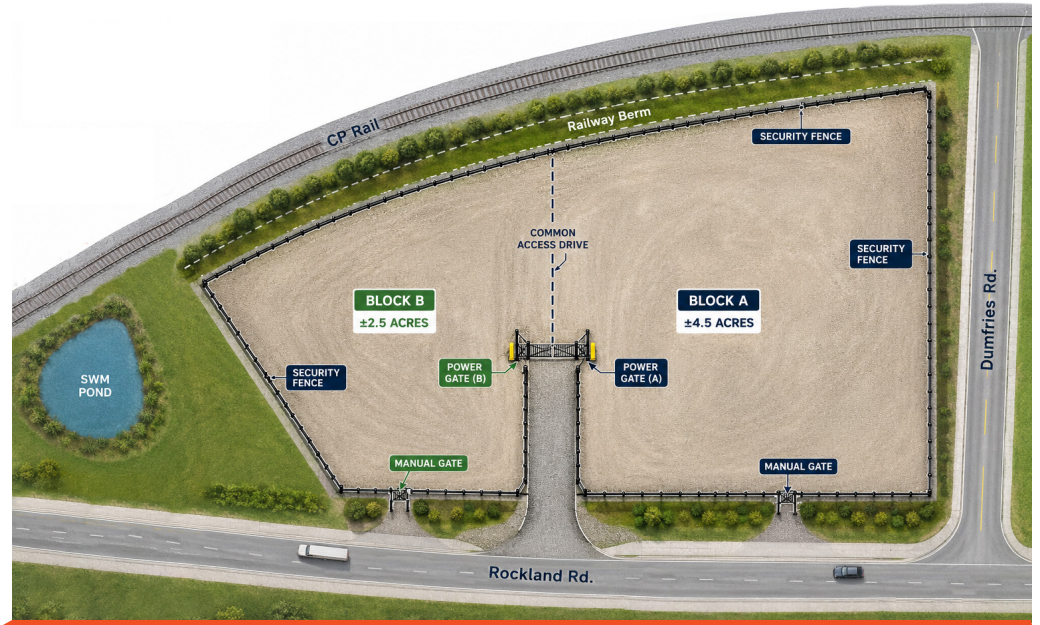
Option 2



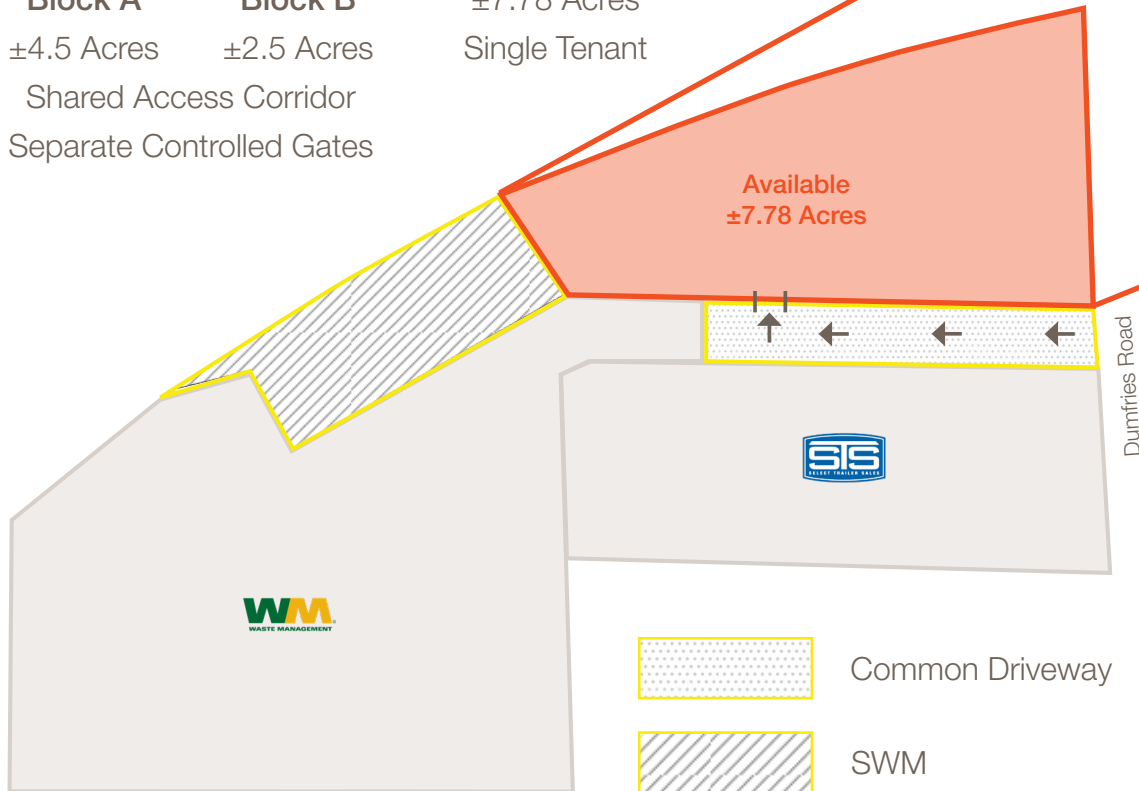
Entire Site

±7.78 Acres

Single Tenant



*Illustrative AI-generated rendering



Location & Access

2 Rockland Road, Cambridge

IOS Advantage

Located minutes from Highway 401, the property provides efficient access to major transportation corridors serving Ontario and U.S. markets

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

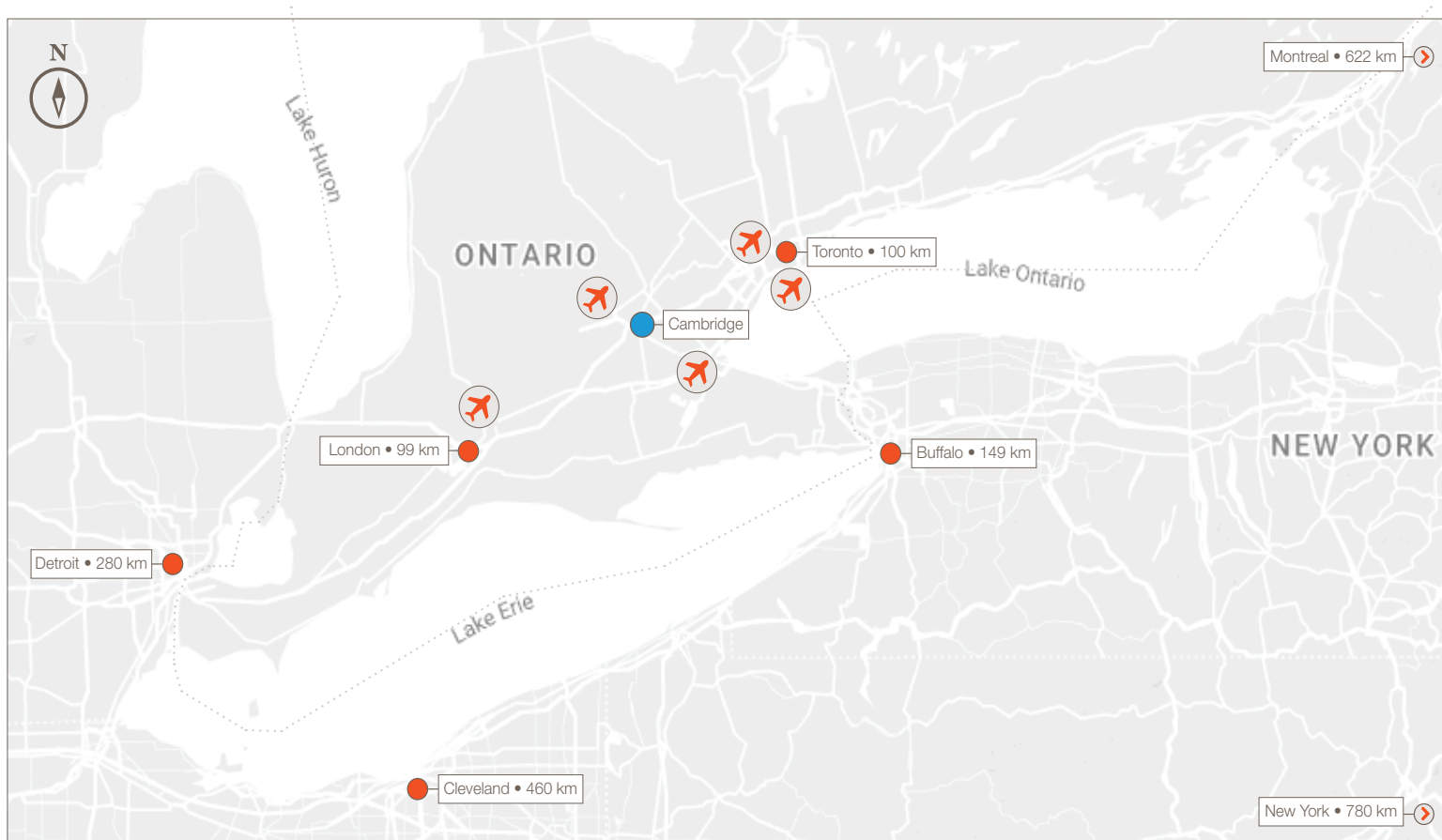


Regional Connectivity

2 Rockland Road, Cambridge

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

Ideal For

Transportation Fleets • Trailer Storage • Container Storage • Equipment Storage • Contractor Yards • Fleet Parking

Secured Industrial Outdoor Storage Opportunity

2 Rockland Road offers a fenced and secured IOS facility with up to ±7.78 acres available and excellent access to Highway 401 and one of Canada's most important transportation corridors.

Contact us to discuss leasing the entire facility or one of two secured yard blocks & review current site improvement timelines.

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