



Colliers

For Sale

665 Boxwood Drive
CAMBRIDGE ON

12,000 SF Craned Industrial
Building with Excess Land

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Property Details

665 Boxwood Drive, Cambridge



Building Area

12,000 SF



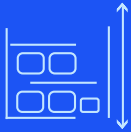
Land Area

1.71 AC



Office Area

1,200 SF



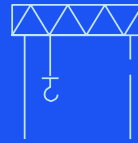
Clear Height

20'



Shipping

1 Drive-In Door



Cranes

2 x 5-ton



Zoning

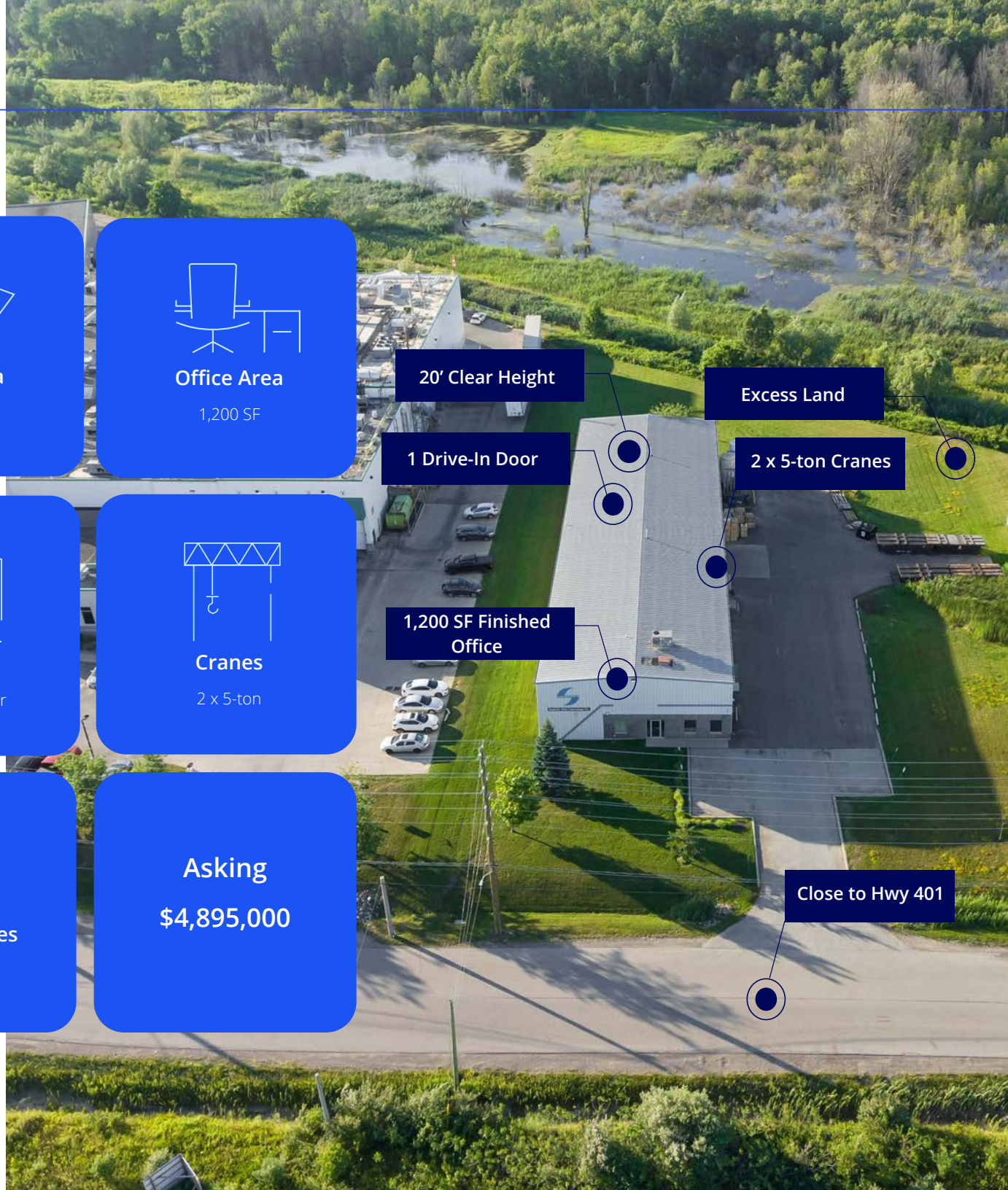
M3 Industrial



Property Taxes

\$44,377

Asking
\$4,895,000



Location Overview

665 Boxwood Drive is strategically located within Cambridge's established industrial market, offering excellent access to Highway 401 and major transportation routes. The property provides efficient connectivity throughout Waterloo Region, the Greater Toronto Area, and Southwestern Ontario, making it an ideal location for manufacturing, warehousing, and distribution operations.

WORKFORCE & COMMUNITY BENEFITS

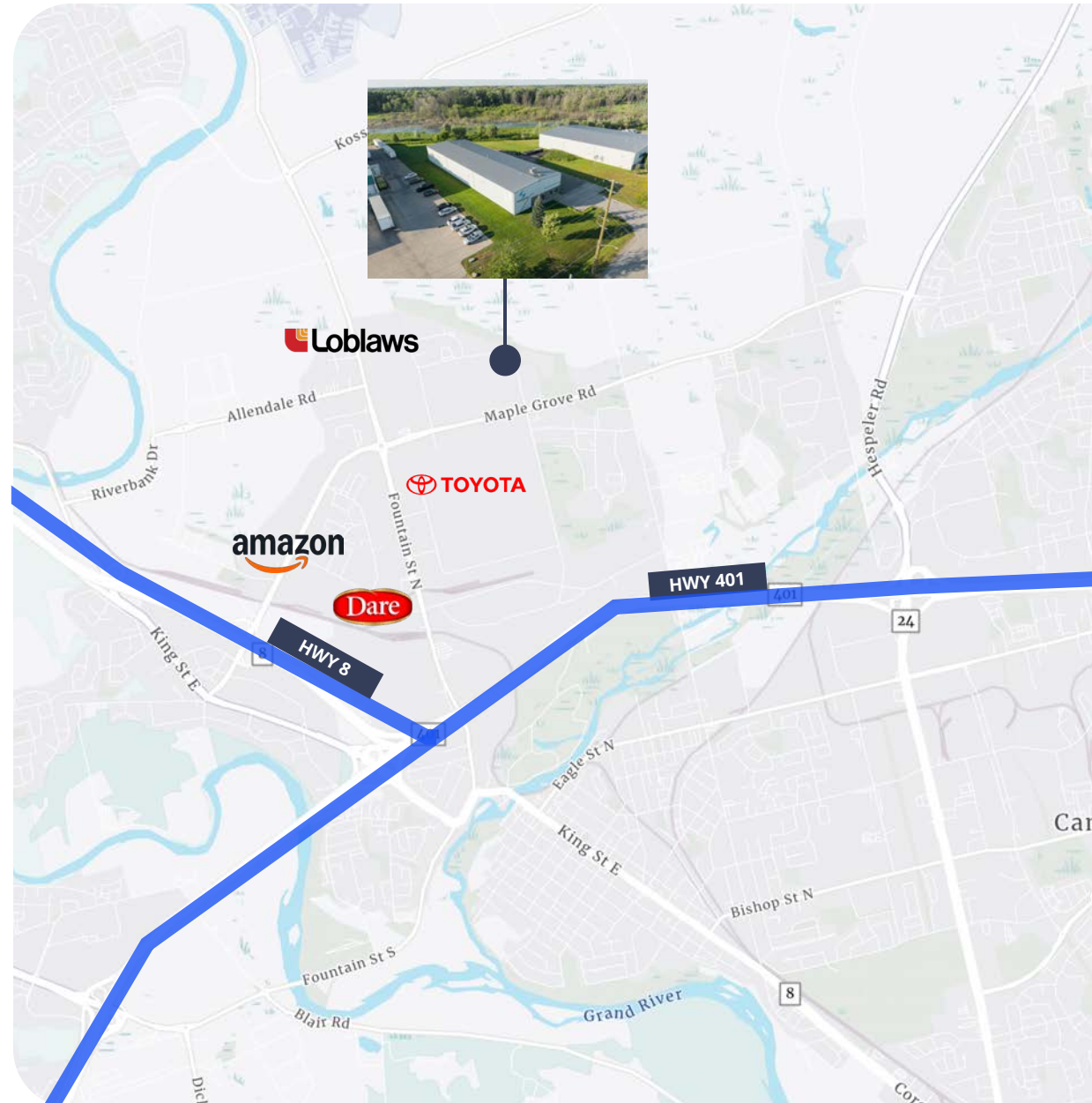
-  Strong local labour force
-  Access to nearby public transit routes
-  Close to many amenities

BUSINESS ADVANTAGES

-  Central location within Southwestern Ontario
-  Proximity to Waterloo Region
-  Proximity to GTA and Airports

PROXIMITY

-  Guelph: 22 Minutes
-  Toronto: 80 Minutes
-  Boarding Crossing: 95 Minutes

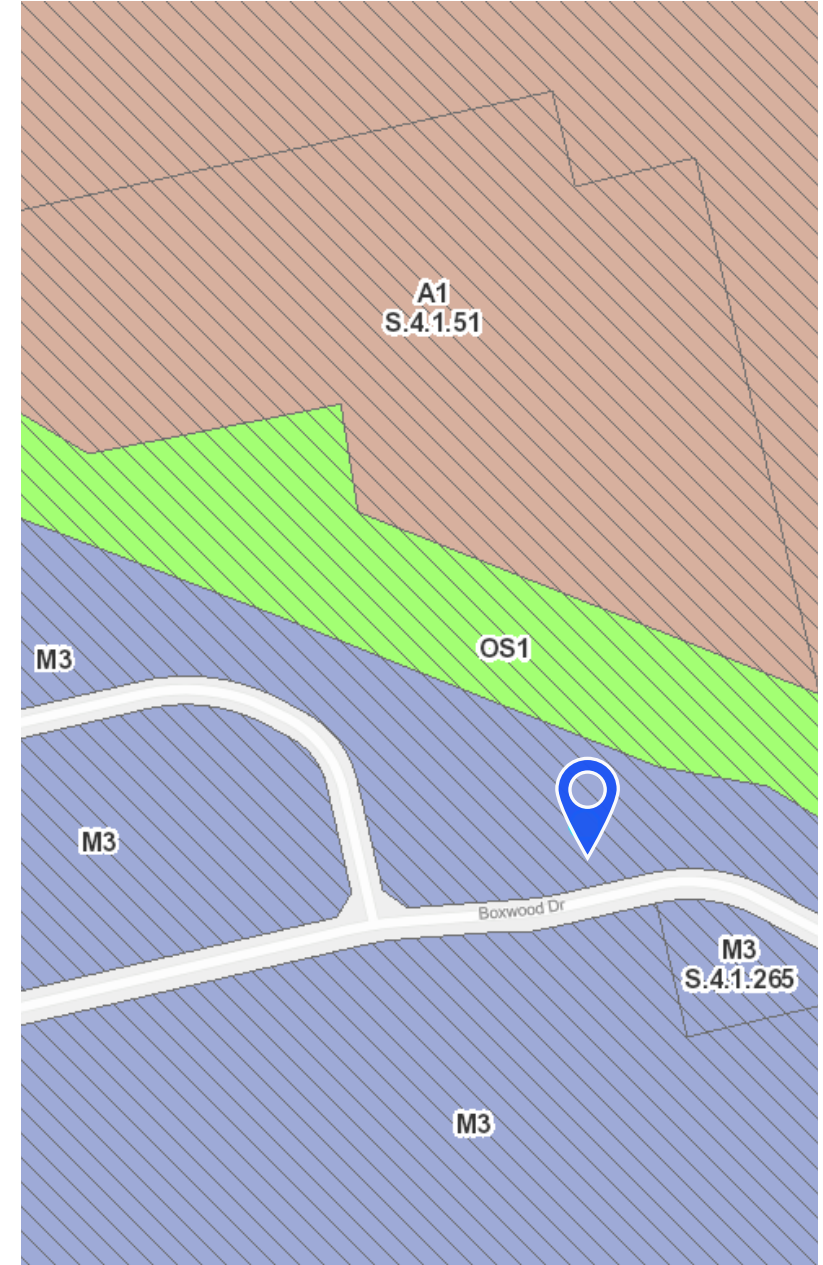


Zoning Uses

665 Boxwood Drive, Cambridge

M3 Permitted Uses

• Manufacturing, processing & production	• Contractor establishments
• Fabrication, assembly & sub-assembly	• Courier & delivery services
• Stamping, treating & finishing	• Propane transfer facilities
• Refining, distilling & testing	• Employee training & recreation facilities
• Packaging, warehousing & storage	• Industrial mall uses
• Computer programming, data processing & data services	• Trade union halls
• Computer-aided design (CAD) & computer-aided manufacturing (CAM)	• Industrial/commercial vehicle and equipment sales & service
• Advanced technology, telecommunications & cybernetics	• Industrial trades training facilities
• Industrial research & development	• Auto service malls
• Quality control & product development laboratories	• Tire storage & recycling
• Printing & publishing	• Small equipment & business machine sales, rental, leasing & service
• Dry cleaning plants	• Landscaping & gardening centre sales and service
• Motor vehicle repair & auto body repair	• Veterinary clinics, pet boarding, training & grooming
• Caterer's establishments	• Arts & crafts instruction and craftsperson shops



[Click for full zoning details](#)





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