

# FOR SALE

## 426 Dolph Street N.

Cambridge, ON



**ROUSE REALTY**  
COMMERCIAL

# The Opportunity

## PROPERTY OVERVIEW

+/-14,000 SF industrial building on 1.52 acres. The property features 12' clear height, eight (8) drive-in doors, 600V/400A electrical service and a fully secured yard. The property is centrally located within the community of Preston (Cambridge) with convenient access to Highway 24, Highway 8 and Highway 401. Close proximity to major arterial roadways and many amenities within the downtown core including (ie. Restaurants, Banks, Gas Stations, etc.)

## PROPERTY DETAILS

Total Building Size:	±14,000 SF
Office Size:	±950 SF
Total Acres:	±1.52 Acres
Shipping:	8 - Drive-In Doors
Power:	550/600V 400A
CCH:	12'
Heating/Cooling:	Overhead heating units
Zoning:	M-3
Proximity to Highway 401:	5.1KM
Property Taxes:	\$15,553.94 (2024)
List Price:	\$2,999,000.00





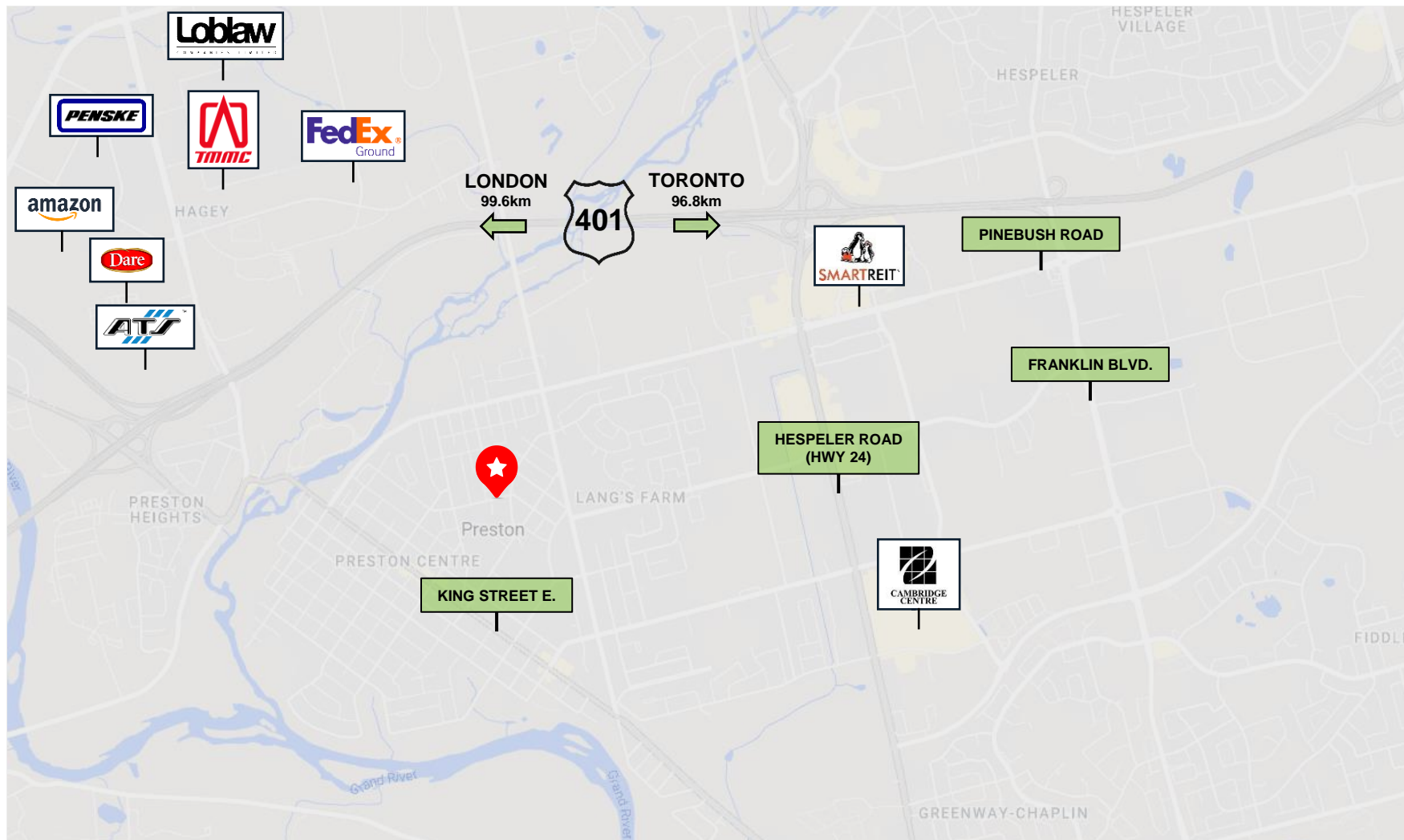
# The Opportunity

## PROPERTY PHOTOS



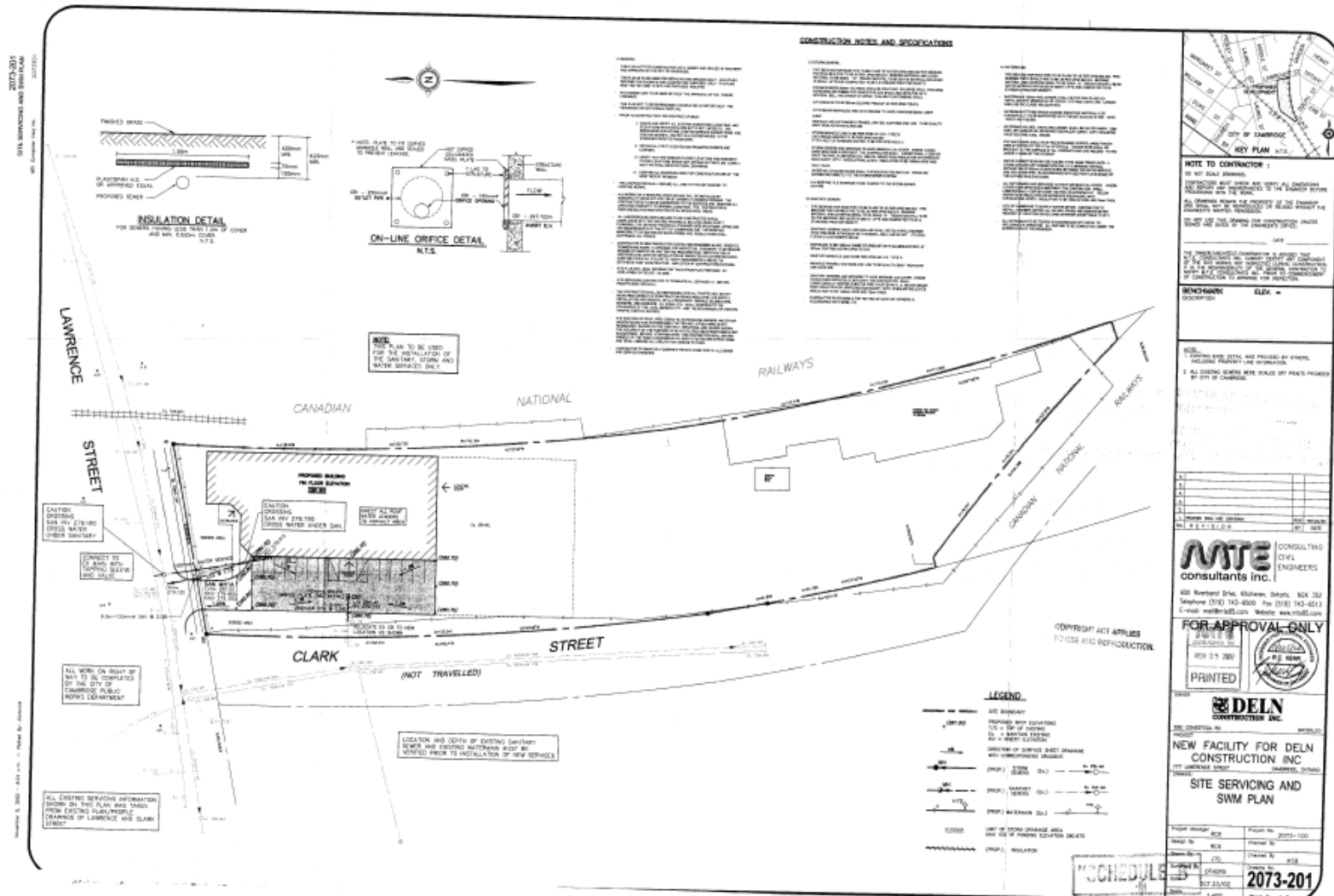
# Neighbourhood Overview

## PROPERTY LOCATION



# Property Snapshot

## SITE PLAN







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**For Information  
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