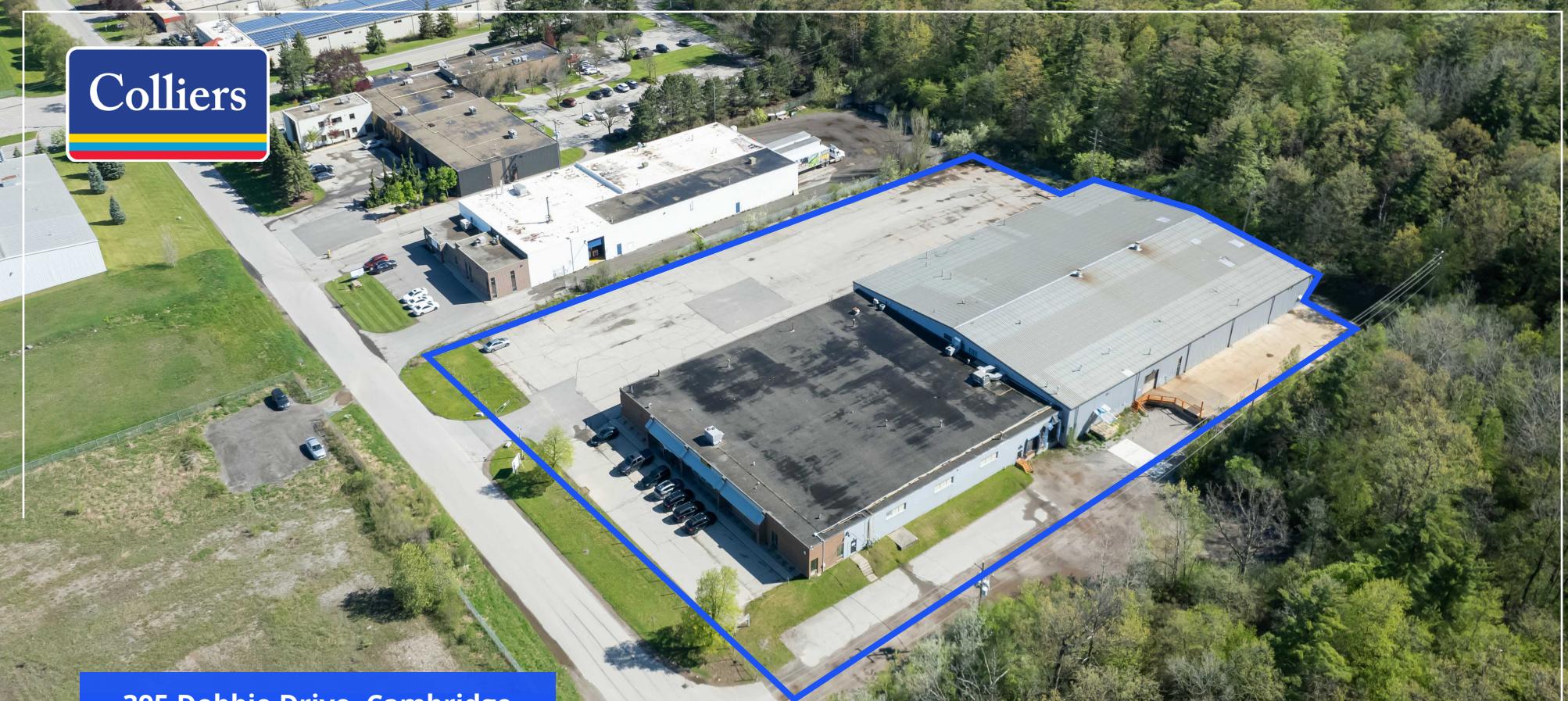




Colliers



395 Dobbie Drive, Cambridge

60,150 SF Warehouse/Manufacturing Freestand **For Sale or Lease**

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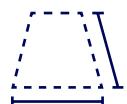
Sales Representative
+1 519 904 2207
adam.derouchie@colliers.com

Property Overview

60,150 SF freestanding warehouse/manufacturing building in Cambridge. Building features 5 ton crane and dock and drive-in loading with paved shipping yard for truck parking. Building layout includes well-finished office space appropriate for the size of the building. Very low additional rent.

For Sale: \$10,900,000

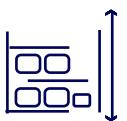
For Lease: \$10.50 PSF Net



60,150 SF
Total Area



400A
Power



15-18'
Clear Height



M4
Zoning



3.52 AC
Lot Size



5 DI / 3 TL
Shipping



Site Access

- Major Highway
- Major Roadway

Kitchener

25 minutes

Waterloo

30 minutes

Hamilton

40 minutes

Burlington

40 minutes

Oakville

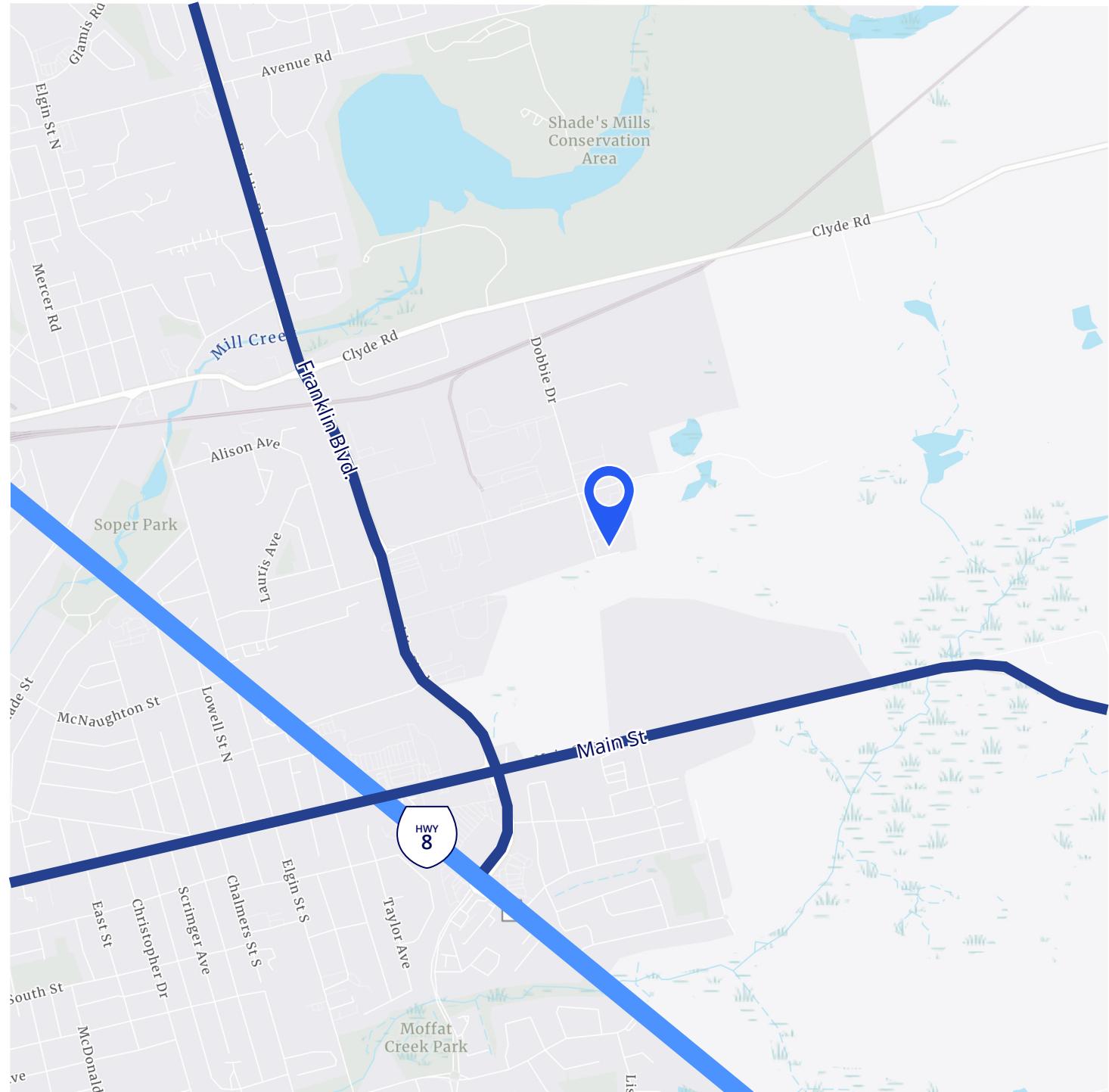
50 minutes

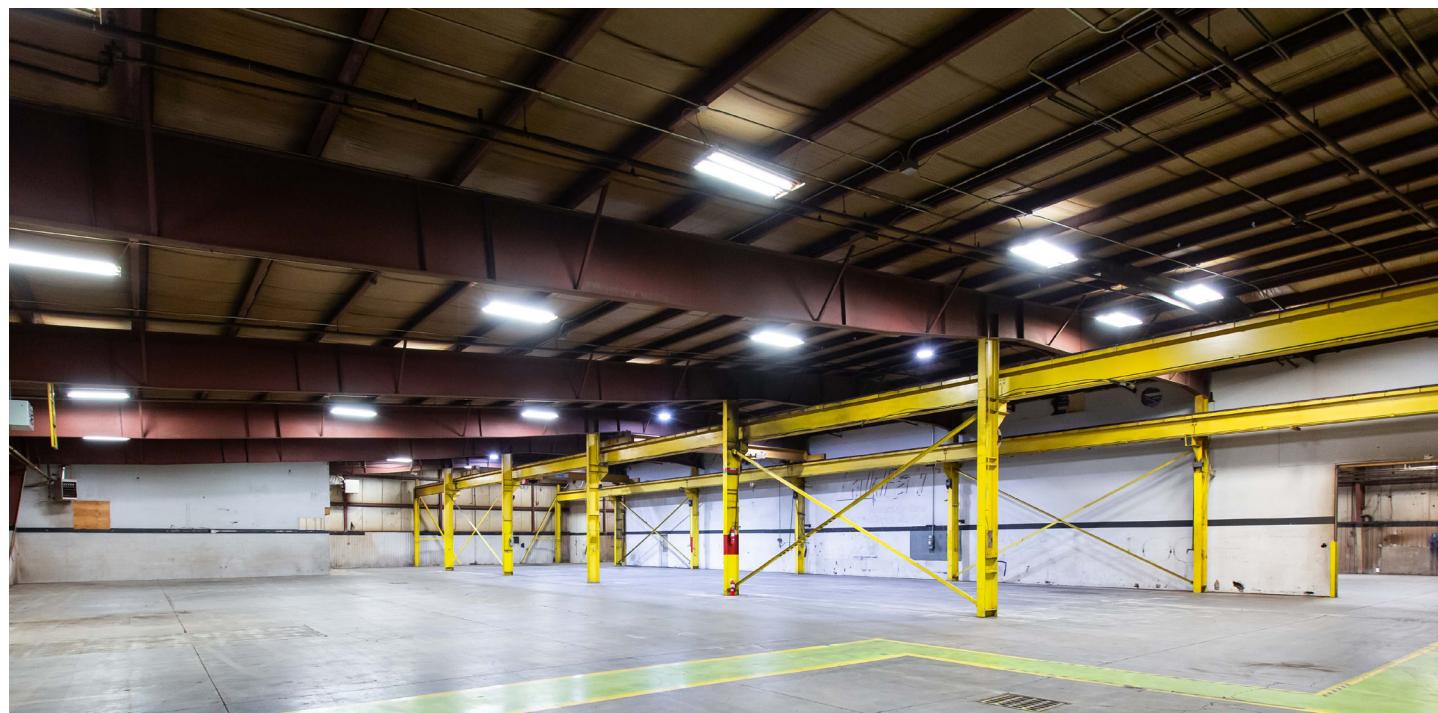
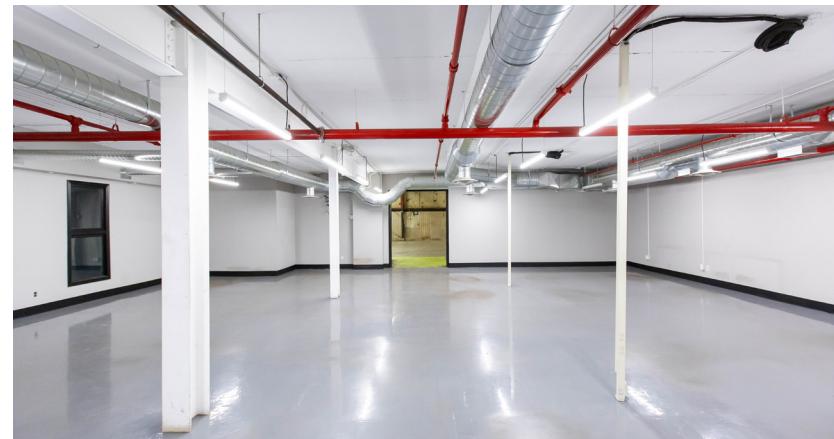
Mississauga

50 minutes

Toronto

60 minutes









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