

Reduced
Price!



SWM

Hwy 401

Dumfries Road

For Sale: Industrial Land

2 Rockland Road

Located in the 401/97 Industrial Area in Cambridge

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

lennard.com



SOLD!

SWM

SOLD!

Rockland Road

Hwy 401

Dumfries Road

2 Rockland Road

Located directly off Highway 401 in the highly accessible 401/97 Industrial Area of Cambridge (North Dumfries), the site offers a premier industrial outside storage (IOS) opportunity in one of Southwestern Ontario's most sought-after logistics and transportation hubs.



Land Area

7.781 Acres



Price

~~\$12,495,000~~ \$10,950,000

Part 2

~~\$10,246,000~~

Sold!

Parts 3-6

~~\$18,120,000~~

Sold!



Availability

Immediate



Zoning

**Industrial Z.9 &
Open Space Z.12**

Zoning permits a wide range of industrial uses including warehouse, distribution, manufacturing, transportation operations, & outside storage.

Visit [North Dumfries Zoning Bylaw](#)



Services

Well & Septic Required



Listing Agent

Darren Shaw, SIOR

Broker, Partner

519.514.3370

dshaw@lennard.com

Austin Randall*

Vice President

519.514.3371

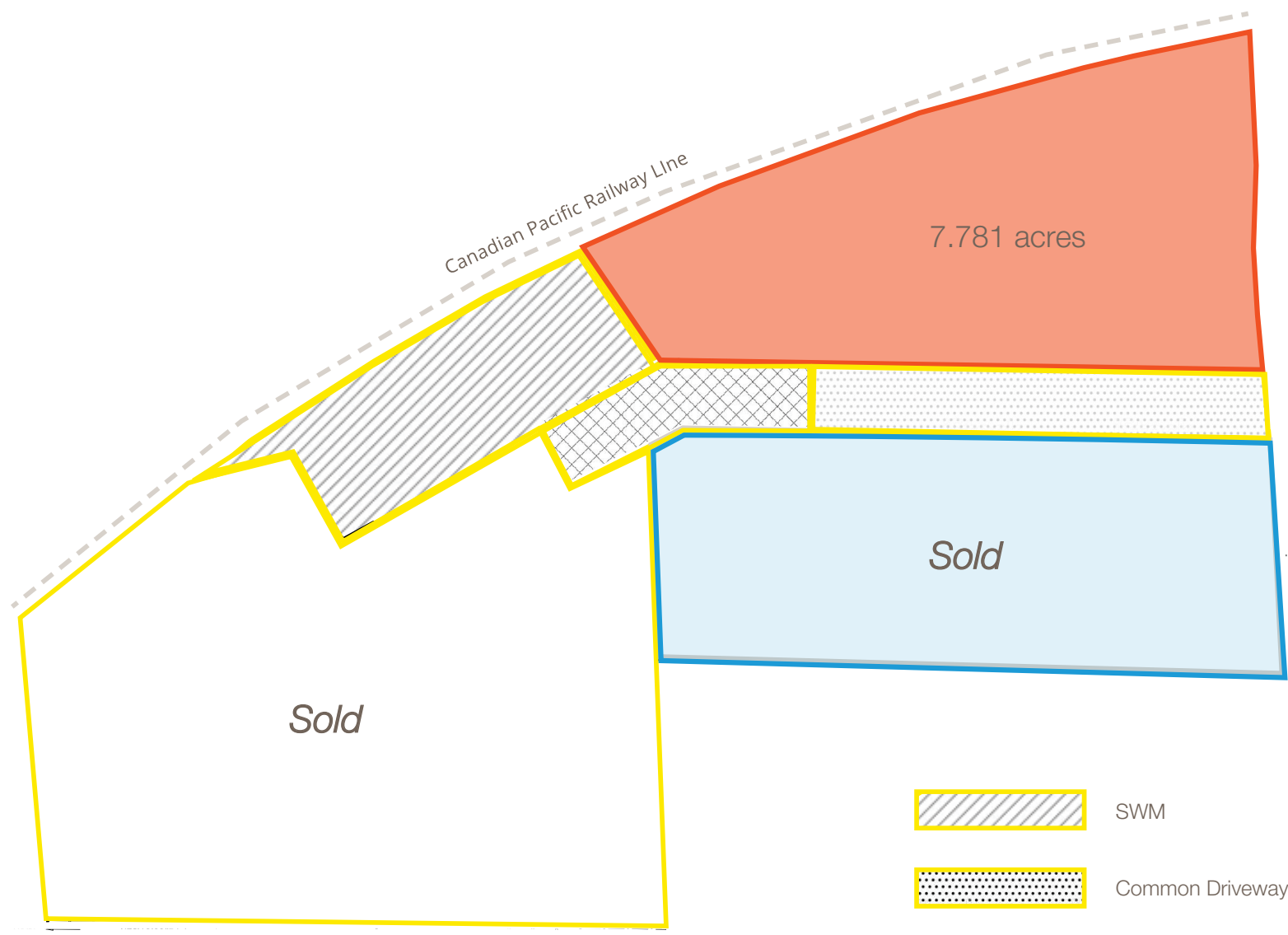
arandall@lennard.com



The Seller has completed all necessary agreements, engineering studies, planning, and obtained all approvals from the Township of North Dumfries and CP Rail for the severance and development of the subject lands. The Seller has fully paid for and completed the Regional Road improvements, constructed the new entrance, private road, mutual driveway, and stormwater management (SWM) system as part of the sale. All development-related work is now complete, and the Region of Waterloo has finished the road improvements on Dumfries Road.

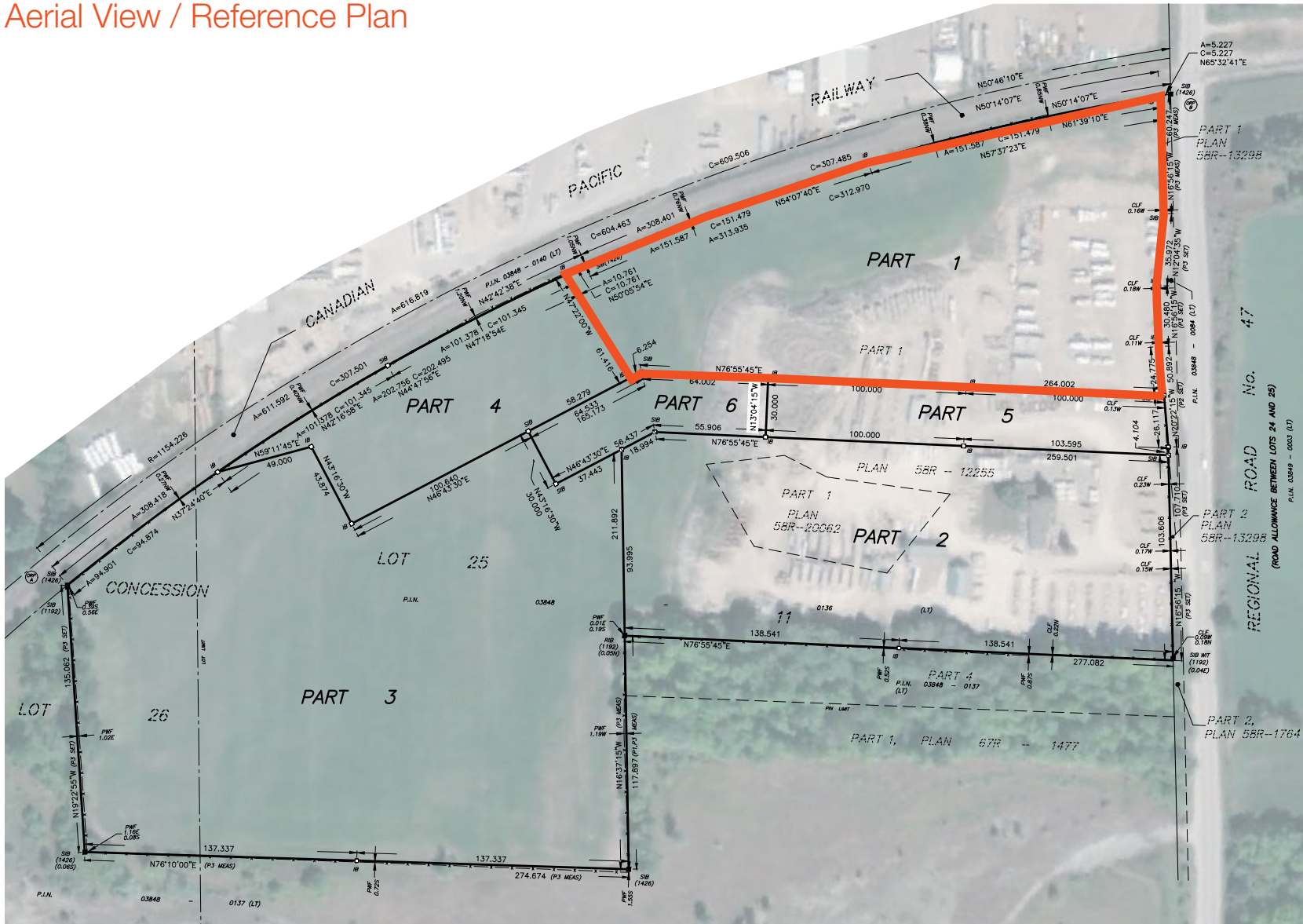
2 Rockland Road

Site Plan



2 Rockland Road

Aerial View / Reference Plan

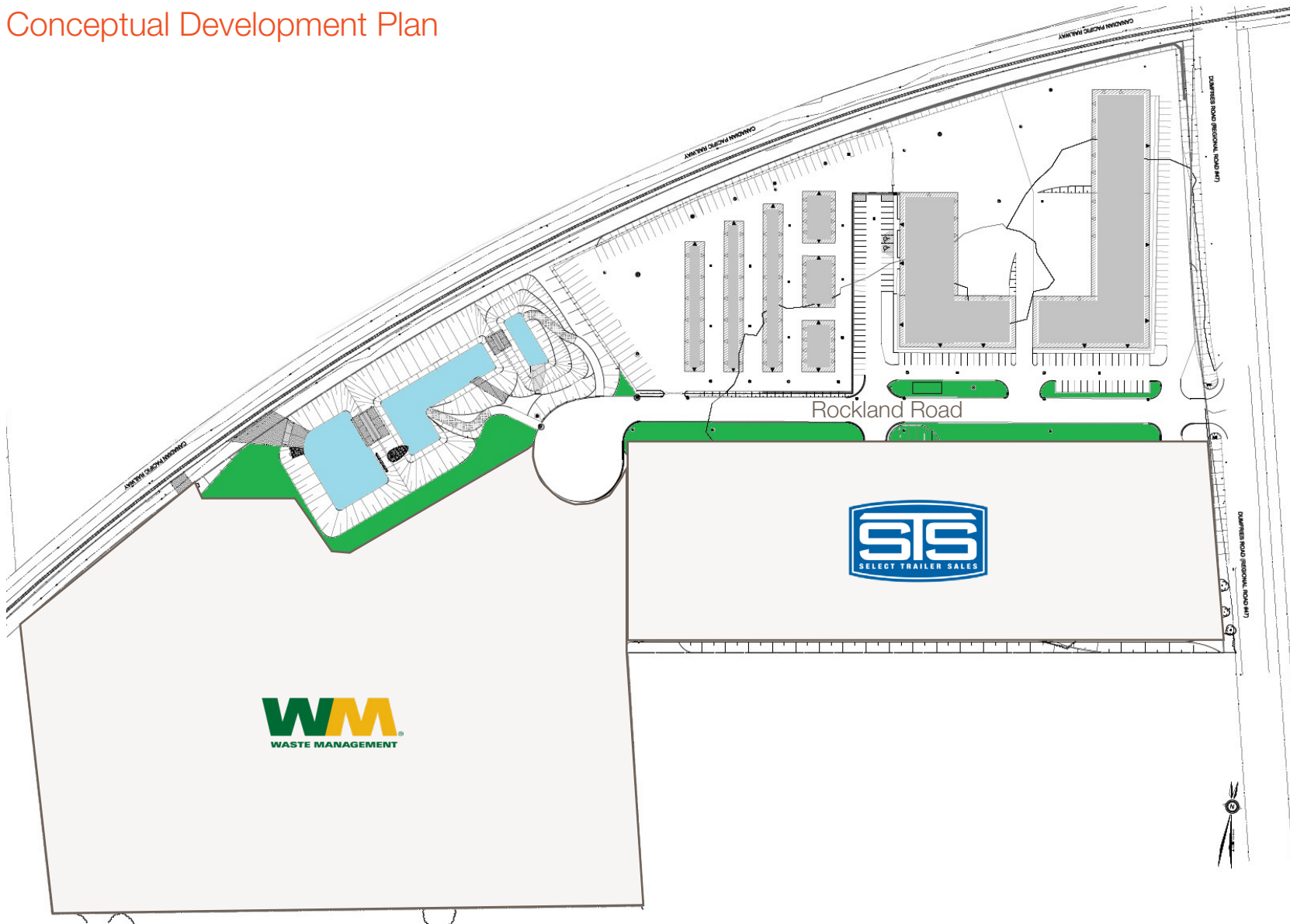


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Conceptual Development Plan



Lennard:

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2 Rockland Road

Site Access

Proximity and easy access to Highway 401 allows for quick travel times to major cities across Waterloo Region & surrounding cities.



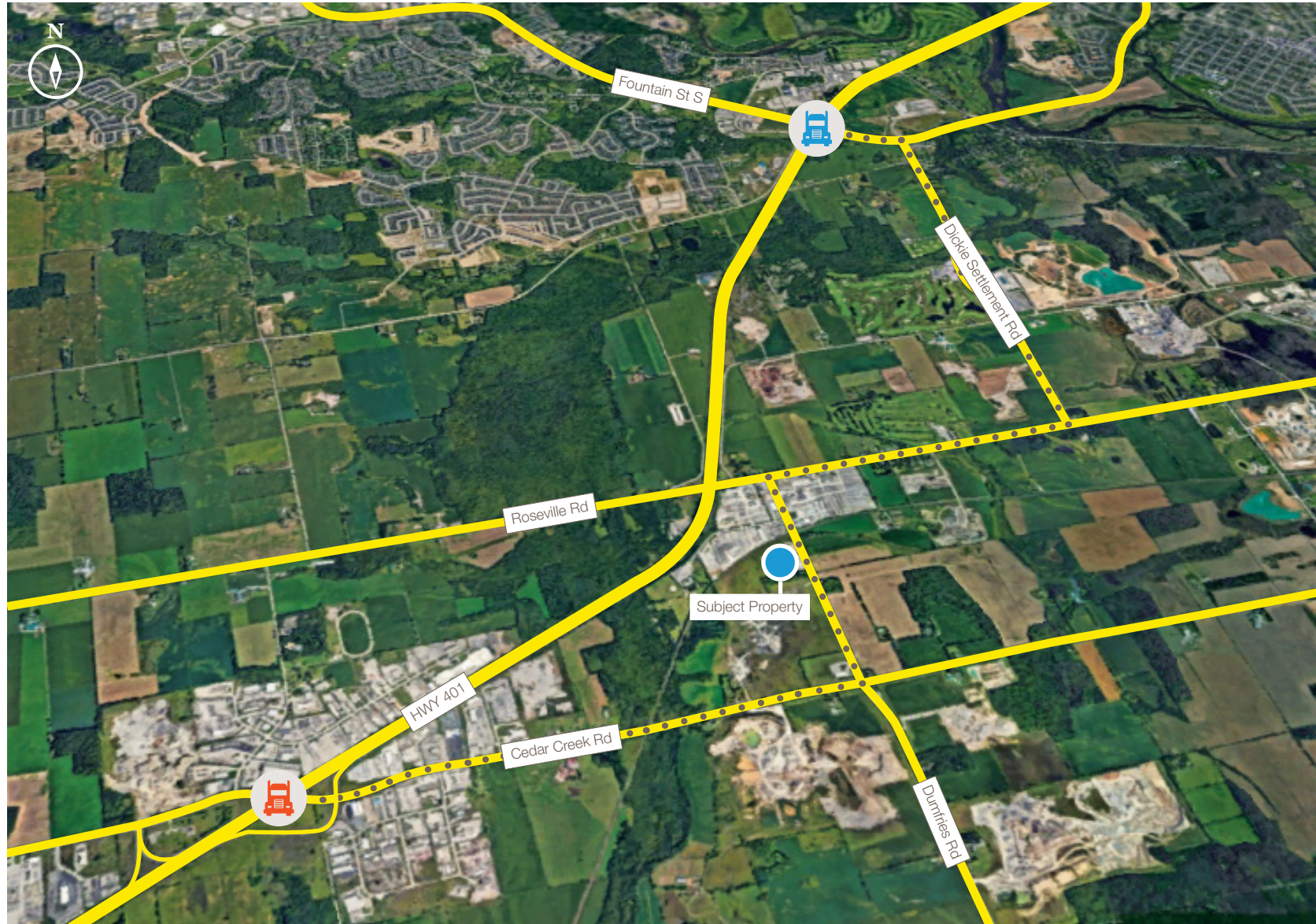
6 Mins

Highway 401
Westbound via
Cedar Creek Road



8 Mins

Highway 401
Eastbound via
Dickie Settlement Road



2 Rockland Road

Drive Times

Situated directly on Canada's 401 Highway, connecting Waterloo Region with many large Canadian and U.S. cities and more than 150+ million customers within a 1,200 km radius.

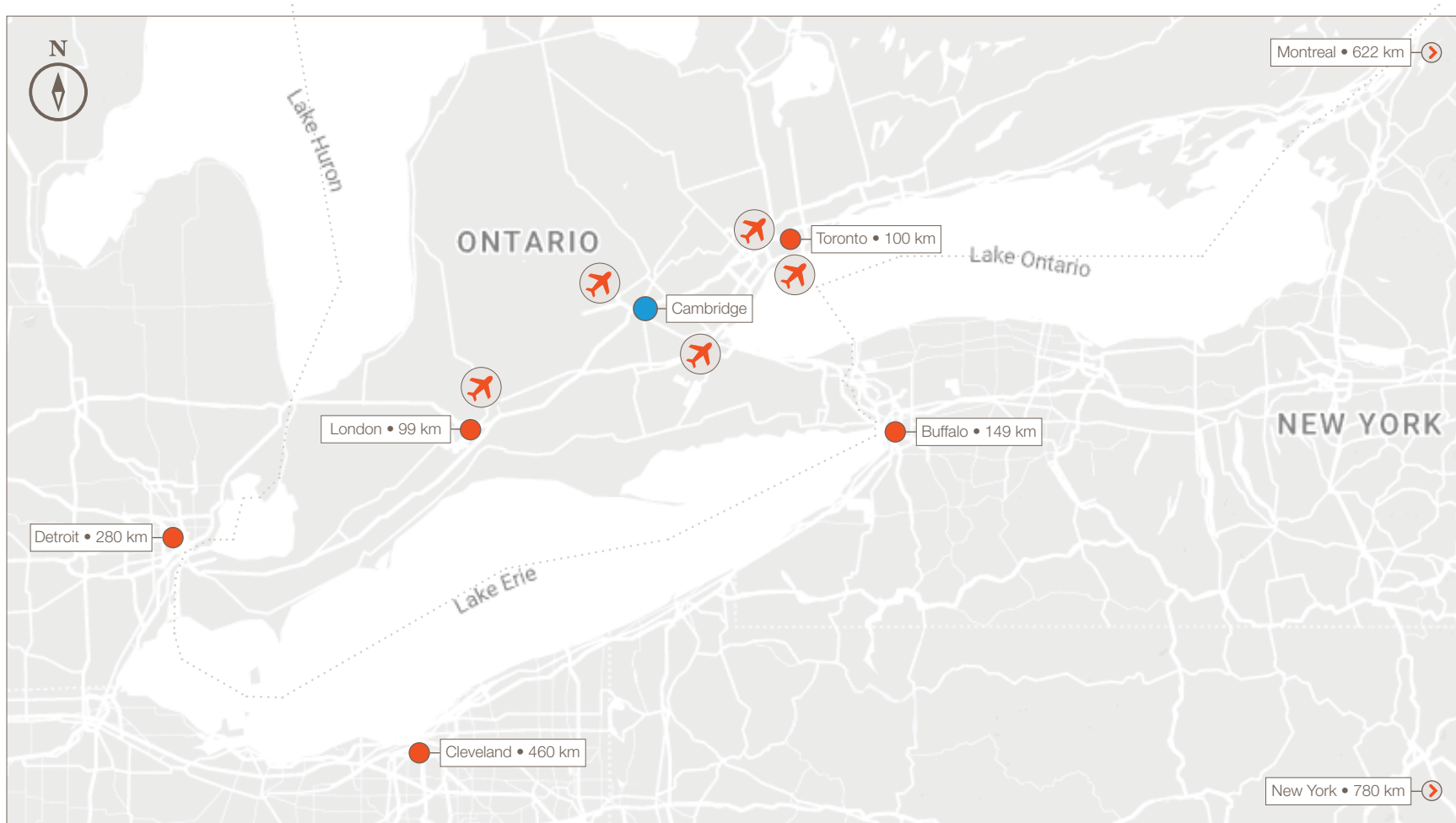


5 Airports

5 International Airports within 112 km drive of Waterloo Region

• 6 Borders

6 Canada-US border crossings in close proximity with access to 150 consumers



2 Rockland Road

401/97 Industrial Area



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*Sales Representative

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