

INDUSTRIAL UNIT FOR SUBLEASE



127
SHELDON DRIVE
UNIT B, CAMBRIDGE, ONTARIO, CA

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PROPERTY HIGHLIGHTS

UNIT SIZE: 3,070 Square feet

FRONTAGE: 334' feet

SHIPPING: 1 Truck level

CLEAR HEIGHT: 15' feet

ZONING: M3

TERM: 12 Months

NET RATE: \$12.73 Per square foot

T.M.I: \$3.80 Per Square foot

POSSESSION: Flexible

OCCUPANCY: Tenant

THE OFFERING

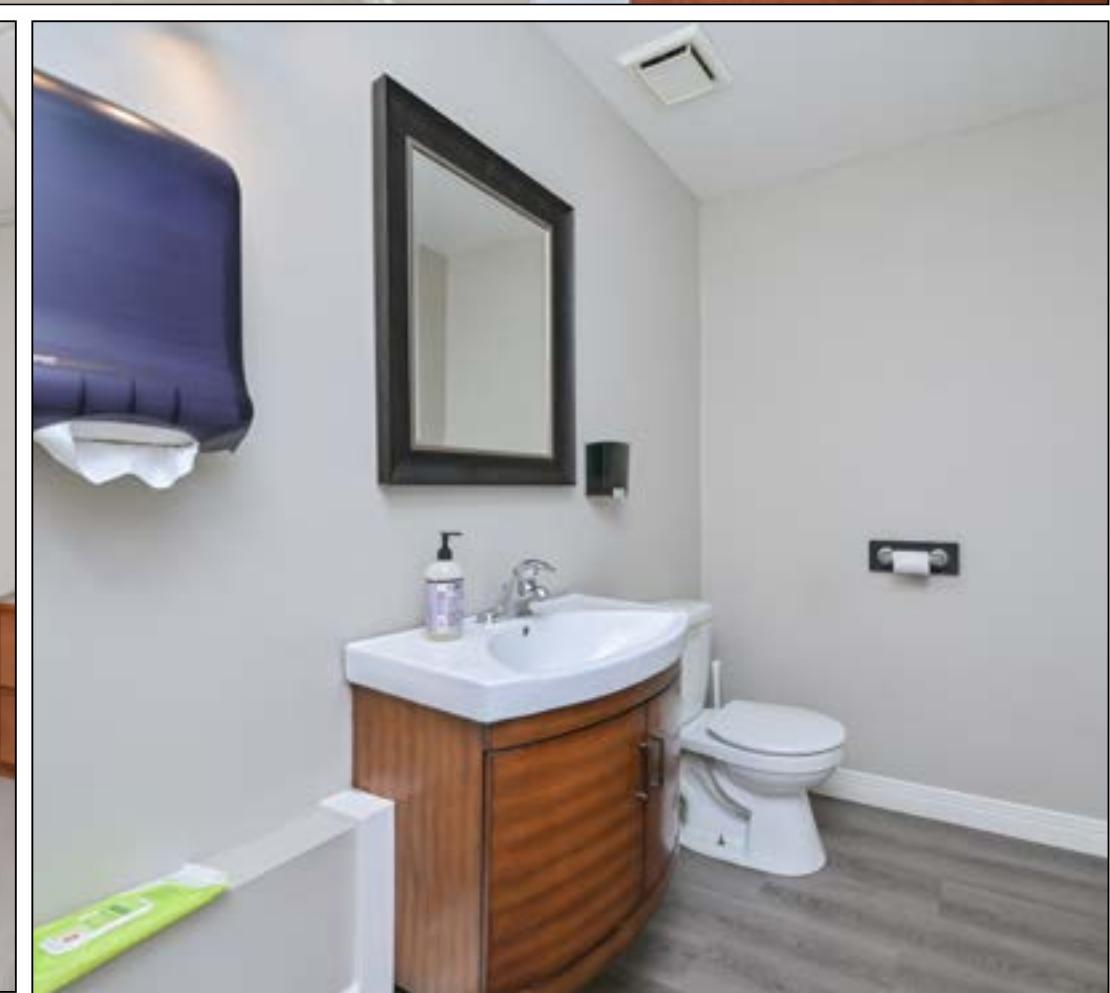
Opportunity to lease a 3,070 square foot industrial/warehouse unit featuring a highly functional layout with a blend of warehouse space and finished office area. Outdoor storage is permitted, providing added flexibility for your operations. Strategically located just minutes from Highway 24 and Highway 401, this unit offers excellent accessibility for a wide range of industrial and commercial uses—ideal for light manufacturing, distribution, or service-based businesses



PROPERTY PHOTOS

FOR SUBLEASE

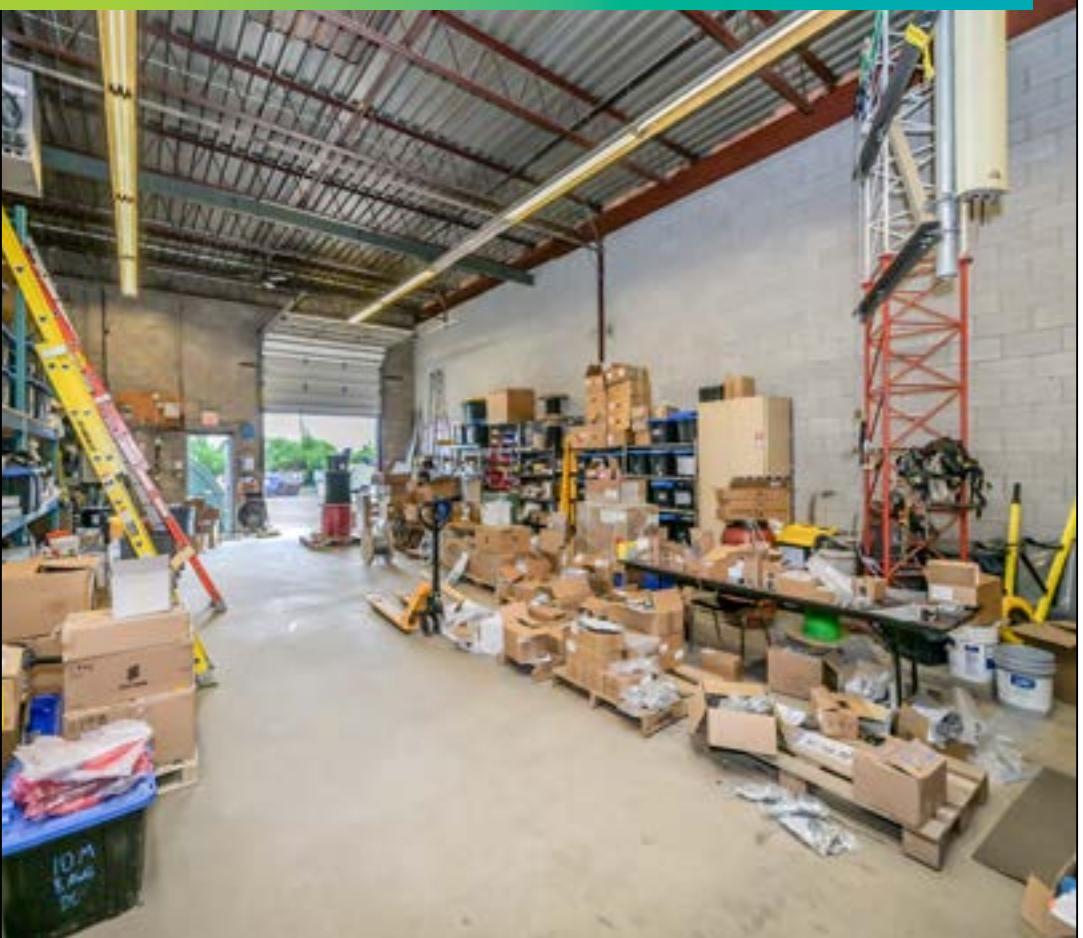
127 SHELDON DRIVE | UNIT B



PROPERTY PHOTOS

FOR SUBLEASE

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CITY OF CAMBRIDGE ZONING BY- LAW

EMPLOYMENT INDUSTRIAL (M3)

PERMITTED USES:

- Accessory business office
- Accessory outdoor storage
- Accessory retail store and personal service use
- Concrete batching plant
- Electric vehicle repair garage
- Industrial equipment rental use
- Industrial use
- Logistics distribution centre
- Lumber yard

PERMITTED USES WITH CONDITIONS:

- Adult live nudity establishment (8)
- Body rub establishment (8)
- Business office (4)
- Business service use (4)
- Child care centre (4)
- Commercial fitness centre (6)
- Commercial recreational uses, private (6)
- Commercial school (4)
- Data processing or other data services use (3)
- Data processing or other data services use (3)
- Display, sales, lease, rental, assembly and servicing of Industrial and commercial motor vehicles (5)
- Electric vehicle rental establishment (5)
- Electric vehicle sales and rental establishment (5)

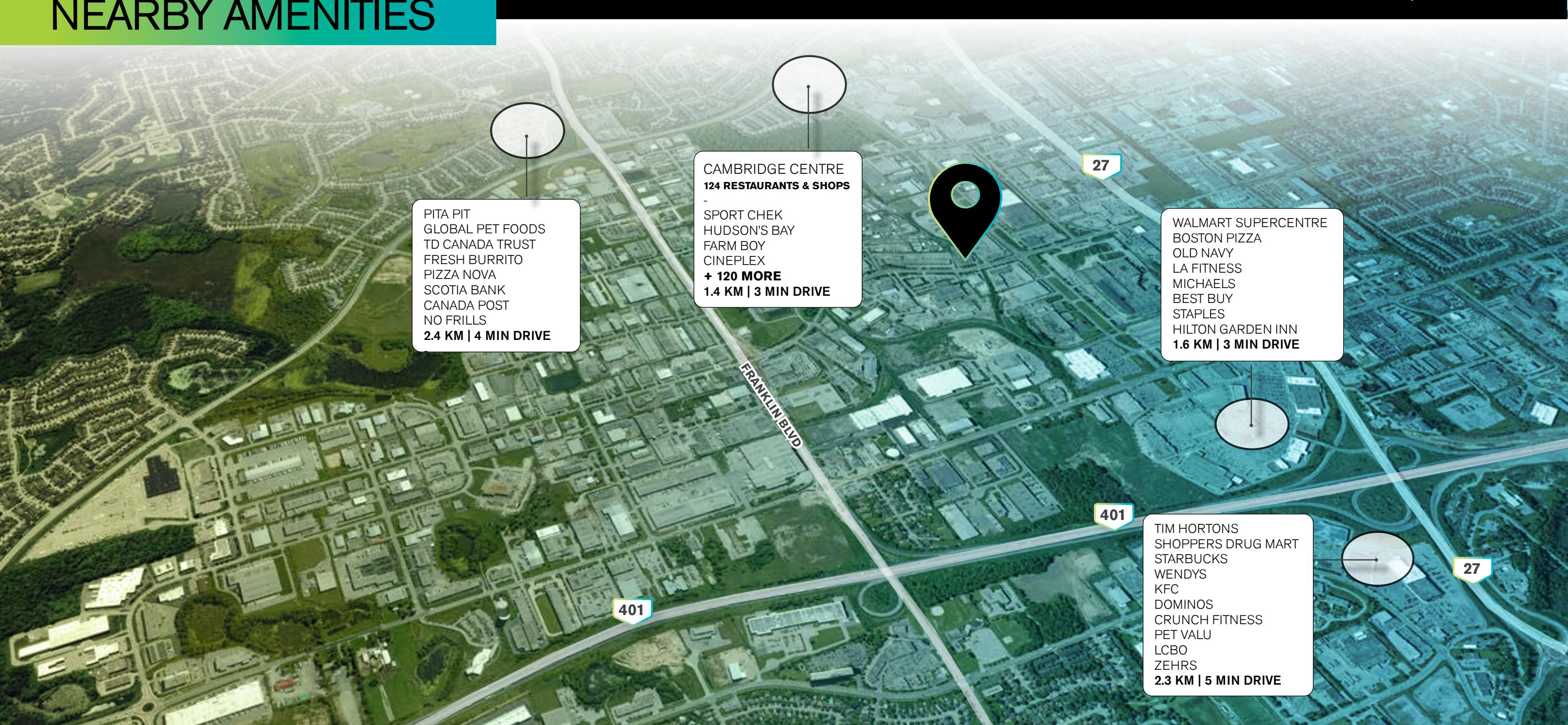
ALL MANUFACTURING USES EXCEPT:

- Asphalt plant
- Caterer's establishment
- Contractor's yard
- Dry cleaning plant
- Electric vehicle body shop
- Processing of Metals

NEARBY AMENITIES

FOR SUBLEASE

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CITY OF CAMBRIDGE

137 KM

OF NATURAL TRAILS
THROUGHOUT THE CITY

12

RECREATIONAL FACILITIES
OPEN TO THE PUBLIC

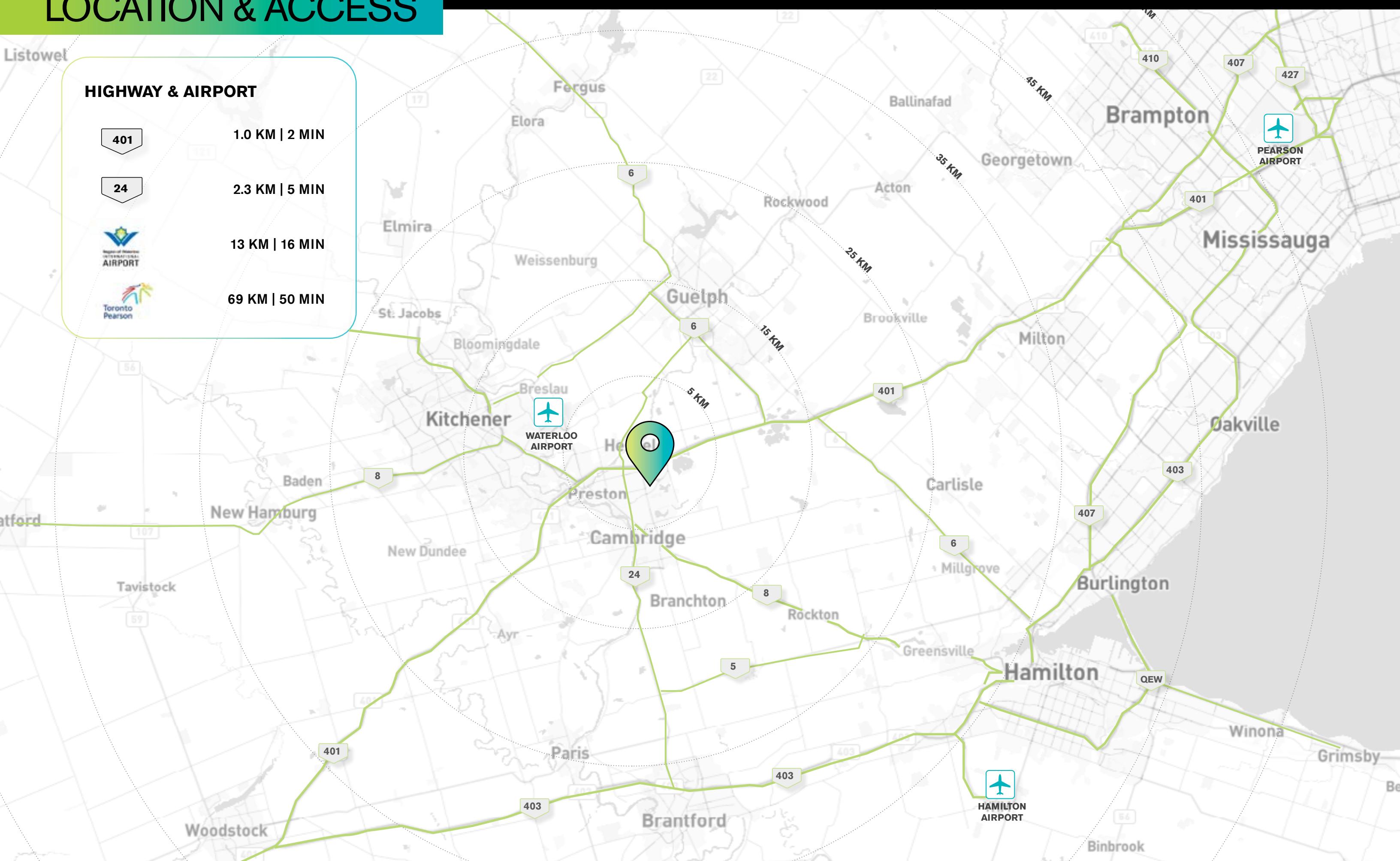
10,000+

OPERATING BUSINESS
ESTABLISHMENTS

LOCATION & ACCESS

FOR SUBLICENSE

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