

# INDUSTRIAL UNIT FOR SUBLEASE



**127**  
**SHELDON DRIVE**  
UNIT B, CAMBRIDGE, ONTARIO, CA

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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



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



# PROPERTY PHOTOS

FOR SUBLEASE

127 SHELDON DRIVE | UNIT B





# PROPERTY PHOTOS

FOR SUBLEASE

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### 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:**

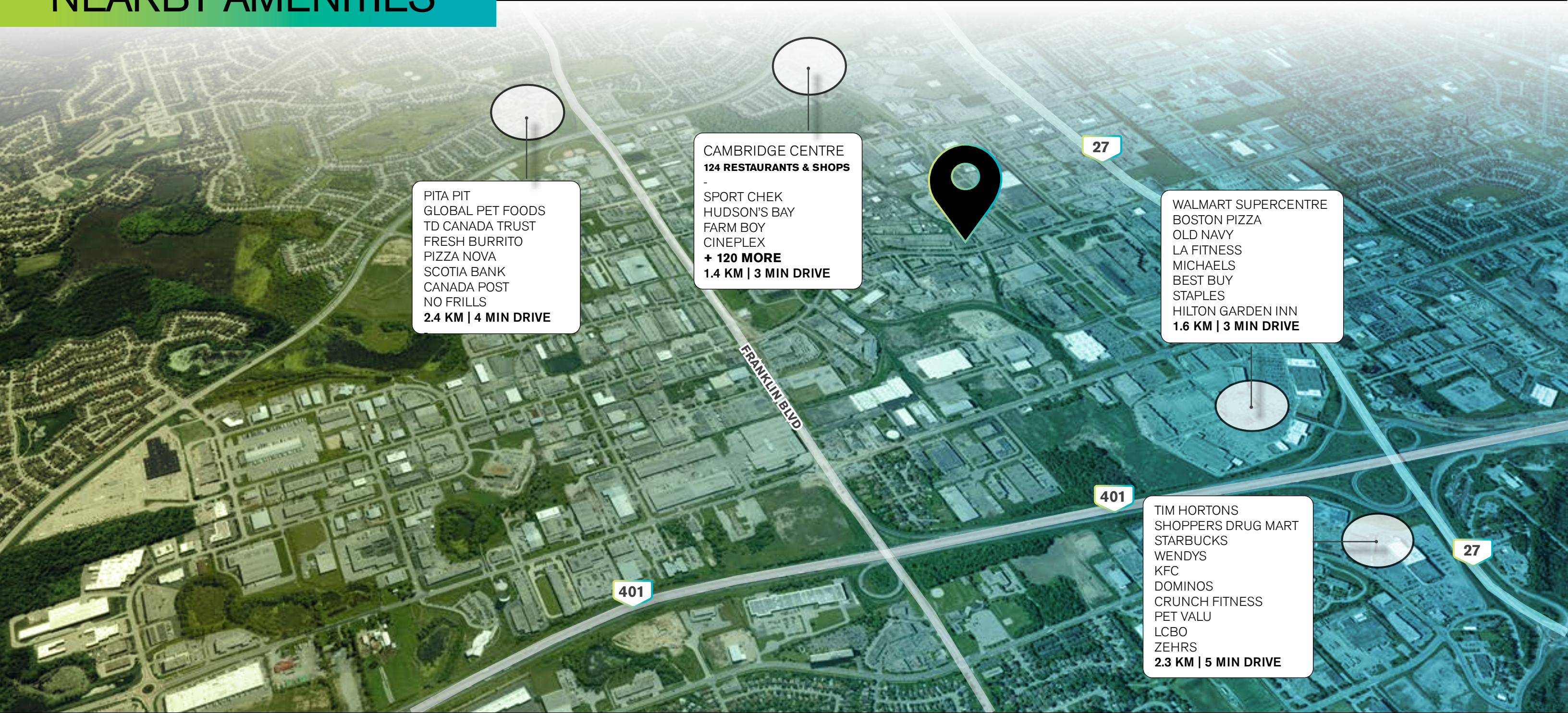
- Asphalt plant
- Caterer's establishment
- Contractor's yard
- Dry cleaning plant
- Electric vehicle body shop
- Processing of Metals



# NEARBY AMENITIES

FOR SUBLEASE

127 SHELDON DRIVE | UNIT B



## 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 SUBLEASE

127 SHELDON DRIVE | UNIT B

## HIGHWAY & AIRPORT



1.0 KM | 2 MIN



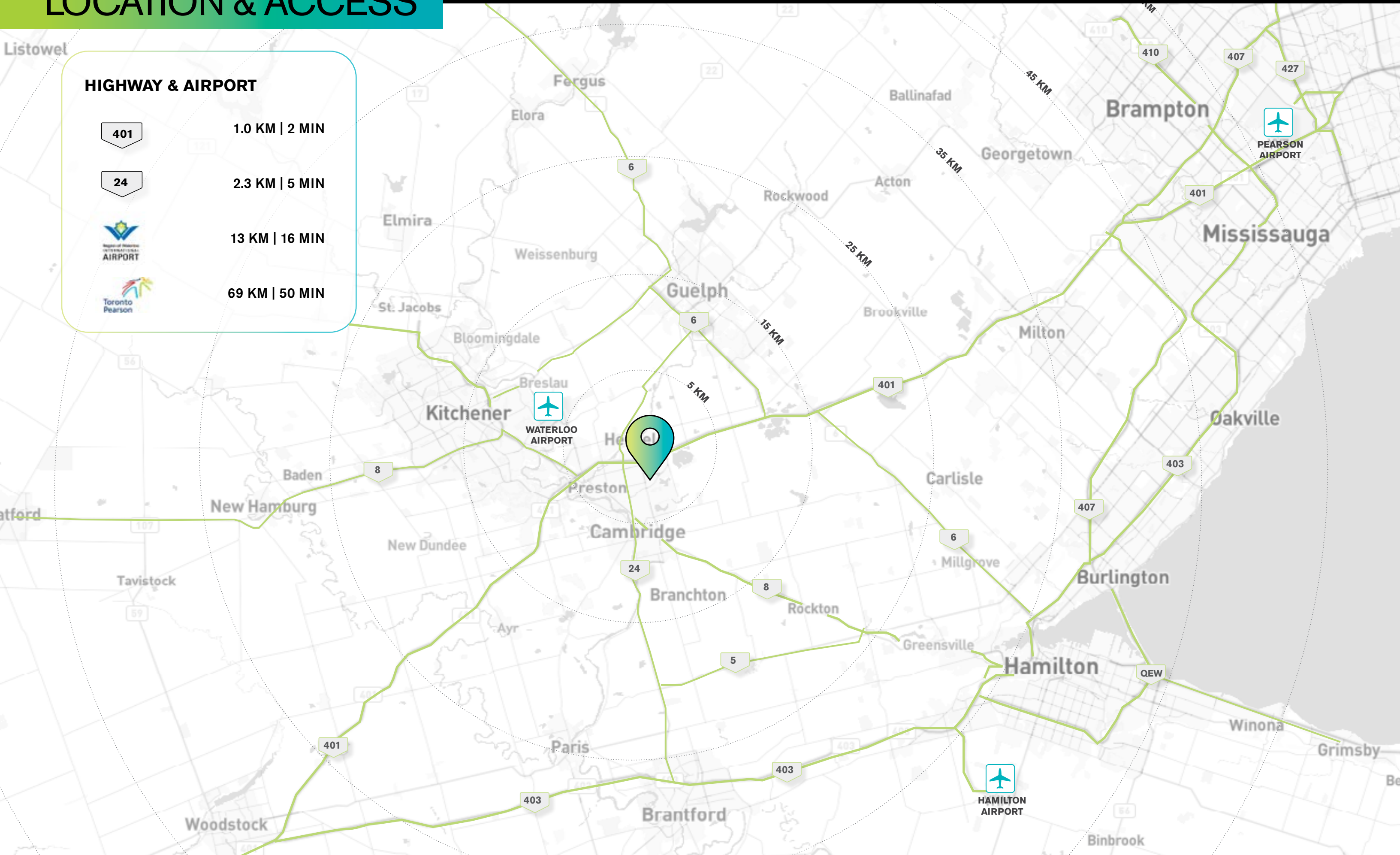
2.3 KM | 5 MIN



13 KM | 16 MIN



69 KM | 50 MIN





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SEGUIN  
MORRIS

MONDO PRODUCTS  
Wash Chemicals • Equipment • Service

CONTACT:

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YOUR SUCCESS IS OUR TARGET.



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