

For Lease

# 140 Boychuk Drive

Cambridge, ON

**Lennard:**

**INTERMARKET**  
PROPERTIES

**IP PARK**  
INDUSTRIAL CAMPUS







Cutting edge 400-acre master-planned project. Prestige industrial development focused on advanced manufacturing and high tech automation.

- Designed for your needs today and your plans for the future
- An ecosystem fueled by the spirit of entrepreneurship and collaboration
- An ideal location with world-class talent and Fortune 500 neighbours





# Prestige modern industrial building in a master planned business park

Grow sustainability here, in a campus designed to mark the start of your future.

IP Park Industrial Campus presents an exciting opportunity to secure smart industrial space in the thriving Toronto-Waterloo Innovation Corridor.

Prominently located between Intermarket Road and Maple Grove Road, this 4.520 acre site will be home to an 75,058 SF state-of-the-art flex industrial building. Cutting-edge specifications paired with modern aesthetics make this development ideal for a wide range of uses including high-tech automation, research & development, training, advanced manufacturing, engineering, warehouse, and beyond.



75,058 SF on 4.520 AC



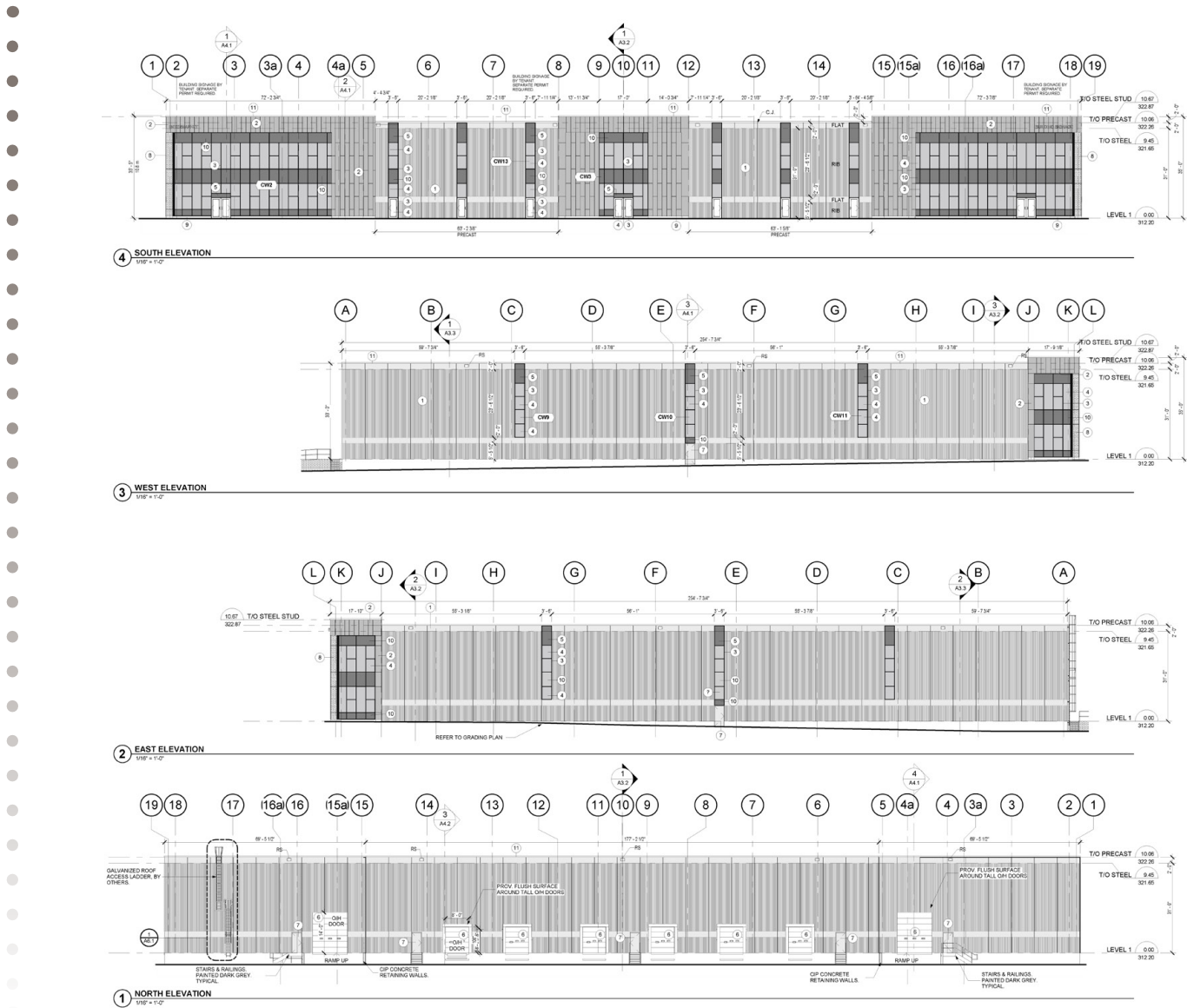
State-of-the-art construction and specifications



Q1 2024



M1 (S.4.1.46(c))



A fast-growing community in a strategically connected location




Located along Canada's 401 superhighway, IP Park's strategic location provides easy access to domestic and international markets via the Region of Waterloo International Airport and Toronto Pearson International Airport.


Our global reputation is in tech, but our foundation is in manufacturing. Waterloo is home to 1,400+ manufacturing companies working in automotive, aerospace and food processing. In our community, you'll find global companies like Toyota Motor Manufacturing Canada and Siemens alongside homegrown innovators like Clearpath Robotics, ATS Automation and Christie Digital.


The strengths that have made Waterloo a global technology hub have also made our community a leader in cutting-edge robotics and automation. In total, 90+ Waterloo-based robotics and automation companies are working in areas such as mechanical design, machine vision, controls system integration, automation integration and robotics integration.

Canada's fastest-growing community and North America's fastest-growing emerging talent market – with access to three world-renowned post-secondary institutions: University of Waterloo, Wilfrid Laurier University, and Conestoga College.

Source: Waterloo EDC

 Detroit/Windsor  
288 KM - 3 HR 30 MIN

 Hamilton International Airport

 Canada/U.S. Border  
138 KM - 1 HR 30 MIN



## Easily accessible to Hwy 8 and 401



The development is entrenched within an industrial tech ecosystem that includes Cambridge Business Park, Boxwood Business Campus, and iPort Cambridge. The IP Park Industrial Campus, is part of a 400 acre master planned park that can accommodate phased growth and development from Highway 8, expanding north. Industrial, office, tech, research and development, data centres, manufacturers and distribution companies have the ability to function in a fully integrated environment.

**Within a 5 minute drive, users will have access to:**

**10** Restaurants

**5** Cafes

**2** Gas Stations

**3** Retail Plazas





## A dynamic ecosystem driven by highly skilled local talent

IP Park from its proximity to homegrown talent. The talent pool of 77,000+ students are trained and educated by three internationally recognized post-secondary institutions – University of Waterloo, Wilfrid Laurier University, Conestoga College. Not just a tech hub, Waterloo also boasts incredibly deep talent pools in research and development, advanced manufacturing, business and finance.

**20%**

Manufacturing accounts for 20% of all jobs in Waterloo

**28**

Consecutive years University of Waterloo has been hailed “Canada’s Most Innovative University”

Source: <https://uwaterloo.ca/news/canadas-innovation-university>

**34%**

Local MBA graduates who start a business following their studies

**2+**

Years of relevant, real-world work experience students hold when they graduate

Source: <https://uwaterloo.ca/future-students/missing-manual/careers/what-expect-co-op>





140 Boychuk Drive, Cambridge



Total Building Area  
Up to 75,058 SF



Office  
Up to 3%  
build to suit



Land Area  
4.520 AC



Zoning  
M1 (S.4.1.46(c))



Parking  
134



Power  
1500 Amps\*  
600 Volts  
\*Additional power available  
if required



Clear Ceiling Height  
28 Feet



Sprinklers  
Ordinary hazard



Lighting  
LED



Shipping/Receiving  
6 TL (8'-0" x 8'-6")  
2 DI (12'-0" x 14'-0")



Typical Bay Size  
45' x 55'



Exterior  
Architectural precast



Floor  
6" slab on grade



Lease Rate  
Entire Bldg: **\$16.00 PSF**  
Units 1 & 2: **\$16.50 PSF**

TMI  
**\$4.63 (Est. 2023)**

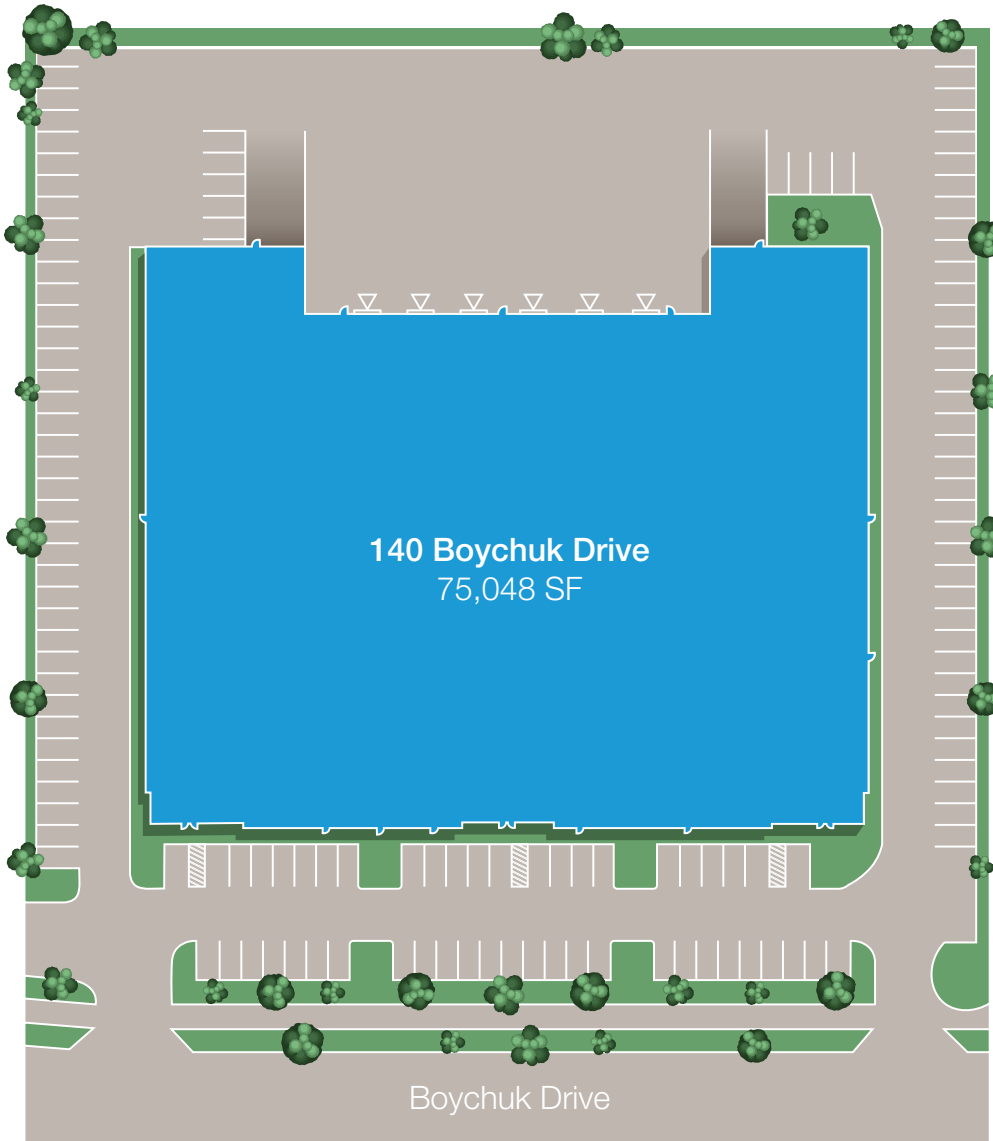
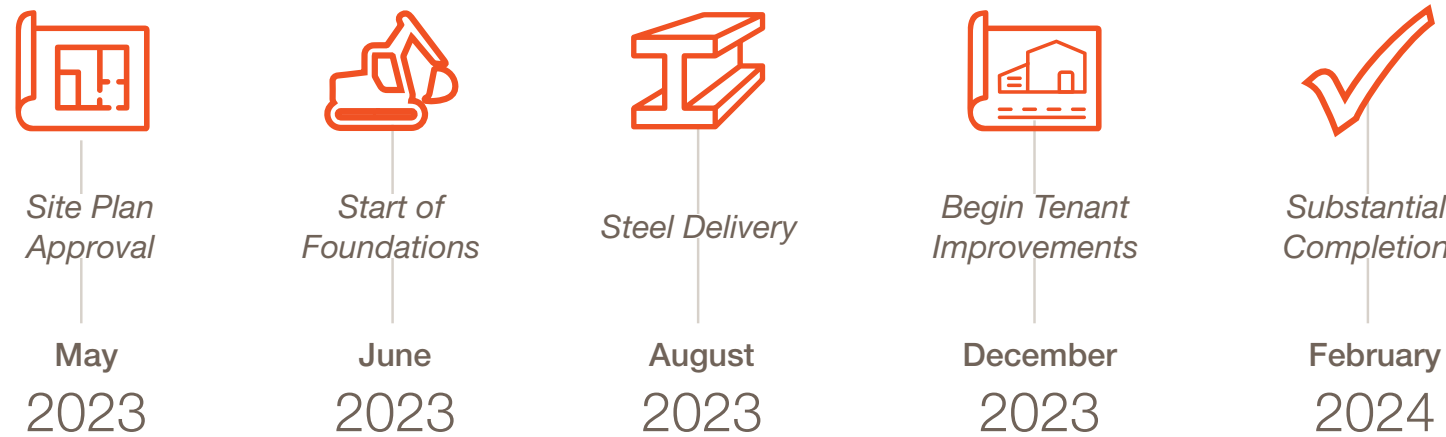


Occupancy  
**February 2024**



Built to meet demand, delivering today:  
lease your ideal industrial space now

Construction Timeline



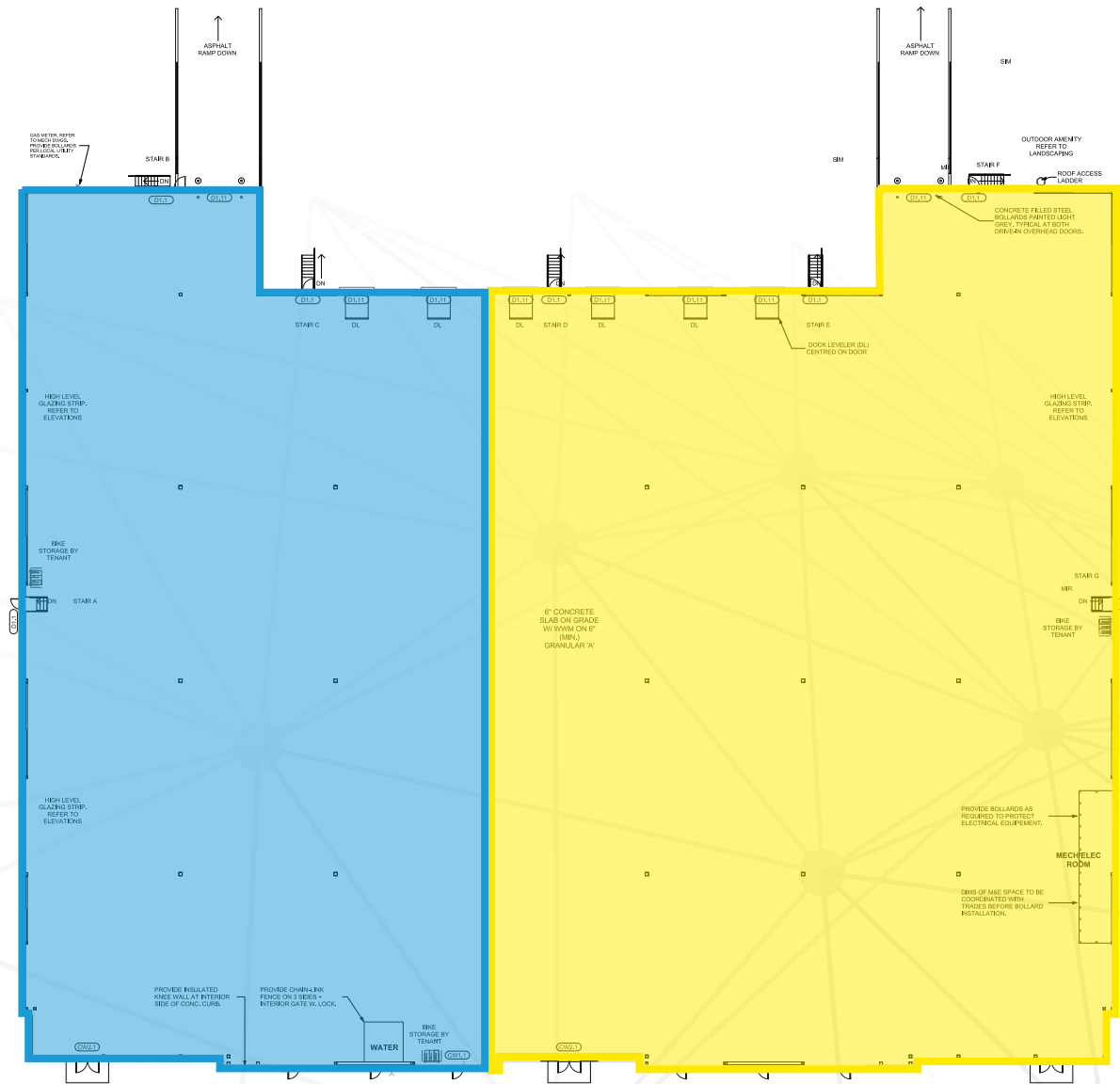






# Floor Plan

- Unit 1: 30,084 SF
- Unit 2: 44,974 SF





# ESG: Environmental, Social & Governance

Planned for Project Sustainability  
and Tenant Wellness

## Provincially Significant Wetland

Home to a wide range of birds & all types of wildlife

## Naturalized Bio-Swales

Enhanced stormwater management features

## Integrated Trail System

Connected to wood lots & green space

## Greenspace & Park Area

Naturalized location of Freeport Creek







## Building Features



**Capacity for rooftop solar panels**  
Potential to create “green” power



**Electric Vehicle (EV) charging stations**  
Amenity for tenants



**Bicycle parking structure**  
Covered bike parking for tenants



**Outdoor tenant amenity area**  
Patio area with wetland views





## Developer

Established in 1997, Intermarket Real Estate Group is an award-winning Toronto-based real estate development and management company that provides services via three key business units: Advisory and Consulting, Investment Management and Development. Intermarket has been active in Waterloo Region for over 20 years and has excellent relationships with local contractors, sub-trades and municipal officials.



## Contractor

Academy Construction Ltd. (1996) is a General Contractor that specializes in Construction Management and Design-Build Projects. Academy Construction began as a small commercial firm in the early 1980's. Since becoming incorporated in 1996, we have been involved in a variety of projects across a wide array of sectors including factories, tech offices, food service and warehousing.



## Architect

Founded in 1961, SRM Architects + Urban Designers (SRM) is a mid-sized firm with offices in Kitchener and Toronto. Our team of over 75 staff provides high-quality Architectural, Urban Design and Interior Design Services for an array of office, industrial, residential, and institutional clients. We are committed to building confidence. Confidence in our buildings, and confidence in our knowledge. Guided by this philosophy, we make use of light, colour, and fine materials to produce dynamic spaces which reflect our clients' objectives, while accommodating their budget and schedule.

# Lennard:

## Leasing

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations large and small.

Today, over 40 years later and with more than 125 employees across 6 office including 4 in the GTA, Ottawa and Waterloo Region and Guelph, Lennard's entrepreneurial spirit still thrives and we continue to grow.



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