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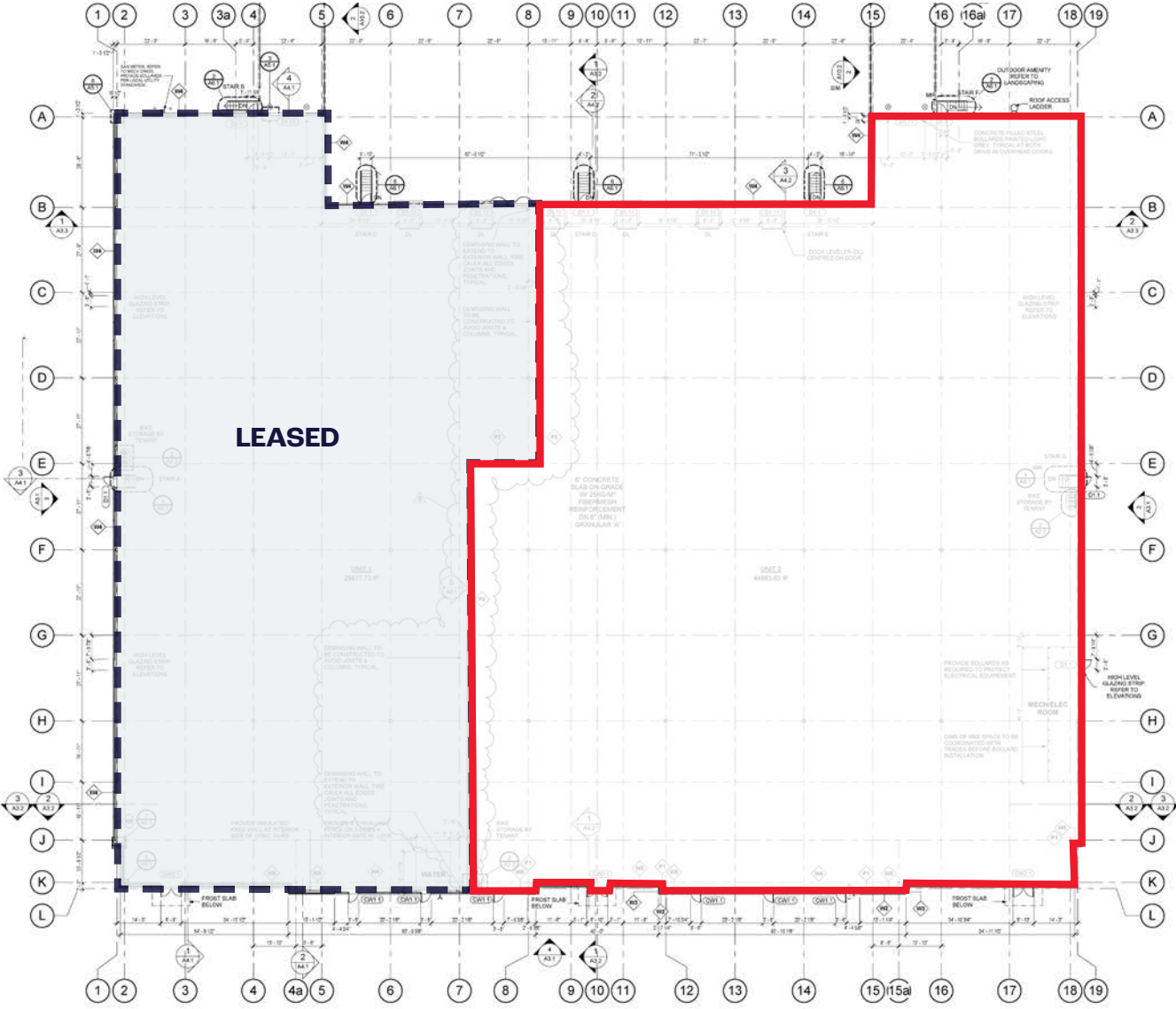
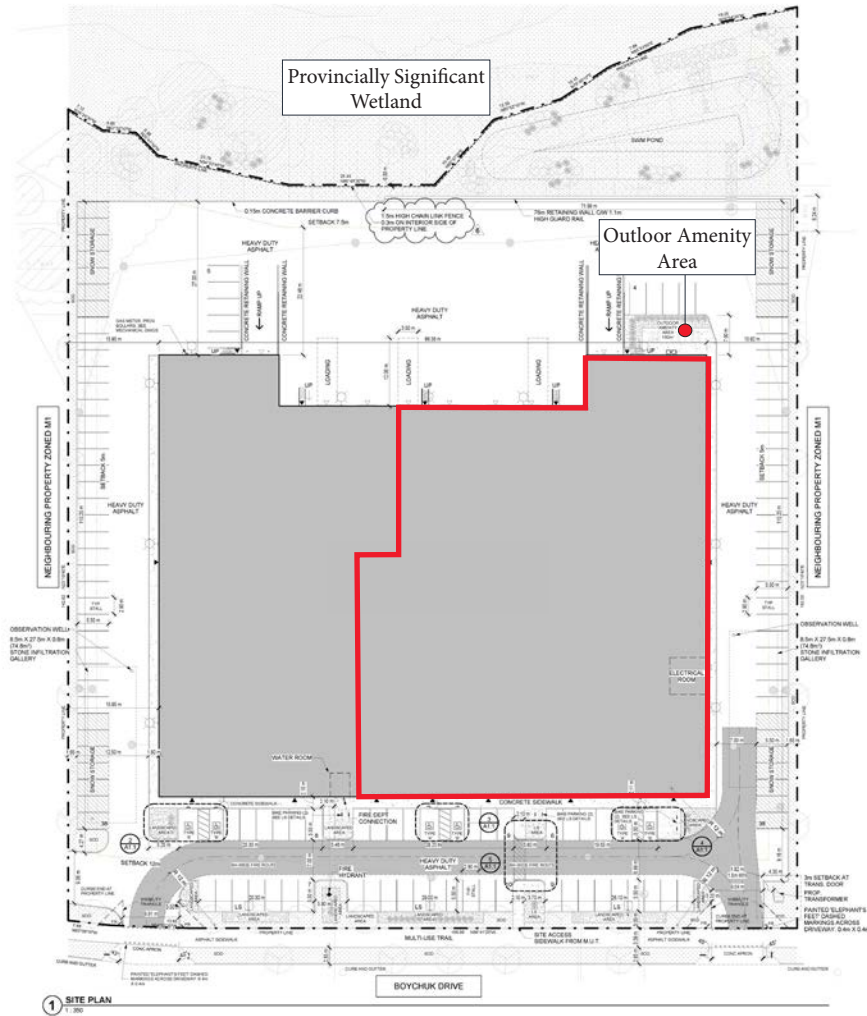
BOYCHUK DRIVE, UNIT 2
CAMBRIDGE, ON

NEW CONSTRUCTION ♦ IMMEDIATE OCCUPANCY
44,974 SF FOR LEASE

BUILDING SPECIFICATIONS

RENTABLE AREA:	44,947 SF
OFFICE:	3%
SHIPPING:	4 - 8' x 9' Truck Level Doors 1 - 12' x 14' Drive-In Door
CLEAR HEIGHT:	28'
STANDARD BAY SIZE:	45' x 55'
POWER:	600 Amps / 600 Volts
PARKING:	134 Spaces (Total)
OCCUPANCY:	Immediate
SPRINKLERS:	Yes
FLOOR:	6" Reinforced
LIGHTING:	LED High-Bay Fixtures
MECHANICAL:	Gas Unit Heaters
ZONING:	M1 - Click for zoning information
CONSTRUCTION:	Steel Superstructure, Precast Exterior
LEASE RATE:	\$15.75 psf
ADDITIONAL RENT:	\$3.75 psf (Estimated 2024)

FLOOR PLAN





STATE-OF-THE-ART INDUSTRIAL
BUILDING IDEAL FOR ADVANCED
MANUFACTURING



CANADA'S MOST VIBRANT TECH ECOSYSTEM

ACROSS THE TORONTO-WATERLOO CORRIDOR

- ◆ 16 universities and colleges
- ◆ 473,000+ post-secondary students
- ◆ More than 315,000 tech workers
- ◆ More than 457,000 manufacturing workers

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CANADA'S TECHNOLOGY TRIANGLE

- ◆ 15,000+ tech companies with 315,000+ tech workers
- ◆ Tech ecosystem – 3rd largest technology cluster in North America
- ◆ Market – Access to 8.9 million people, 22% of Canada's population

WATERLOO REGION DEMOGRAPHICS

- ◆ 675,200 Total Population
- ◆ 69.6% Labour Force Participation
- ◆ \$780,000 Average House Price
- ◆ \$100,400 Median Household Income
- ◆ 56,700 Manufacturing Workers
- ◆ 29,700 Tech Workers
- ◆ 37.8 Median Age

MAJOR EMPLOYMENT SECTORS

18% Advanced Manufacturing	8.6% Computer Engineering and Science
4.1% Transportation and Warehousing	7.7% Scientific and Technical Services

THE TALENT NEEDED TO DRIVE MANUFACTURING INNOVATION

- ◆ Waterloo Region is the #1 small tech talent market in North America
- ◆ 52% Waterloo's tech talent market saw 52% growth from 2017-2022
- ◆ Waterloo is the 3rd fastest-growing community in Canada

SOURCE: Waterloo EDC

LOCATION MAP





Cambridge's IP Park is located in the heart of Waterloo Region offering unparalleled proximity to key customers, suppliers, and abundant opportunities.

PRIME CONNECTIVITY AND CONVENIENCE

Located just north of Highways 8 and 401, Cambridge's IP Park provides unparalleled regional access, connecting you seamlessly to Pearson International Airport and key US border crossings at Buffalo, Sarnia/Port Huron, and Windsor/Detroit. Just south of Highway 8, the nearby Sportsworld retail node features over loc, with more than 20 dining options to enjoy.

INNOVATION CORRIDOR

IP Park represents the most significant industrial land offering available in the past decade. Situated within the thriving Toronto-Waterloo Innovation Corridor, part of Canada's Technology Triangle (CTT), this location is one of the nation's most dynamic for business, known for its strategic position, growing population, and a workforce skilled in technology and innovation.

ADVANCED MANUFACTURING

Spanning a 400-acre master-planned site, IP Park supports a broad range of industrial needs, from manufacturing and distribution to tech, R&D, and data centers. With space and infrastructure for phased development from Highway 8 northward, IP Park allows businesses to grow within a fully integrated environment tailored for industrial, office, and tech operations.



AMENITIES MAP



★ 140 Boychuk Drive

AMENITIES

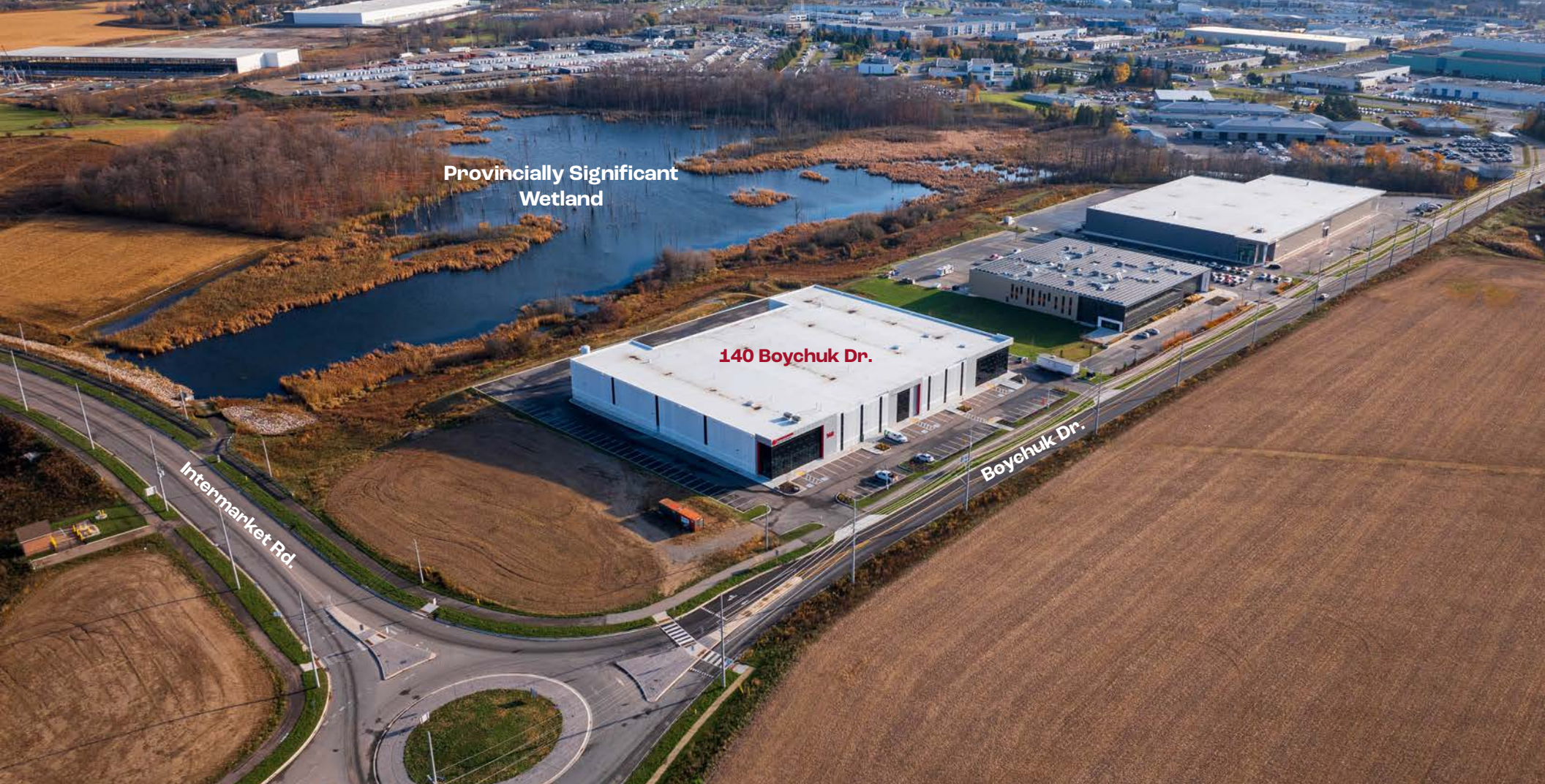
1. Waterloo Region Police Headquarters
2. Sportsworld Arena
3. CARSTAR
4. Kieswetter Mazda
5. TD Canada Trust
6. ECU - WFCU Credit Union
7. Petro-Canada
8. Holiday Inn Express & Suites
9. Go Transit Station
10. Sky Zone Kitchener

RESTAURANTS

11. A&W
12. Mandarin Restaurant
13. Tim Horton's
14. Borealis Grille & Bar
15. Harvey's
16. Piper Arms Kitchener
17. Tim Horton's
18. Starbucks
19. Ye's Sushi
20. Moose Winooski's

BUSINESSES

21. Heroux Devtek
22. Toyota Motor Manufacturing Inc
23. Conestoga College
24. ATS Corporation
25. Challenger Motor Freight
26. FedEx
27. Precision Resource Canada
28. Amazon
29. Angstrom Engineering Inc.
30. Wellington Supply Chain



Provincially Significant
Wetland

140 Boychuk Dr.

Intermarket Rd.

Boychuk Dr.

FOR MORE INFORMATION, PLEASE CONTACT:

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Waterloo Region

INTERMARKET
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