

FOR SALE | INDUSTRIAL REDEVELOPMENT SITE

1225 Balmoral Road

Cambridge, ON

**EXCLUSIVE
LISTING**



**ROUSE REALTY
COMMERCIAL**

1225 Balmoral Road |

CAMBRIDGE, ON



PROPERTY FEATURES

1225 Balmoral Road offers a unique opportunity as a **future industrial re-development site**. The property presently offers a 34,636SF industrial building with 23,232SF of industrial/warehouse space and 11,404SF of office over two floors. The property is ideally located in one of the most desired industrial parks in Cambridge, the LG Lovell Industrial Park. The LG Lovell Industrial Park services the North end of Cambridge along the Highway 401 corridor with direct access via Highway 401 to the GTA, Kitchener, Waterloo, Guelph and surrounding areas.

Total Building Size:	± 34,636 SF
Total Industrial SF:	± 23,232 SF
Total Office SF:	± 11,404 SF
Acres:	4.01 Acres
Heating/Cooling:	HVAC (Office) Overhead Heating Units (Warehouse)
CCH:	15' – 19'
Shipping:	1 – T/L (interior) & 6 D/I Doors
Power:	550/600V 600A
Zoning:	M-3 Industrial (outside storage)
Remaining Lease Term:	Approximately 7 years
Property Taxes:	\$77,000.39 (2023)

PERMITTED USES:

- General industrial uses
- Public storage
- Motor vehicle repair
- Landscaping and gardening centre sales and service
- Veterinary clinic, boarding, training and grooming of household pets
- Security or janitorial service
- Establishment for the sale of automotive parts and equipment parts
- Photocopying service establishment
- Call centre

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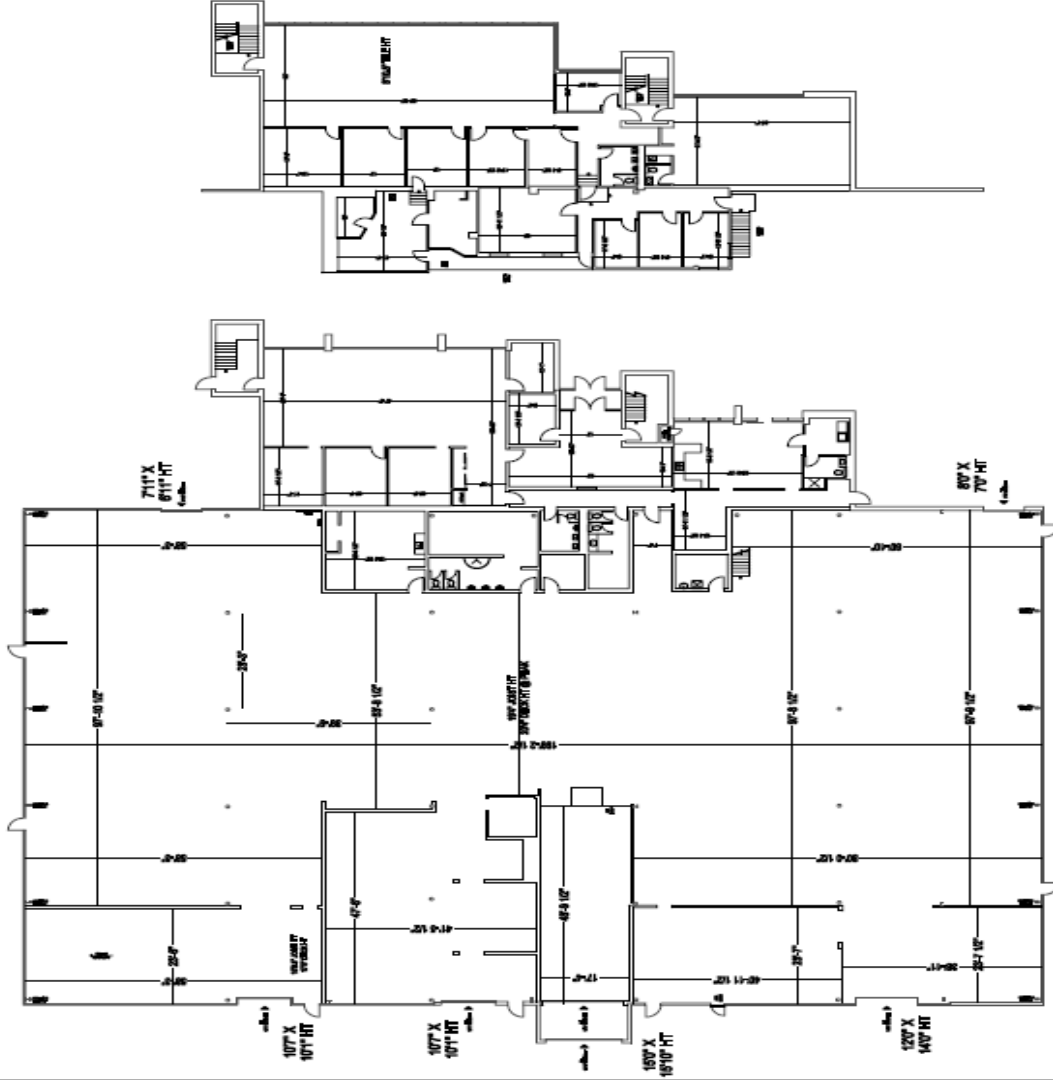


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BAY SIZE: 39'9" X 23'3"
194" JOIST HT PEAK
204" DECK HT PEAK

MEASURED PER BOMA
2012 INDUSTRIAL STANDARD

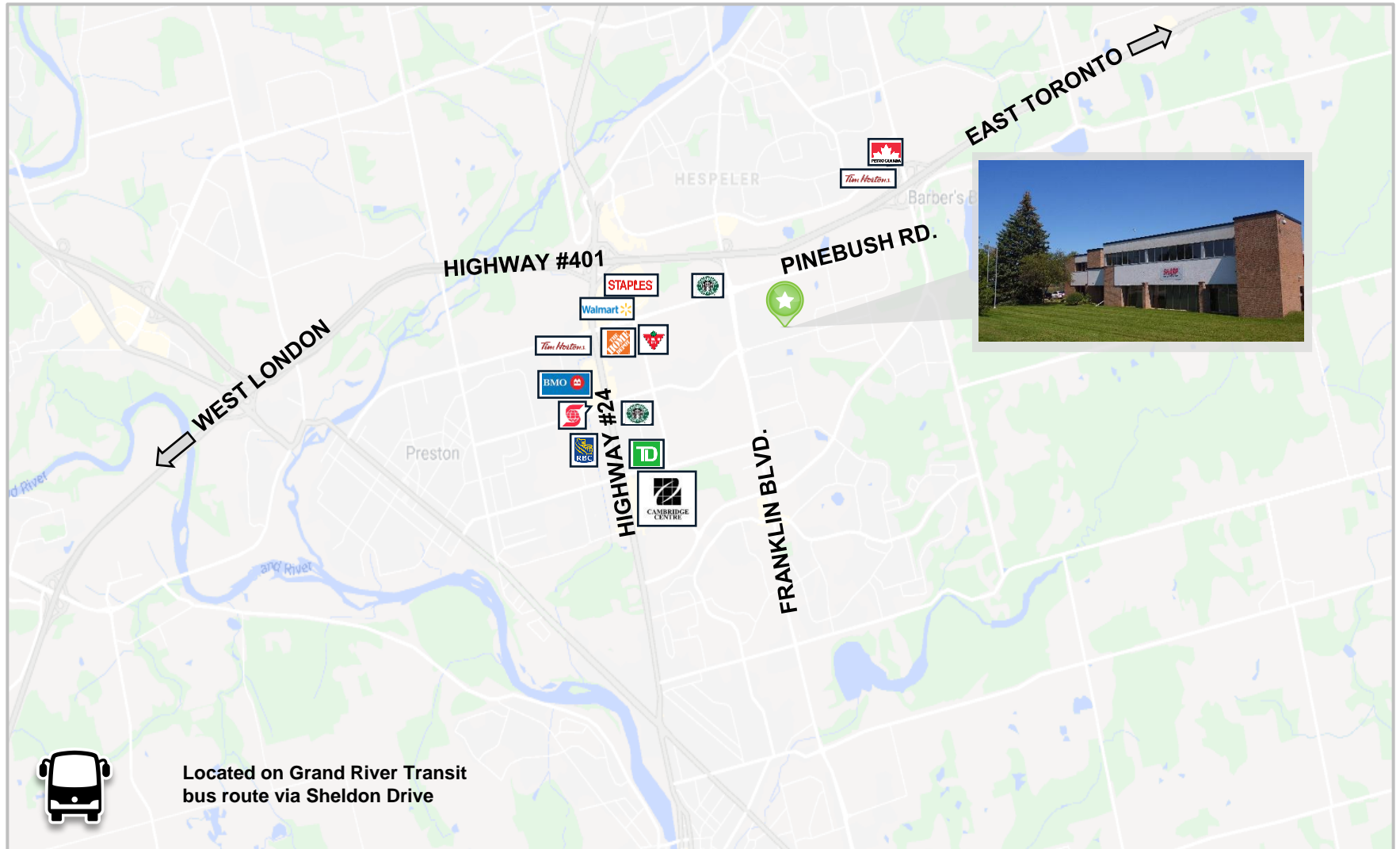


OFFICE AREA: 5,605 SF
WAREHOUSE AREA: 23,232 SF
SECOND FLOOR: 5,799 SF
RENTABLE AREA: 34,636 SF

PREPARED BY:	ROUSE REALTY
DATE:	SEPTEMBER 04, 2023
FILE:	1225BALMORAL-CAMBRIDGE.DWG
SCALE:	NTS
LOCATION:	1225 BALMORAL ROAD CAMBRIDGE, ONTARIO

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CAMBRIDGE, ON



Located on Grand River Transit bus route via Sheldon Drive



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For Further Information
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