

475 WITMER STREET

CAMBRIDGE, ON



±47 ACRES WITH HEAVY INDUSTRIAL ZONING
& 2KM TO HIGHWAY 401

CBRE

PROPERTY OVERVIEW

CBRE Limited (“CBRE”) is pleased to offer for sale \pm 47 acres of Heavy Industrial zoned land at 475 Witmer Street in Cambridge. Approximately 16 acres developable with services at the lot line. Strategically located less than 5 minutes away from Highway 401 and other highway networks, the Site benefits from its interconnectivity to major transportation networks and its proximity to local amenities and corporate neighbours.

PROPERTY DETAILS

Site Area	\pm 47.12 Acres \pm 16 Developable Acres
Zoning	M4 - Heavy Industrial
Official Plan	Employment Corridor & Natural Open Space
Services	Gas, Water, Hydro At Lot Line
Asking Price	\$22,000,000



INVESTMENT HIGHLIGHTS



M4 HEAVY INDUSTRIAL ZONING

With a wide range of uses, this site is ideal for all types of users. Uses include Contractor's Yard, Office, Public Storage, Factory Sales Outlet, Transport/Truck Terminal and many others.



PRIME CONNECTIVITY

The Property is situated in a prime location with convenient access to Highway 401 and Highway 8. This strategic positioning makes transportation and commuting easy for residents or businesses at this location.

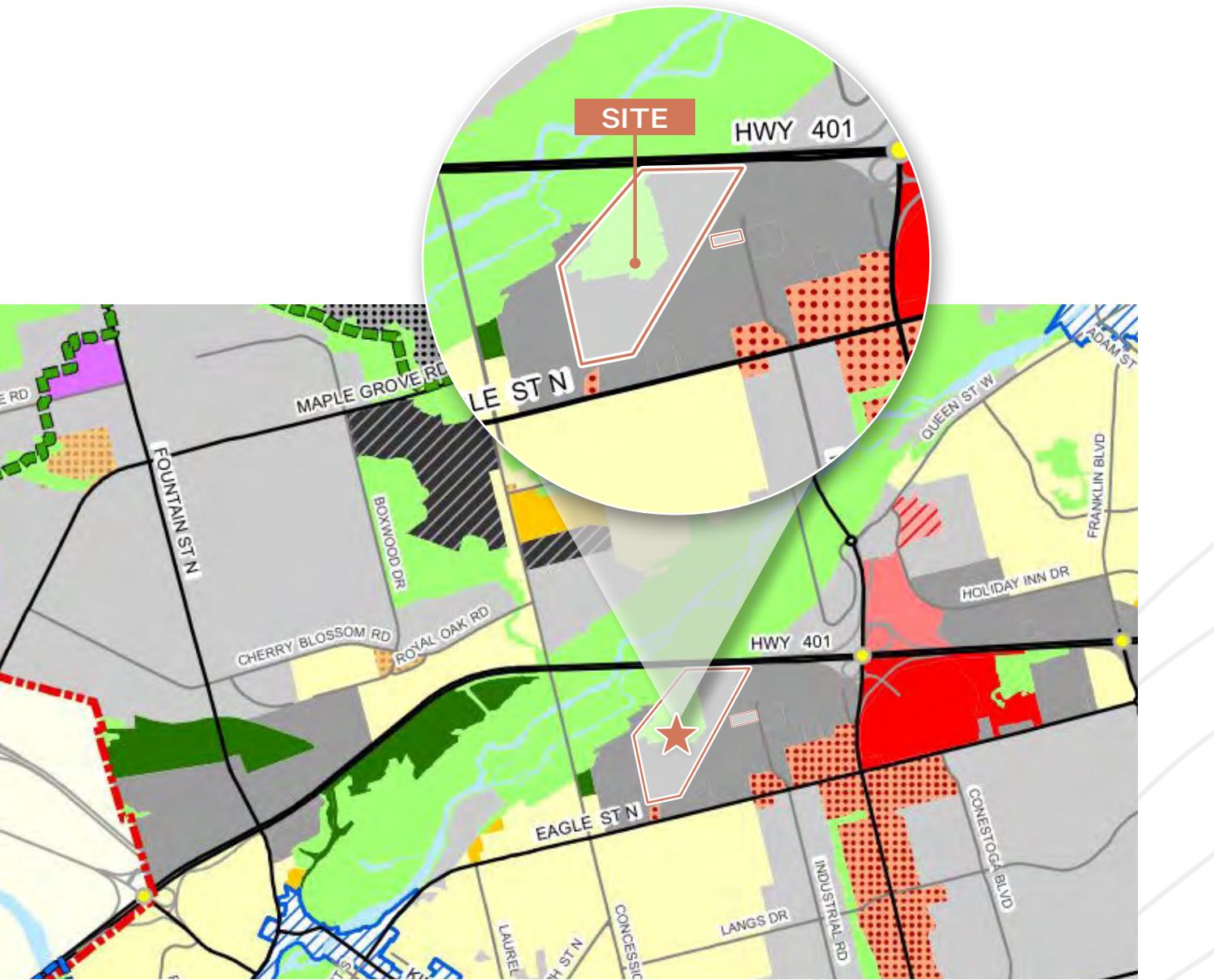
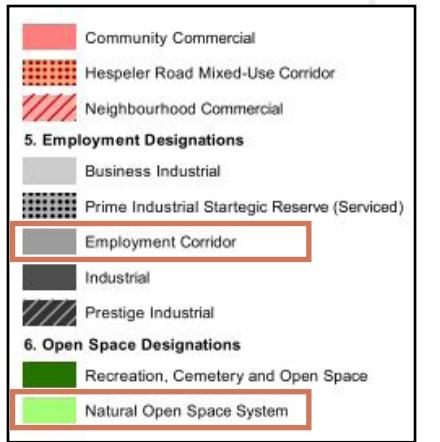


NEARBY CORPORATE NEIGHBOURS

Located in close proximity to major tenants in the area such as Toyota, Amazon, BlackBerry, Challenger, Dres Foods, Loblaw, FedEx and more.

OFFICIAL PLAN

LEGEND



M4 HEAVY INDUSTRIAL

- General Industrial Uses
- Heavy Industrial Uses
- Transport Uses, Including:
 - A Transport Terminal
 - A Cartage Company
 - A Builder's Yard or Contractor's Yard
 - An Establishment for the Lease or Rental of Motor Vehicles and/or Trailers and Transport Trailers
 - A Transport Driver Training School
 - A Transportation Depot
 - Sales and Service of Transport Trailers
- An Impounding Yard
- A Public Storage Unit
- A Factory Sales Outlet in accordance with section 3.4.1.1
- A Meat Packaging Establishment
- An Abattoir
- An Establishment for the Extraction, Refining or Smelting of Metals
- An Establishment for Refining, Distilling, Separating or Cracking Petro

LOCATION OVERVIEW

EXCELLENT CONNECTIVITY TO KEY TRANSPORTATION ROUTES

Waterloo Region is ideally positioned in Southern Ontario, approximately 100 km from Toronto, 25 km from Guelph, and 165 km from the United States via Buffalo, New York. The region contains the cities of Cambridge, Kitchener, and Waterloo, and is in proximity to four domestic and international airports with access to major surrounding areas via Highway 401.

PRO BUSINESS ENVIRONMENT

Waterloo Region houses significant manufacturing, automotive, finance, and technology sectors. The region's manufacturing sector is the fourth largest in Canada, employing over 49,300 people across 1,850 companies with annual revenues exceeding \$6 billion. Manufacturing is Waterloo Region's largest sector, employing 17.5 percent of the labour force. With a long history of innovation and technological advancement, Waterloo Region has established itself as a hub for manufacturing excellence accredited to its skilled workforce, strategic location, diverse range of sectors and supportive business environment.

WATERLOO REGION IS HOME TO...

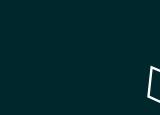
- Three highly ranked post-secondary institutions and more than 73,000 students
- Conestoga College Institute of Technology and Advanced Learning, a leader in polytechnic education, provides Ontario's only college-based, accredited engineering degrees and is home to the Centre for Smart Manufacturing



WATERLOO REGION DEMOGRAPHICS



673,910
POPULATION



38.5 YRS
YOUNG
POPULATION



\$92,000
AVG. HOUSEHOLD
INCOME



68%
LABOUR FORCE



475 WITMER STREET

CAMBRIDGE, ON

±47 ACRES OF INDUSTRIAL DEVELOPMENT
OPPORTUNITY

Asking Price: \$22,000,000

Contact Us

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