



200 INTERMARKET ROAD
CAMBRIDGE, ONTARIO

INTERMARKET
PROPERTIES



FOR LEASE | Up to 85,878 sq.ft. of Prime Industrial Space

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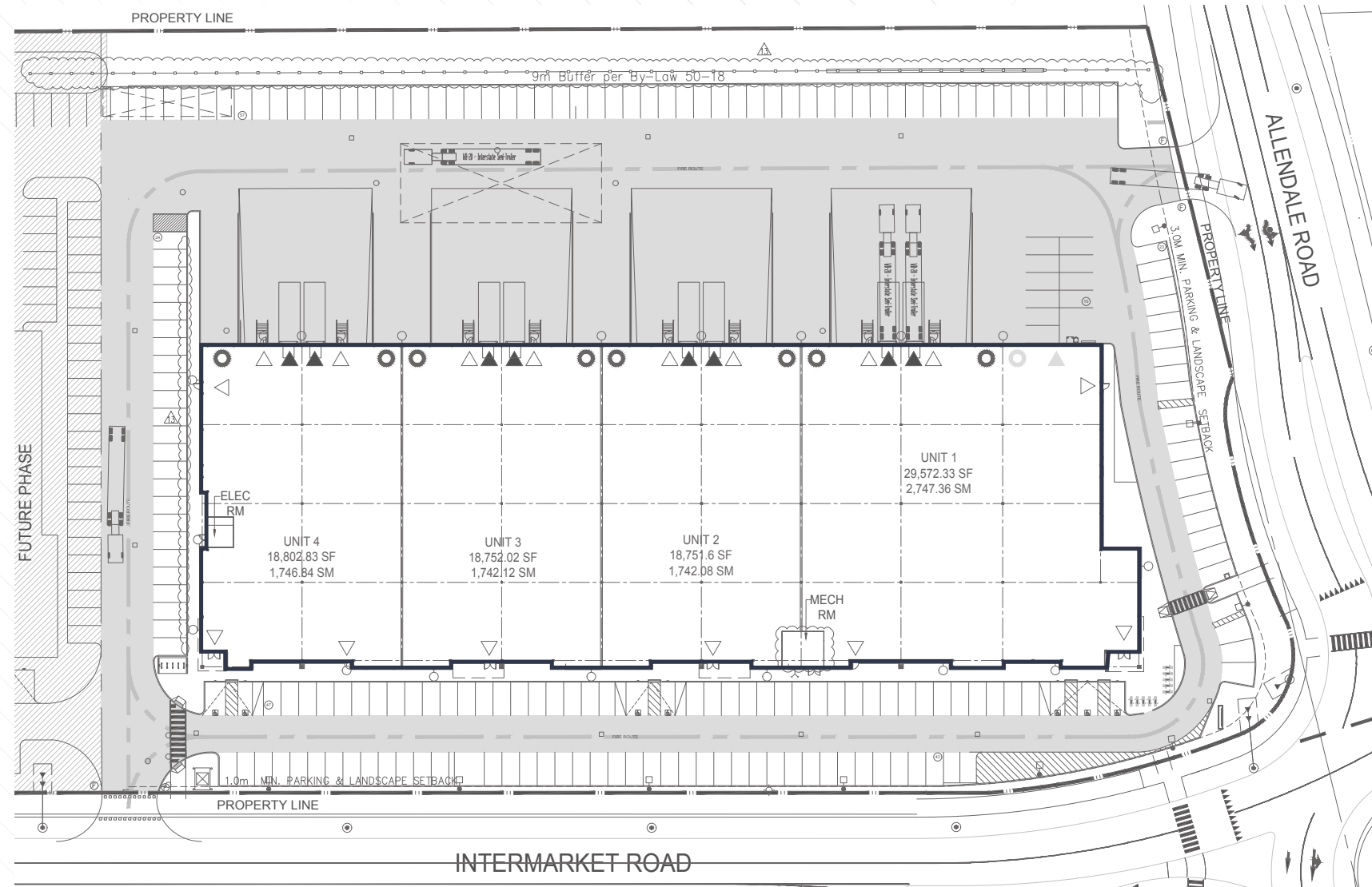
Fuel your business growth in the heart of Waterloo's thriving industrial hub, where prime location seamlessly connects you to major highways and GTA region.

JLL Canada and Intermarket Properties are pleased to introduce the planned construction and availability of up to 85,878 sq.ft. of premium industrial space at 200 Intermarket Road, Cambridge, part of the IP Park Industrial Campus.

200 Intermarket Road is ideally situated in a highly coveted area of the Waterloo Region, on a prominent roundabout on the coveted Allendale Road intersection. This sought after location offers unparalleled access to major highways, ensuring convenient connectivity to the GTA and surrounding areas.

200 Intermarket Road is surrounded by a wide variety of businesses and industries, such as manufacturing plants, importing and distributing centers, and industrial headquarters. This ensures that your business will thrive among esteemed neighbours in a supportive and dynamic environment.

SITE PLAN



**DESIGNED
FOR OPTIMAL
EFFICIENCY**

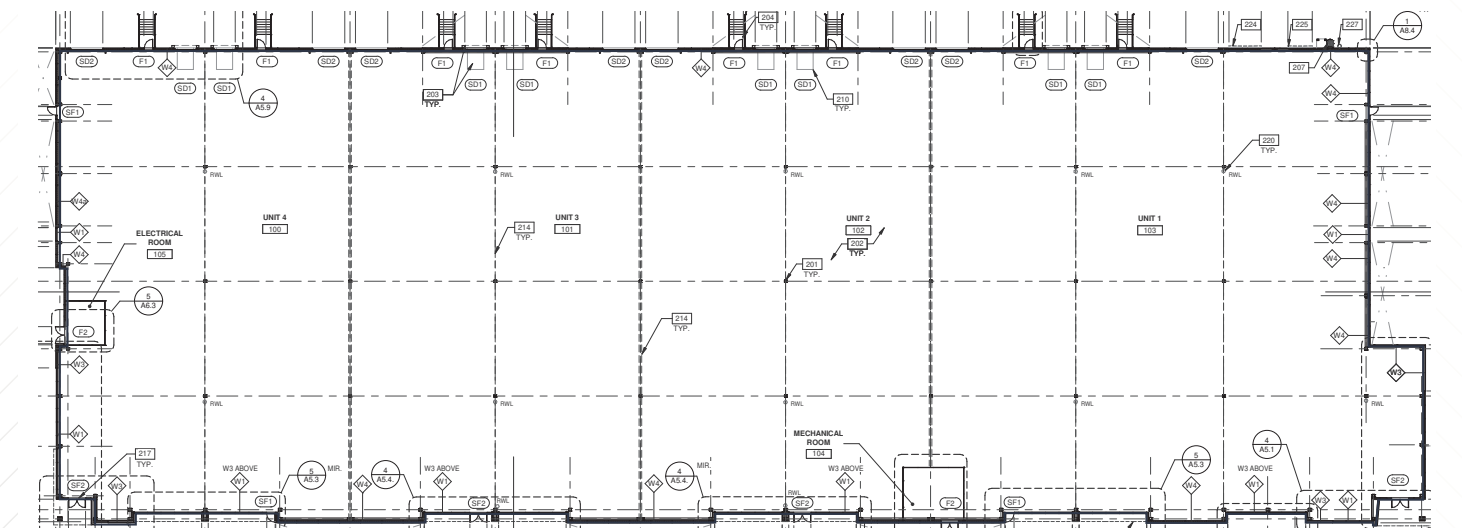
BUILDING SPECIFICATIONS

Available Size:	85,878 sq. ft.	Sprinklers:	Hazard
Divisible:	18,751 sq. ft.	Exterior:	Architectural precast
Office:	Up to 3% build to suit	Lighting:	LED
Ceiling Height:	24' Clear	Parking:	201 stalls
Loading:	8 Truck Level Doors, 8 Drive-in Doors	Lease Rate:	\$16.25 - \$16.50 per sq. ft.
Zoning:	M1	Estimated TMI:	Please contact Listing Agents
Floor:	6' Slab On Grade with Fiber	Occupancy:	Q3 2025

CONSTRUCTION TIMELINE

Start of Foundations	November 1, 2024	Tenant Fit Out	June 1, 2025
Steel Delivery	January 1, 2025	Substantial Completion	August 2025

FLOOR PLAN



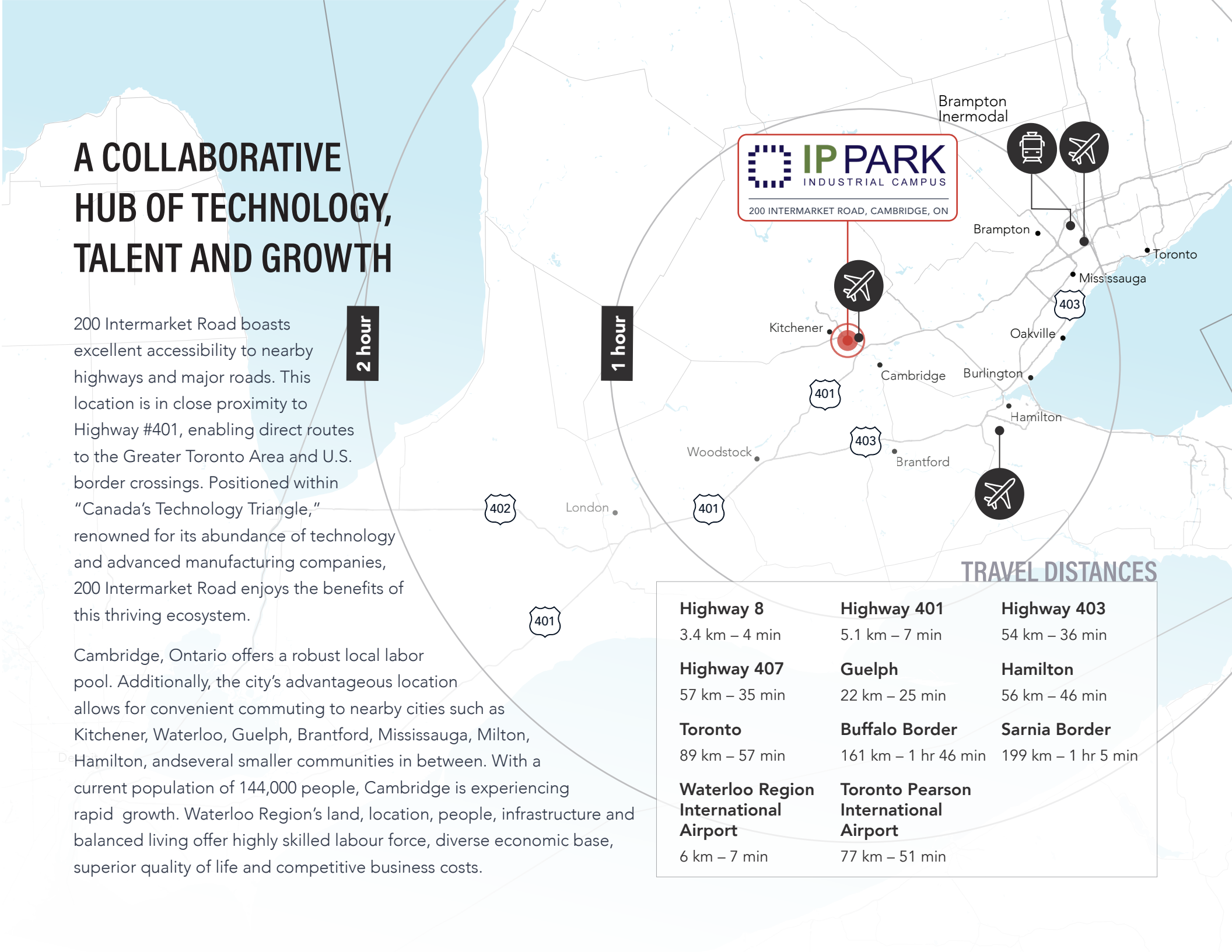


NEIGHBOURING TENANTS

A COLLABORATIVE
HUB OF TECHNOLOGY,
TALENT AND GROWTH

200 Intermarket Road boasts excellent accessibility to nearby highways and major roads. This location is in close proximity to Highway #401, enabling direct routes to the Greater Toronto Area and U.S. border crossings. Positioned within “Canada’s Technology Triangle,” renowned for its abundance of technology and advanced manufacturing companies, 200 Intermarket Road enjoys the benefits of this thriving ecosystem.

Cambridge, Ontario offers a robust local labor pool. Additionally, the city’s advantageous location allows for convenient commuting to nearby cities such as Kitchener, Waterloo, Guelph, Brantford, Mississauga, Milton, Hamilton, and several smaller communities in between. With a current population of 144,000 people, Cambridge is experiencing rapid growth. Waterloo Region’s land, location, people, infrastructure and balanced living offer highly skilled labour force, diverse economic base, superior quality of life and competitive business costs.



TRAVEL DISTANCES

CANADA'S LARGEST ROBOTICS AND AUTOMATION CLUSTER

Renowned for its history of innovative manufacturing and revered as Canada's most vibrant tech ecosystem, Waterloo Region has emerged as a front runner in the field of robotics and automation. Strategically positioned at the core of Canada's largest manufacturing corridor, we hold a distinct advantage with the ability to connect with a consumer base of over 187 million within a single day's drive. With a robust talent pipeline and a wealth of expertise, Waterloo is equipped to support the growth and prosperity of robotics and automation companies.



Conestoga College offers fully accredited engineering degrees with a focus on robotic and industrial automation.

Tech Workers

315,400

U of Waterloo has

42,000 STUDENTS

100+ programs

INNOVATION, RESEARCH AND DEVELOPMENT

The Toronto-Waterloo Corridor accommodates over 450,000 manufacturing jobs and houses 16 esteemed postsecondary institutions. Within these institutions, over 95,000 students are enrolled in globally recognized STEM programs. Positioned adjacent to Canada's 401 superhighway, the Corridor stands as the most thriving economic hub in the country.

WATERLOO IS CANADA'S LARGEST robotics and automation cluster

WATERLOO IS THE #1 small tech talent market in North America

150+ YEARS of manufacturing experience and history

3RD LARGEST

Waterloo is part of North America's 3rd largest tech cluster



PROJECT TEAM



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.



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