



Industrial for sale or lease

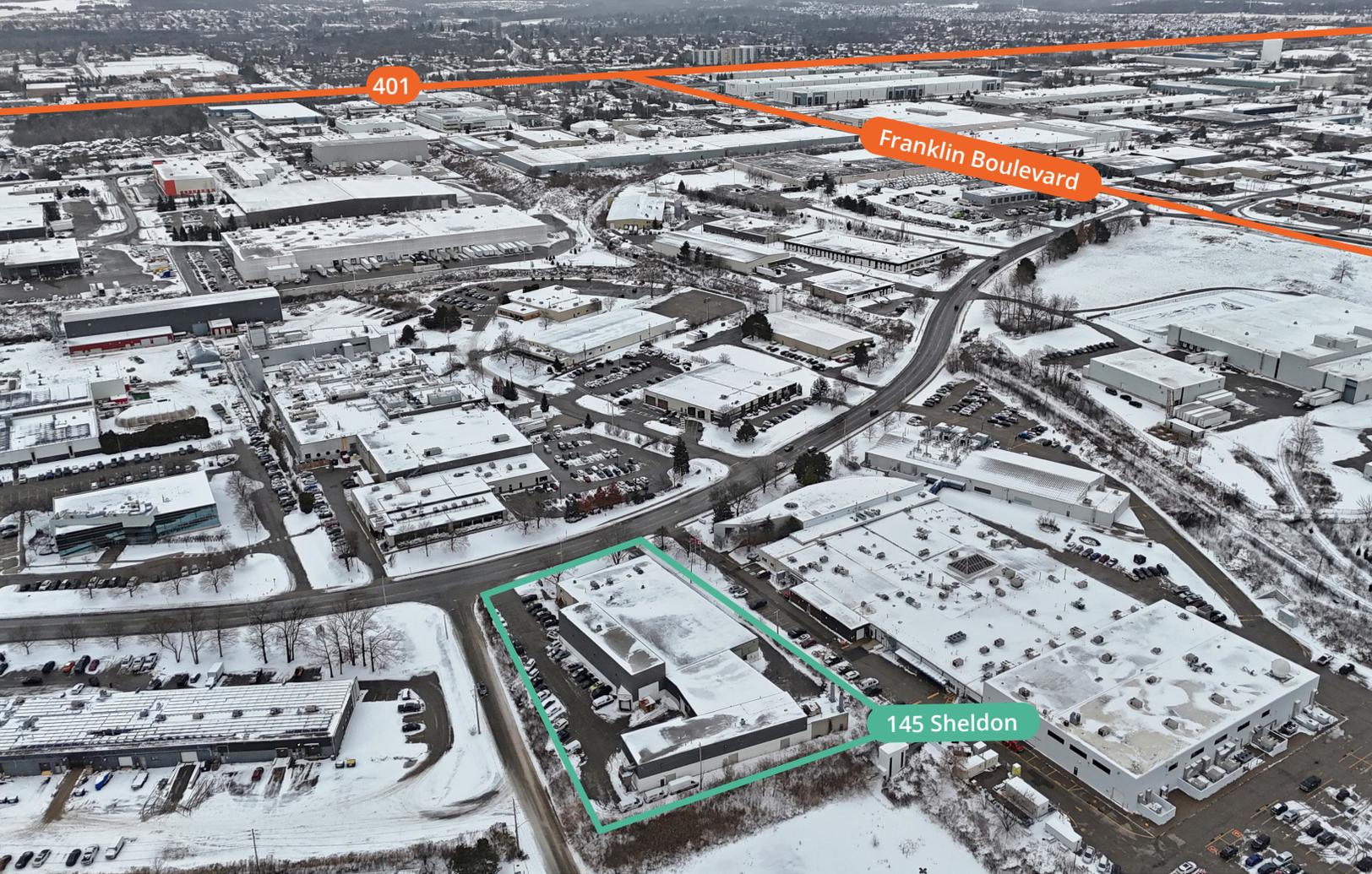
Rare opportunity to acquire a 38,579 square foot, fully craned industrial facility in Cambridge, Ontario, featuring 6,000 square feet of office, dock and drive-in shipping doors, and clear heights ranging from 19' - 33'. Zoned M3, the property supports a wide range of industrial uses and offers exception connectivity with quick access to Highway 401, making it an ideal choice for businesses seeking a strategic location.

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Platinum member



Property details

145 Sheldon Drive, Cambridge

Building size	38,579 sf	Power	600V / 800A
Office area	6,000 sf	Shipping	One TL / Two DI
Lot size	1.814 acres	Zoning	M3
Frontage	176.24 feet	Public transit	Nearby bus route
Clear height	19' - 33'	Signage	Pylon

Sale offering

\$9,150,000

Sale price

\$73,302

Taxes (2024)

Lease offering

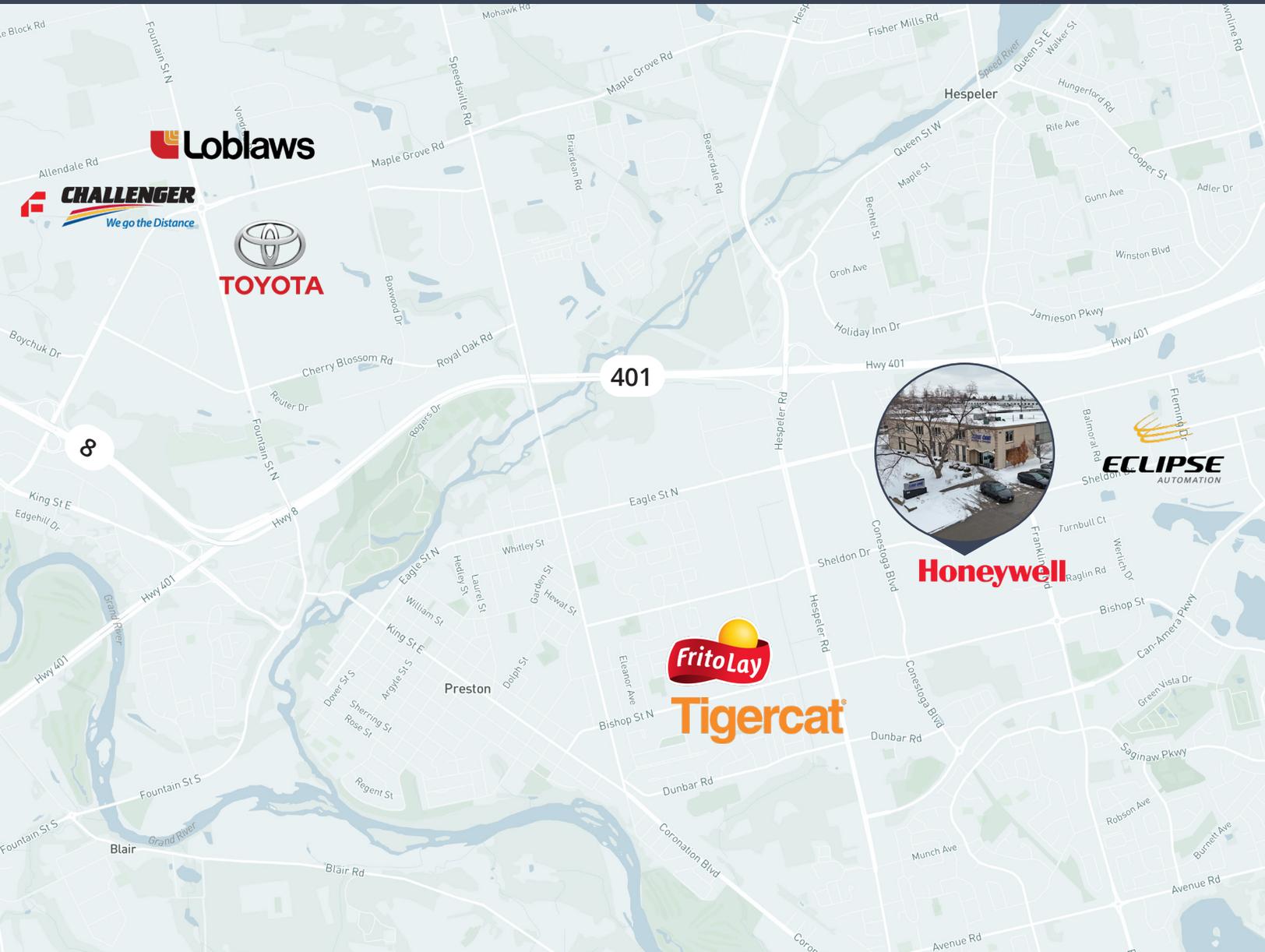
\$12 psf

Asking net rate

\$4 psf

Additional rent

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Demographics within 25 minute radius

735,123

Population

36.1

Median age

\$98,819

Median income

274,843

Households

68.1%

Labour participation

Get more information

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