

**FOR SALE** | INDUSTRIAL REDEVELOPMENT SITE

**1225 Balmoral Road**

Cambridge, ON

**PRICE  
REDUCED**



**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.

|                             |                                                     |
|-----------------------------|-----------------------------------------------------|
| <b>Total Building Size:</b> | ± 34,636 SF                                         |
| <b>Total Industrial SF:</b> | ± 23,232 SF                                         |
| <b>Total Office SF:</b>     | ± 11,404 SF                                         |
| <b>Acres:</b>               | 4.01 Acres                                          |
| <b>Heating/Cooling:</b>     | HVAC (Office)<br>Overhead Heating Units (Warehouse) |
| <b>CCH:</b>                 | 15' – 19'                                           |
| <b>Shipping:</b>            | 1 – T/L (interior) & 6 D/I Doors                    |
| <b>Power:</b>               | 550/600V 600A                                       |
| <b>Zoning:</b>              | M-3 Industrial (outside storage)                    |
| <b>Property Taxes:</b>      | \$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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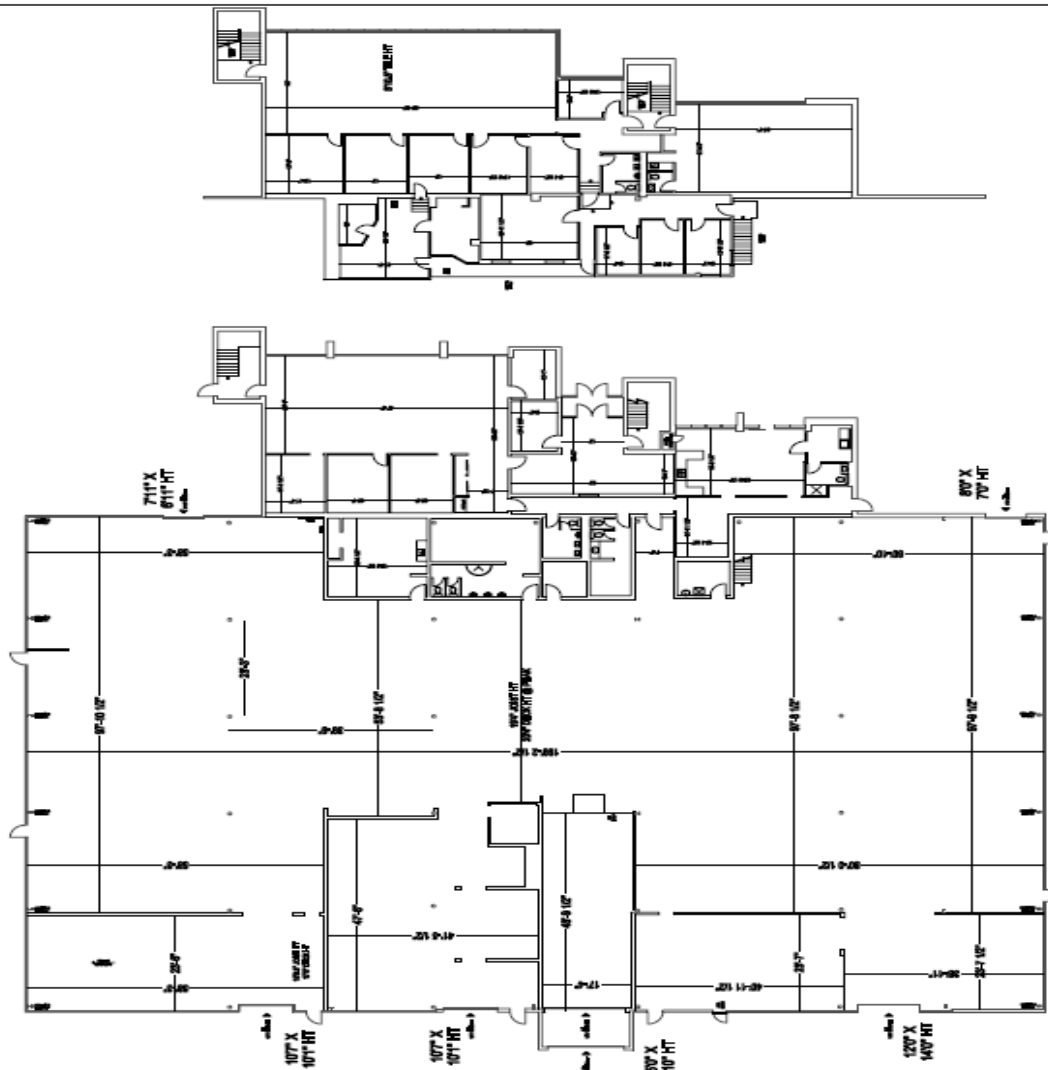
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**BAY SIZE: 39'9" X 23'3"**  
**19'4" JOIST HT PEAK**  
**20'4" DECK HT PEAK**

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

086Yd-66d

### LOCATION:

**ROUSE REALTY**

DATE:

SEPTEMBER 04, 2023

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1225BALMORAL-CAMBRIDGE DWG

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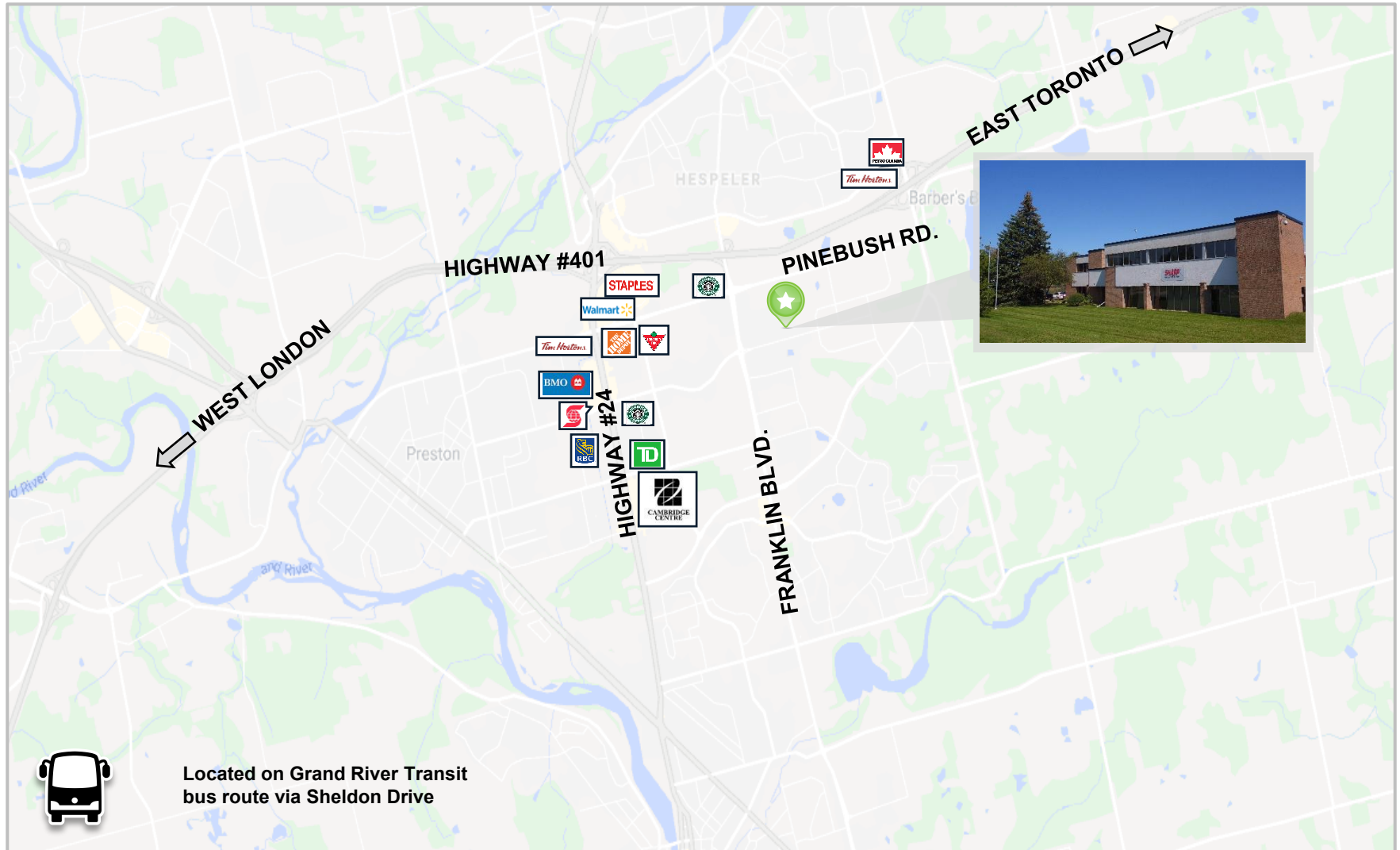


1225 BALMORAL ROAD  
CAMBRIDGE, ONTARIO



# 1225 Balmoral Road |

CAMBRIDGE, ON



Located on Grand River Transit  
bus route via Sheldon Drive



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**For Further Information  
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