

100 Goddard Cres

Cambridge, Ontario

CBRE

Up to ±93,471 Sq. Ft. on ±5.88 Acres



New Construction | Build to Suit Opportunity

Prestige Industrial Build to Suit Opportunity

Up to 93,471 sq. ft. "A" Class new construction in Cambridge, ON available to build to suit with conditional site plan approval in place. This building provides institutional quality precast construction, high clear height, large bays, truck level / drive-in loading, and heavy power.

Building can be demised into multiple units for future expansion or multiple tenants, with excess trailer parking available. Flexible M2 zoning permits a wide variety of industrial and service commercial uses.

Join nearby employers such as Toyota, Loblaws, Challenger, & Dare Foods in Cambridge located with immediate access to Highways #7/8 & #401. Building completion approximately 12 months following agreement.

Click below to see a full list of permitted uses under the property's M2 zoning.

INDUSTRIAL M2 ZONING



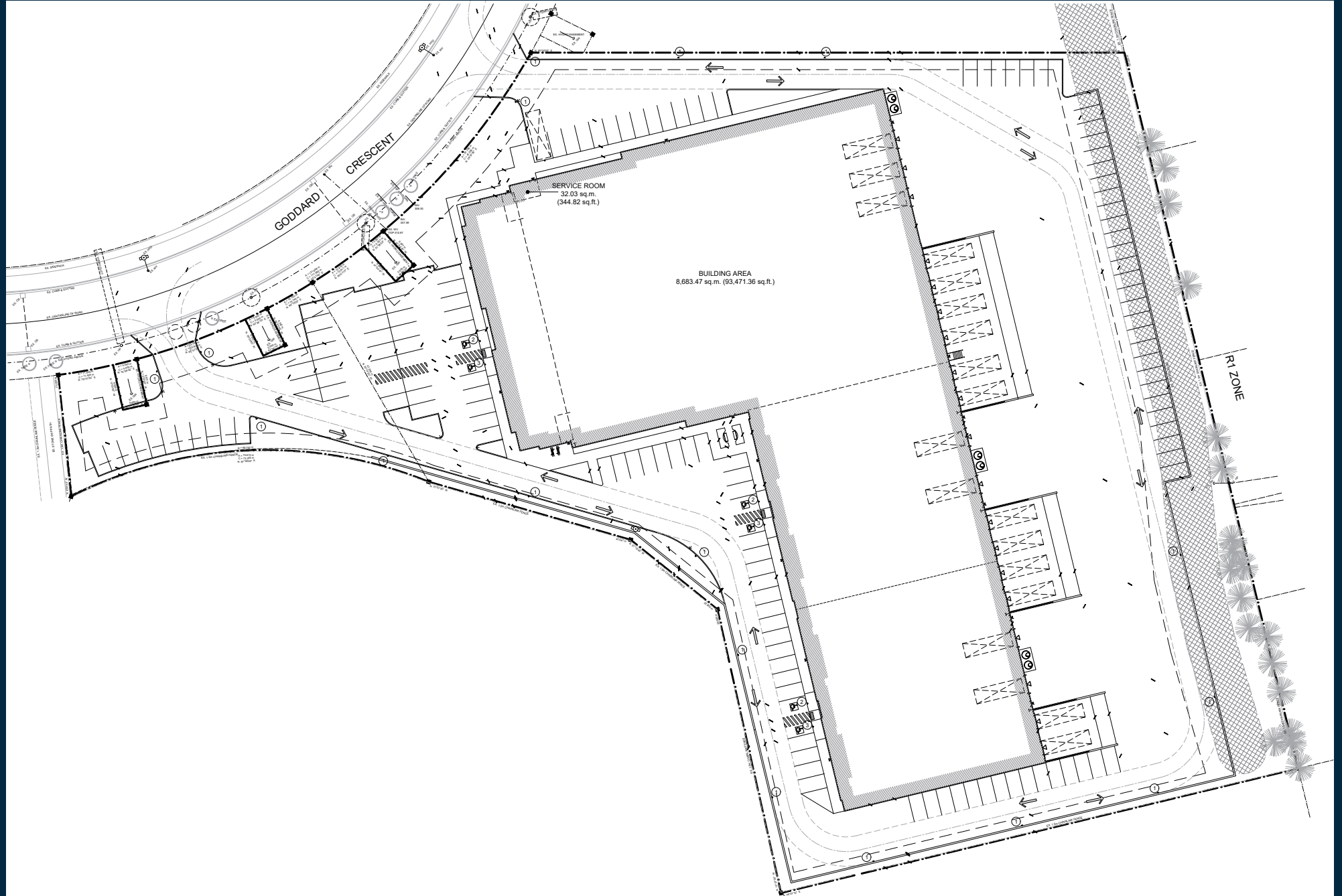




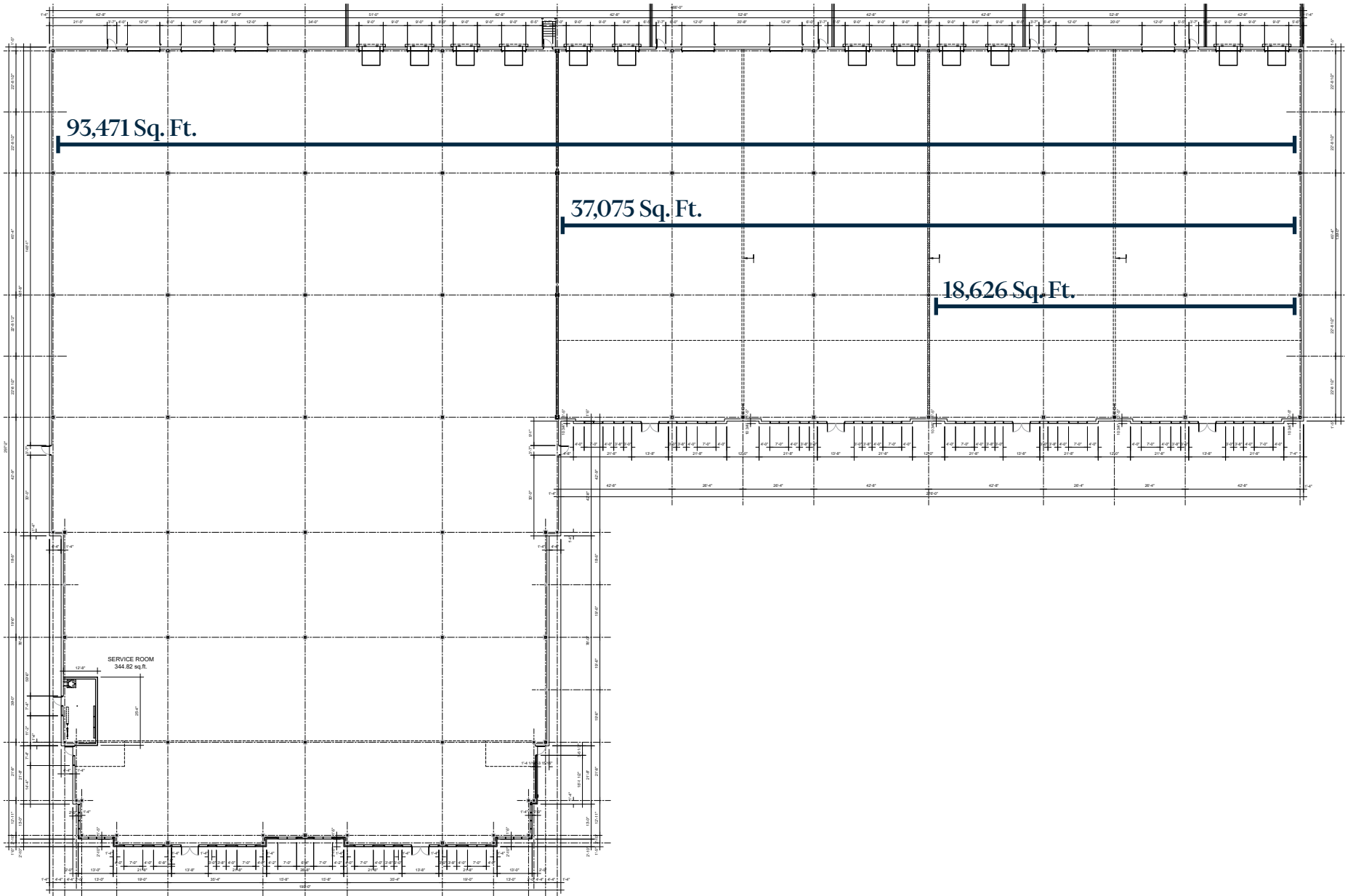
Concept Property Features

Lot Size	5.88 Ac.
Total Available Size	±93,471 Sq. Ft.
Clear Height	To Be Confirmed
Loading	12 Truck Level & 7 Drive-In Doors
HVAC	Gas Fired Heaters
Roof	TPO Membrane
Lighting	High Bay LED
Power	600 V & 1,000 A
Floor	8" Reinforced
Fire Protection	Fully Sprinklered
Asking Price	\$26,650,000
Lease Rate	\$16.50 Per Sq. Ft. Net

Concept Site Plan



Concept Floor Plan



City of Cambridge

The City of Cambridge is a dynamic city renowned for its rich history and thriving industrial sector. Nestled along the Grand River, the city seamlessly blends historic charm with modern development.

The industrial market in Cambridge is robust, with a diverse range of manufacturing and technology companies contributing to its economic vitality. The region's strategic location and excellent transportation infrastructure have attracted businesses, fostering a competitive and innovative industrial landscape.

With a skilled workforce and a commitment to sustainability, Cambridge continues to play a pivotal role in Ontario's industrial growth, making it the perfect location for 100 Goddard Crescent.

Travel Distances

Highway 8	5 KM
Highway 401	6 KM
Highway 403	30 KM
Guelph	18 KM
Toronto	98 KM
Buffalo Border Crossing	156 KM
Detroit Border Crossing	286 KM



TOTAL
POPULATION

146,840
(2023)

158,047
(2028)



LABOUR
FORCE

83,368
(2023)

88,290
(2028)

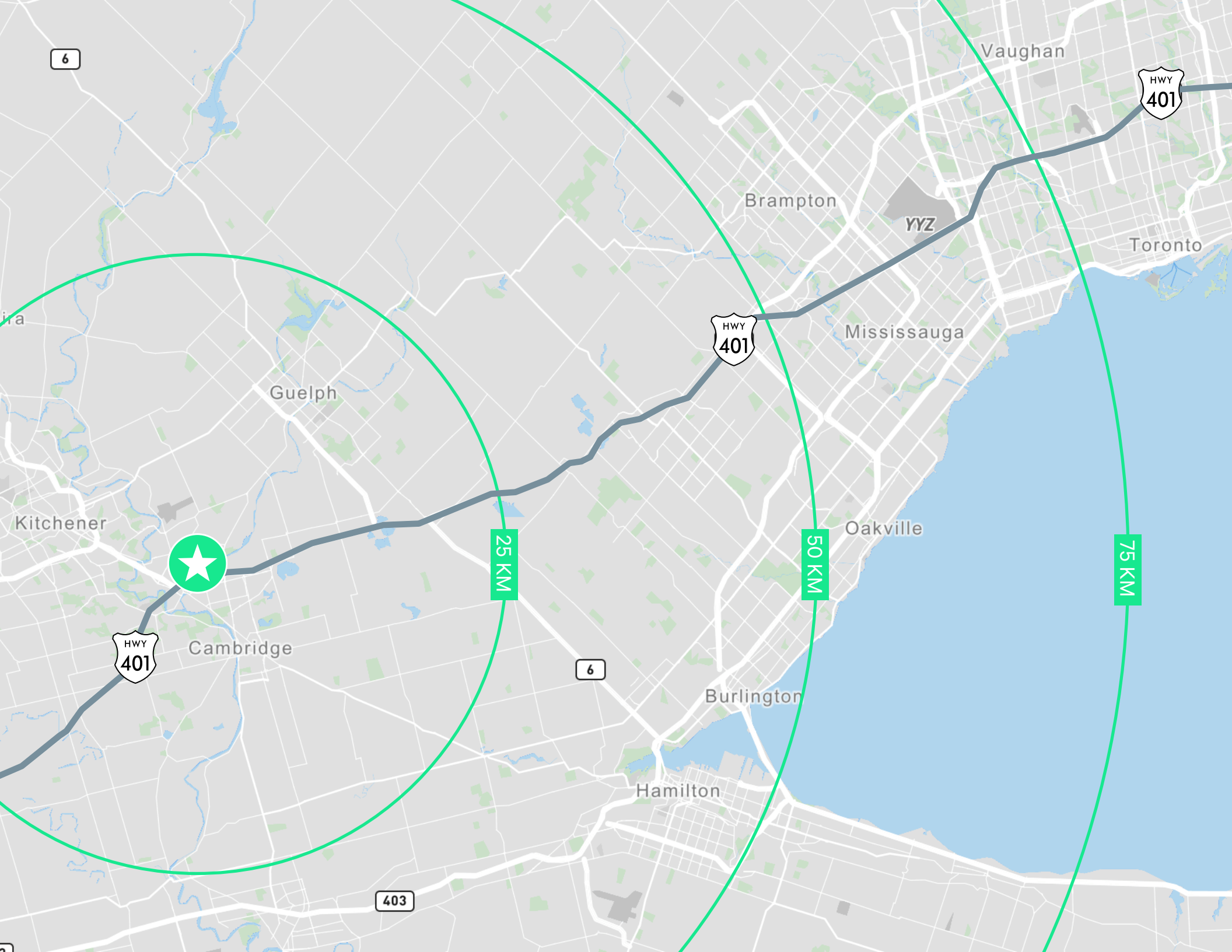


HOUSEHOLD
INCOME

\$118K
(2023)

\$138K
(2028)





6

HWY 401

Vaughan

Brampton

YYZ

Toronto

HWY 401

Mississauga

Guelph

Kitchener



25 KM

50 KM

75 KM

Oakville

HWY 401

Cambridge

6

Burlington

Hamilton

403



HIGHWAY 401

Moventas Gears
Canada Ltd.

Conestoga
College

Cintas Uniform
Services

Trade-Mark
Industrial

100 Goddard Cres

Dare Foods Limited

Amazon Cambridge

Penske Truck Rental

Toyota Manufacturing

FedEx

Complete Cutting & Coring Inc

GODDARD CRESCENT



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