



Industrial unit available for lease

- A class industrial building with great clear height, ample power, multiple loading doors and quality office build out
- Truck level and drive-in loading doors with large rear paved shipping court to facilitate 53' trailers
- Easy access to Highway 401 via Franklin Boulevard or Townline Road

Matt Perco

Sales Representative
+1 226 366 9001
matt.perco@avisonyoung.com

Erik Dahm

Broker, Vice President
+1 226 366 9013
erik.dahm@avisonyoung.com

Unit 3-4 details

2,250 sf office build out includes large boardroom, private office, kitchenette and ample workspace. The industrial space features 22' clear height, radiant heating and 600V/300A power. Available for immediate occupancy.



8,919 sf
Unit 3-4 size



2,251 sf
Office space



M3 - Industrial
Zoning



22'
Clear height



2 TL and 1 DI
Shipping doors



Ample surface
Parking



GRT bus stop
Public transit



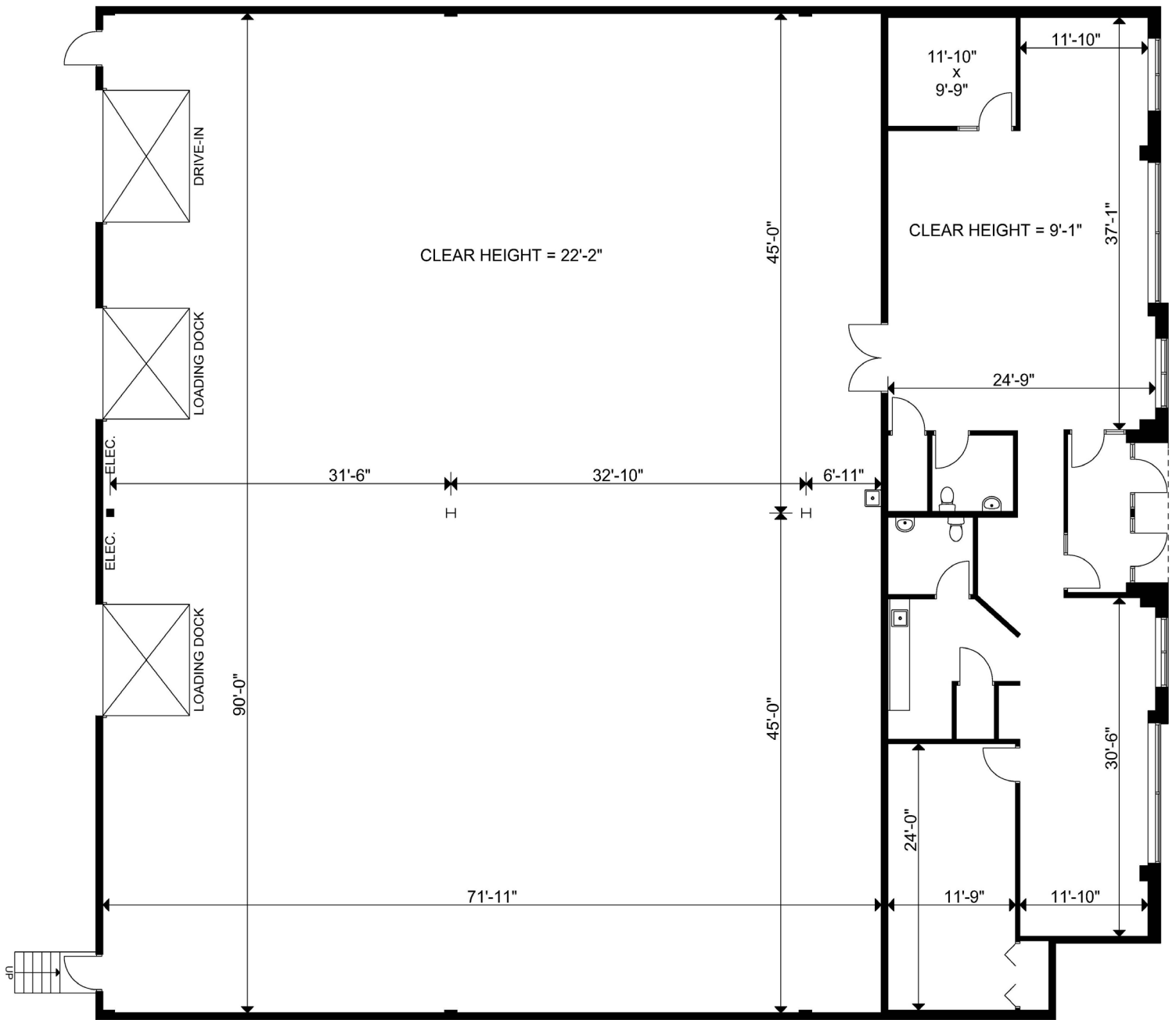
\$15 psf
Asking net rate



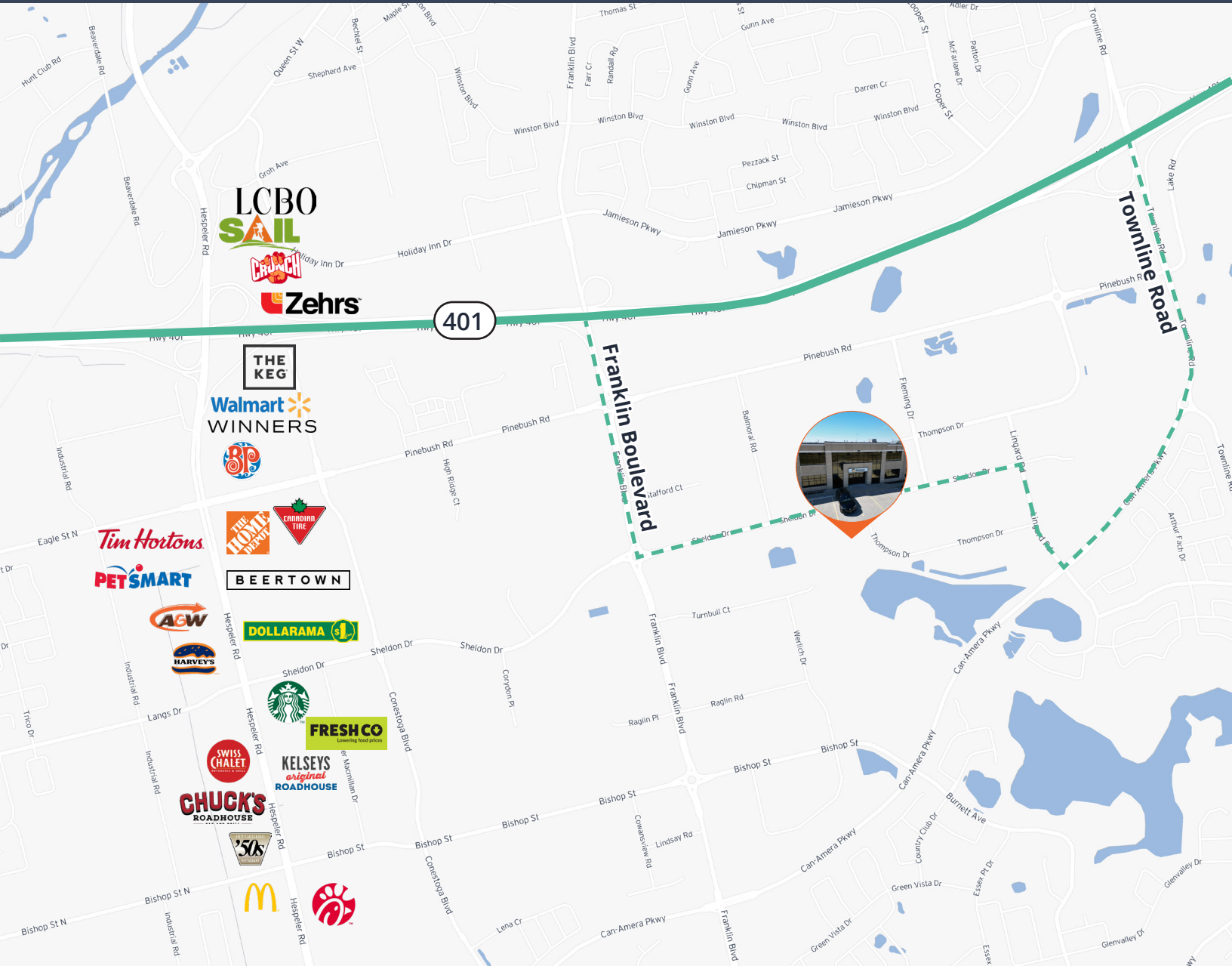
\$5.96 psf
Additional rent



Floor plan



Industrial For Lease | 375 Sheldon Drive, Cambridge



2min To Franklin Boulevard / 401

3 Gas stations within 3km

3 Highway access points in 3km

4min To Hespeler Road amenities

Get more information

Matt Perco
Sales Representative
+1 226 366 9001
matt.perco@avisonyoung.com

Erik Dahm
Broker, Vice President
+1 226 366 9013
erik.dahm@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5
T +1 226 366 9090 F +1 866 541 9755

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**

Platinum member