

315-325 ALLENDALE ROAD

CAMBRIDGE, ONTARIO



READY FOR FIXTURING

TAKEN SEPT 2025

CARBON ZERO READY

BRAND NEW INDUSTRIAL FOR LEASE •
66,665 SQ. FT. - 377,796 SQ. FT.

BE PART OF A **STATE OF THE ART**, MASTER PLANNED
INDUSTRIAL CAMPUS IN THE IP PARK.

PROUDLY DEVELOPED BY

FENGATE

LEASING BY

CBRE



WELCOME TO 315-325 ALLENDALE ROAD

Located in Cambridge, Ontario, 315-325 Allendale Road is where innovation and accessibility come together to fuel your business's success. Strategically situated adjacent to Highways 8 and 401, this state-of-the-art industrial campus offers access to the Greater Toronto Area, Southwestern Ontario, and the US market, with the border less than an hour away.

315-325 Allendale Road is a two building brand-new, zero carbon-ready development consisting of up to 377,796 Sq. Ft. still available, offering flexible demising options as low as 66,665 Sq. Ft. to fit a wide variety of occupiers.

BE A PART OF A MASTER-PLANNED BUSINESS PARK LEADING IN INDUSTRIAL INNOVATION.



State-of-the-Art Industrial
Development



Carbon Zero Ready



Highways 8 and 401
Adjacent

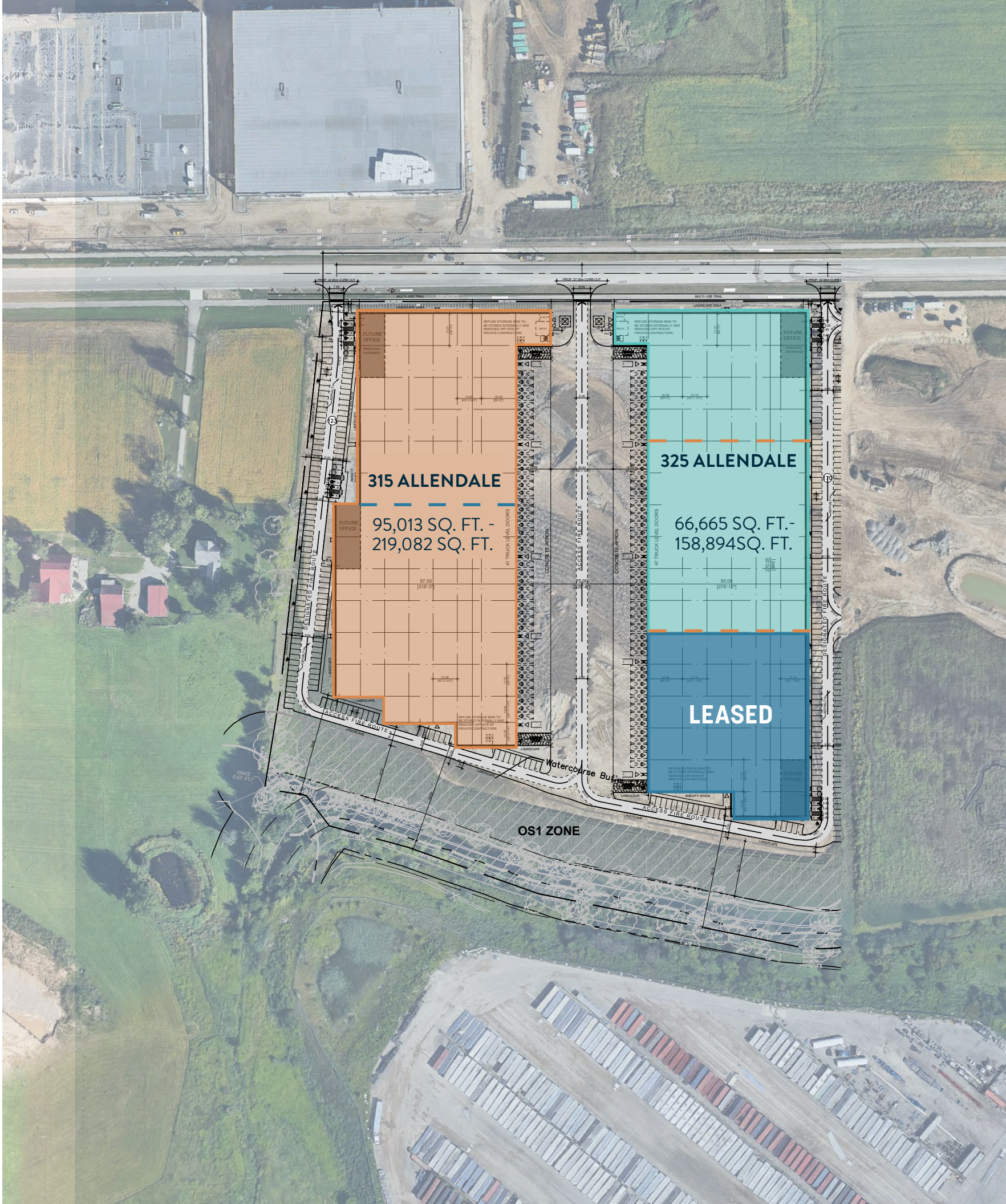


Flexible Demising
Options

DESIGNED TO FIT YOUR BUSINESS

GENERAL BUILDING SPECIFICATIONS:

	OFFICE	Office can be built to suit tenant requirements Proactive construction of +/-2,000 Sq. Ft. office per building is being planned in order to facilitate quick access for new tenants (additional is possible)
	LIGHTING	LED on motion sensors and timer
	SPRINKLER	ESFR
	CLEAR HEIGHT	36'
	LOADING BAY	60'
	TRUCK DOCK APRON	60' Concrete
	CONCRETE SLAB	8" Thick
	ROOF	60mil TPO mechanically fastened system (R40)
	EXTERIOR FACADE	Insulated Metal Panels (IMP)
	ACCESS	Dedicated truck and car
	ZOING	M3 (Industrial)

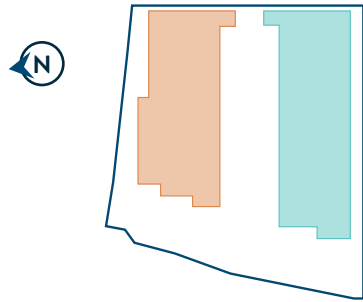


PROPERTY SPECIFICATIONS

315 & 325 ALLENDALE ROAD

		315 ALLENDALE	325 ALLENDALE
	AVAILABLE SIZES	95,013 Sq. Ft. 124,070 Sq. Ft. 219,082 Sq. Ft.	66,665 Sq. Ft. 92,229 Sq. Ft. 158,894 Sq. Ft.
	ASKING RATE	Contact Listing Agents	Contact Listing Agents
	T.M.I. (2025)	\$3.99 Per Sq. Ft. (2025 est)	\$3.99 Per Sq. Ft. (2025 est)
	SHIPPING DOORS	39 Truck Level / 2 Drive In	30 Truck Level / 1 Drive In
	DOOR RATIO	1 : 5,617 Sq. Ft.	1 : 5,314 Sq. Ft.
	BAY SIZE	42' 6" x 56' w / 60' staging bay	43'1" x 56' w / 60' staging bay
	CAR PARKING STALLS	156	160
	TRUCK DOCK	Shared concrete dock apron	Shared concrete dock apron
	POWER	600 Volts; 3000 amps	600 Volts; 3000 amps
	FIXTURING	Ready for Fixturing	Ready for Fixturing

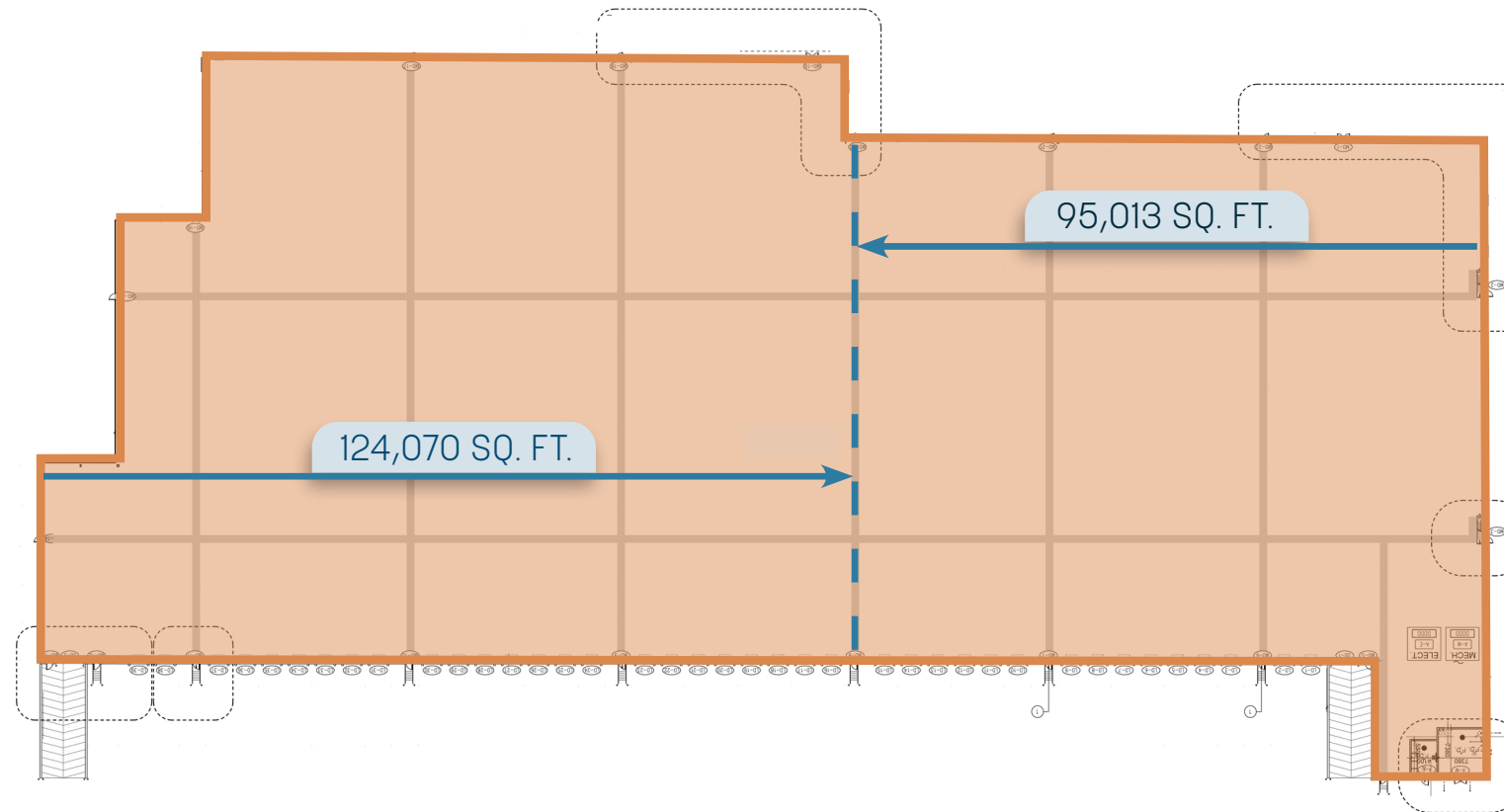




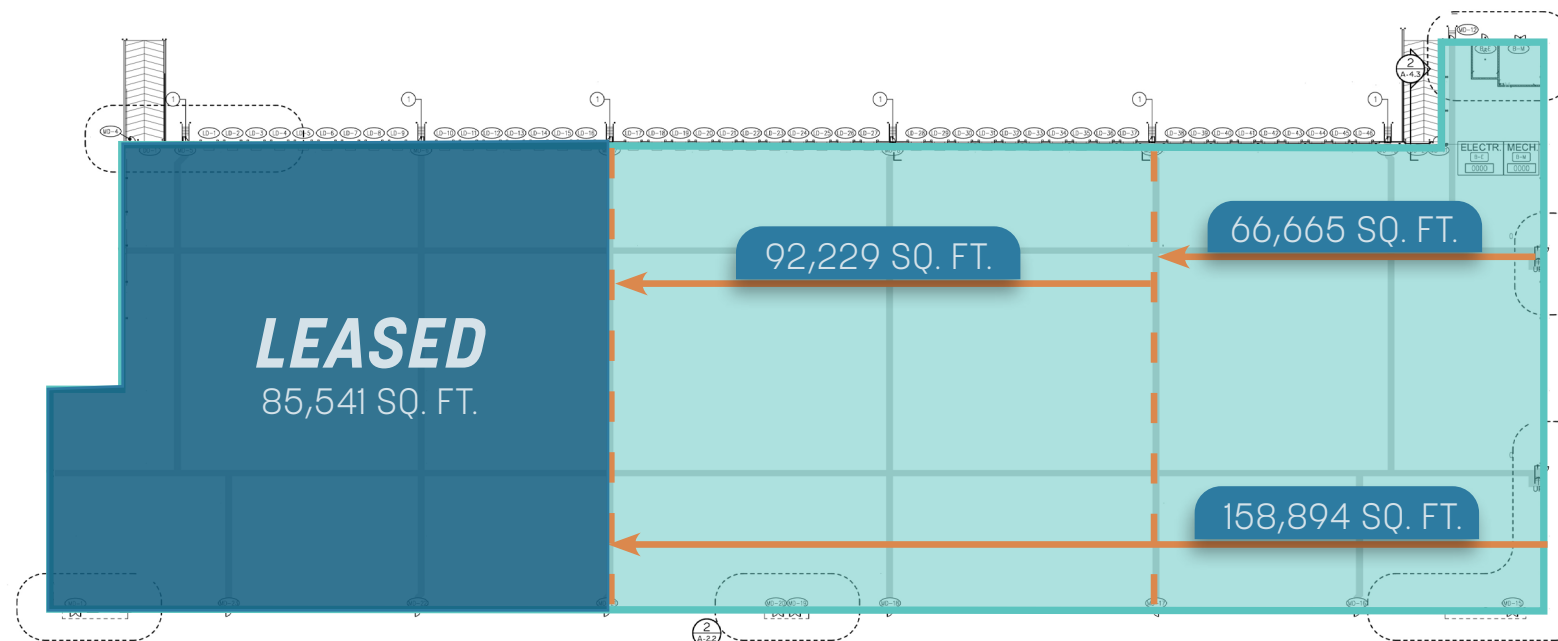
FLEXIBLE SIZES

Various sizes from 66,665 SQ. FT. - 377,976 SQ. FT.

315 ALLENDALE



325 ALLENDALE



ALLENDALE ROAD

DEMISING OPTIONS

315 ALLENDALE ROAD

95,013 SQ. FT.	15 TL + 1 DI
124,070 SQ. FT.	24 TL + 1 DI
219,082 SQ. FT. (FULL BUILDING)	39 TL + 2 DI

325 ALLENDALE ROAD

66,665 SQ. FT.	9 TL + 1 DI
92,229 SQ. FT.	21 TL
158,894 SQ. FT.	30 TL + 1 DI

OTHER CONFIGURATIONS/SIZES MAY BE POSSIBLE, CALL FOR DETAILS

315-325
ALLENDALE ROAD
CAMBRIDGE, ONTARIO

FOR LEASE



Photos Taken Sept 2025

THE ADVANTAGES OF A ZERO CARBON READY BUILDING



315 & 325 Allendale Road is a zero-carbon ready industrial development meaning it is designed and constructed to be capable of achieving net carbon emissions, through on-site renewable energy generation and energy efficiency measures.



TENANT BENEFITS

- Cost savings: Potential energy cost savings through efficient design and renewable energy sources.
- Reduced maintenance costs: Energy-efficient design and reduced wear and tear on equipment.
- Environmental benefits: Reduced carbon footprint and contribution to a sustainable future.
- Enhanced brand reputation: Demonstrating a commitment to sustainability and reducing environmental impact.
- Improved occupant health and well-being: Enhanced indoor air quality and reduced exposure to pollutants.
- Competitive advantage: Attracting and retaining top talent and customers who value sustainability.
- Future-proofing: Ability to adapt to changing business needs and energy requirements.



315-325
CAMBRIDGE, ONTARIO
ALLENDALE ROAD

THE DEVELOPMENT

FOR LEASE



JOIN A THRIVING BUSINESS COMMUNITY

315 -325 Allendale Road is part of a business network in the IP Business Park with a variety of industries such as advanced manufacturing, aerospace, automotive, and food processing and is home to high-profile corporate neighbours such as Toyota/Lexus, Amazon, and FedEx.

CORPORATE NEIGHBOURS

- Toyota/Lexus
- Dare
- Blackberry
- Loblaws
- Amazon
- FedEx
- ATS
- Heroux Devtek
- Challenger Motor Freight
- Centra Industries
- Russell Metals
- Steel Technologies
- Precision Resource
- Napa Auto Parts



315-325 ALLENDALE ROAD
CAMBRIDGE, ONTARIO

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MULTI-MODAL & MULTI-MARKET ACCESS

Road, rail, air or by water, 315-325 Allendale Road is conveniently located just east of Highway 8 and north of Highway 401 with access to six U.S. border crossings, two major shipping ports, two main freight rail lines, and six international airports, including Region of Waterloo International Airport and Canada's largest airport, Toronto's Pearson International.

315-325 Allendale is also only 10 minutes from the western edge of the GTA, allowing seamless and efficient access to Canada's single largest population centre

DRIVE TIMES

Hwy 8 Interchange	10 min
Hwy 401 Interchange	10 min
Waterloo Airport	5 min
Toronto Pearson Airport	50 min
Port of Hamilton	50 min
Hamilton Int'l Airport	50 min
Canada - U.S. border	90 min

LEGEND

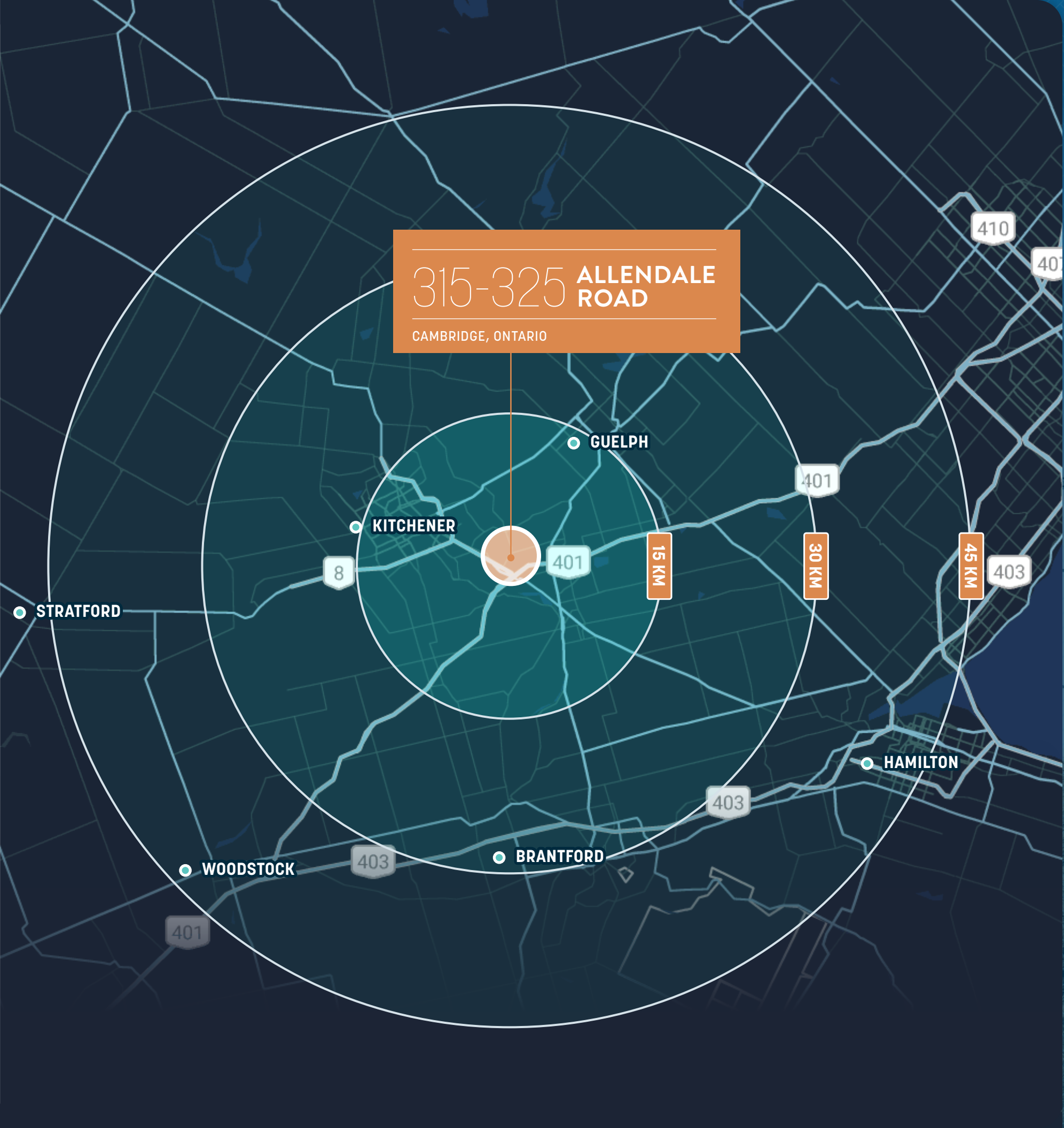
- 30 Minute drive time
- 1 Hour drive time
- 1 Hour 30 Minute drive time
- Kitchener GO Line



ACCESS TO AN EXPANSIVE LABOUR FORCE

DEMOGRAPHICS (2024 EST.)

15 KM	
Population	610,005
Labour Force	67.8%
Median Age	35.6 years
Top Industries	Manufacturing: 15.8% Retail & Trade: 10.4%
30 KM	
Population	936,903
Labour Force	67.8%
Median Age	37.0 years
Top Industries	Manufacturing: 15.3% Retail & Trade: 10.3%
45 KM	
Population	1,489,146
Labour Force	66.9%
Median Age	37.8 years
Top Industries	Manufacturing: 14% Retail & Trade: 10.4%



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THE DEVELOPMENT

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PART OF THE FASTEST GROWING AND MOST PROSPEROUS AREAS IN ONTARIO

REGION OF WATERLOO

Home to large institutions such as University of Waterloo, Laurier University, and Conestoga College, Waterloo Region is preparing the way for the next generation of engineers, business entrepreneurs, and trades and supply workers. With a growing local economy, expanding industries, and a large market connecting to almost 160 million people within a 1,200-km radius, companies looking to locate to 315 Allendale Road will have access to a diverse and highly educated labour pool.



POPULATION: 575,000



338,600 SKILLED LABOUR FORCE



Aerial View of Waterloo, Ontario Downtown Core - Canadian Cityscape

Aerial view of Cambridge, Ontario, Canada in spring



THE WATERLOO REGION IS HOME TO...

- Est. Population Growth (20 years): 775,000
- 93% Employment Rate
- 4th largest manufacturing centre in Canada
- 1,850 Manufacturing Companies
- 49,300 Manufacturing Workers (17.5%)

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ALLENDALE ROAD

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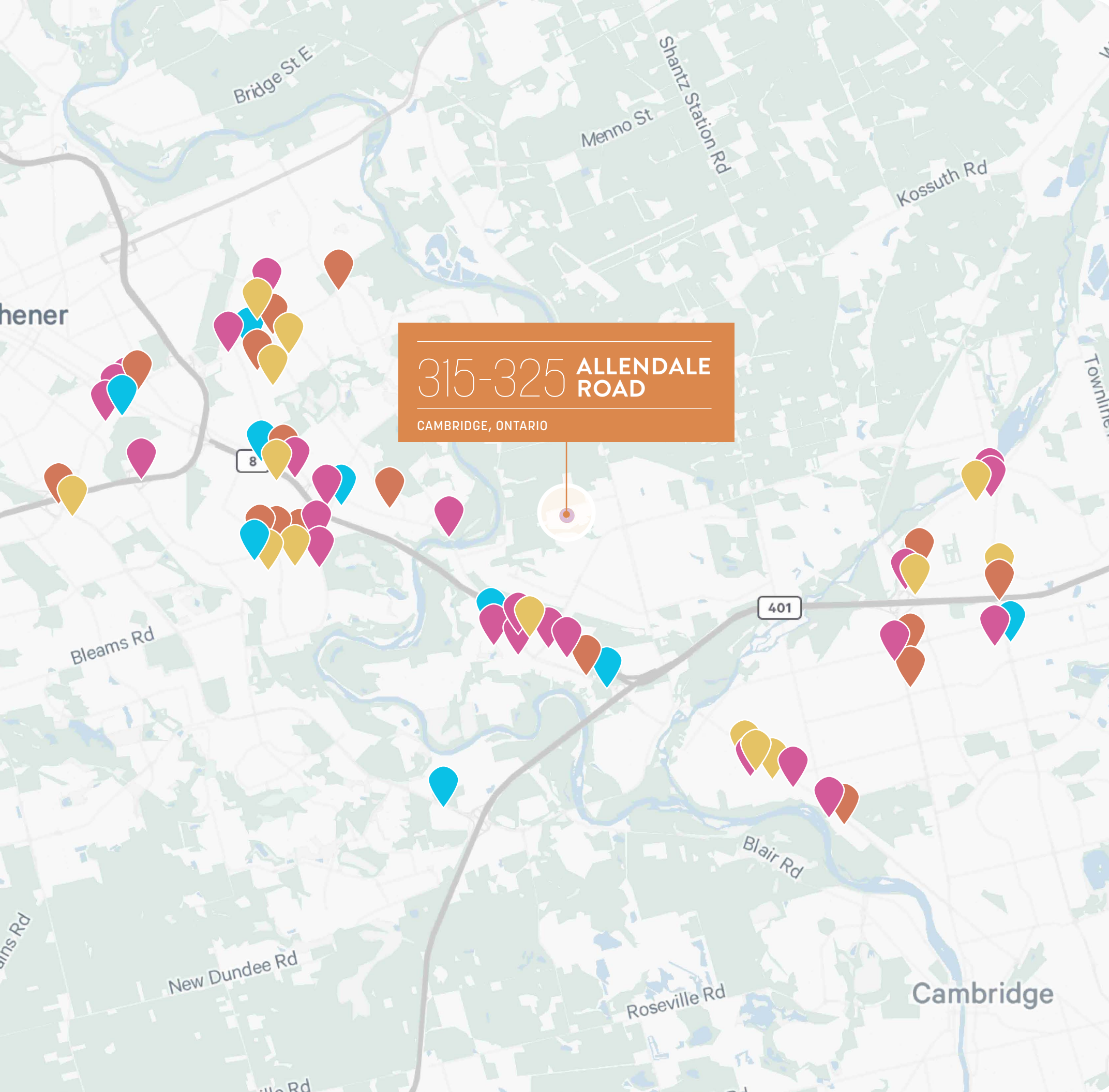
SURROUNDING AMENITIES & SERVICES

AMENITIES

	Restaurant & Cafe		Shopping
	Gas		Bank
	Fitness		Park & Conservation Area

AMENITIES & SERVICES WITHIN A 10-MINUTE DRIVING RADIUS:

- 188 Restaurants
- 31 Cafes
- 20 Retail Plazas
- 9 Gas Stations
- 16 Banks



YOUR TEAM OF EXPERTS

FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

CBRE

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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