

Position your business for the future

with a custom real estate solution at the next industrial frontier



For Lease

sample rendering

Prime industrial build-to-suit opportunity up to 550,000 SF

800 Maple Grove Road

Cambridge, Ontario

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Accelerating success.

Property Specifications

Flexible to your specific requirements



Flexible industrial design/build lease opportunity



Various sizes available starting at 100,000 SF and up to 550,000 SF



On 25 acre site



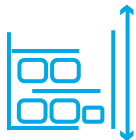
Surrounding strong corporate neighbours



Well-located in an established industrial node



Immediate access off Highway 401



Highceiling heights



Excellent shipping - high truck level door count



Energy-efficient LED lighting



ESFR sprinklers



Wide bays & 60' staging bay



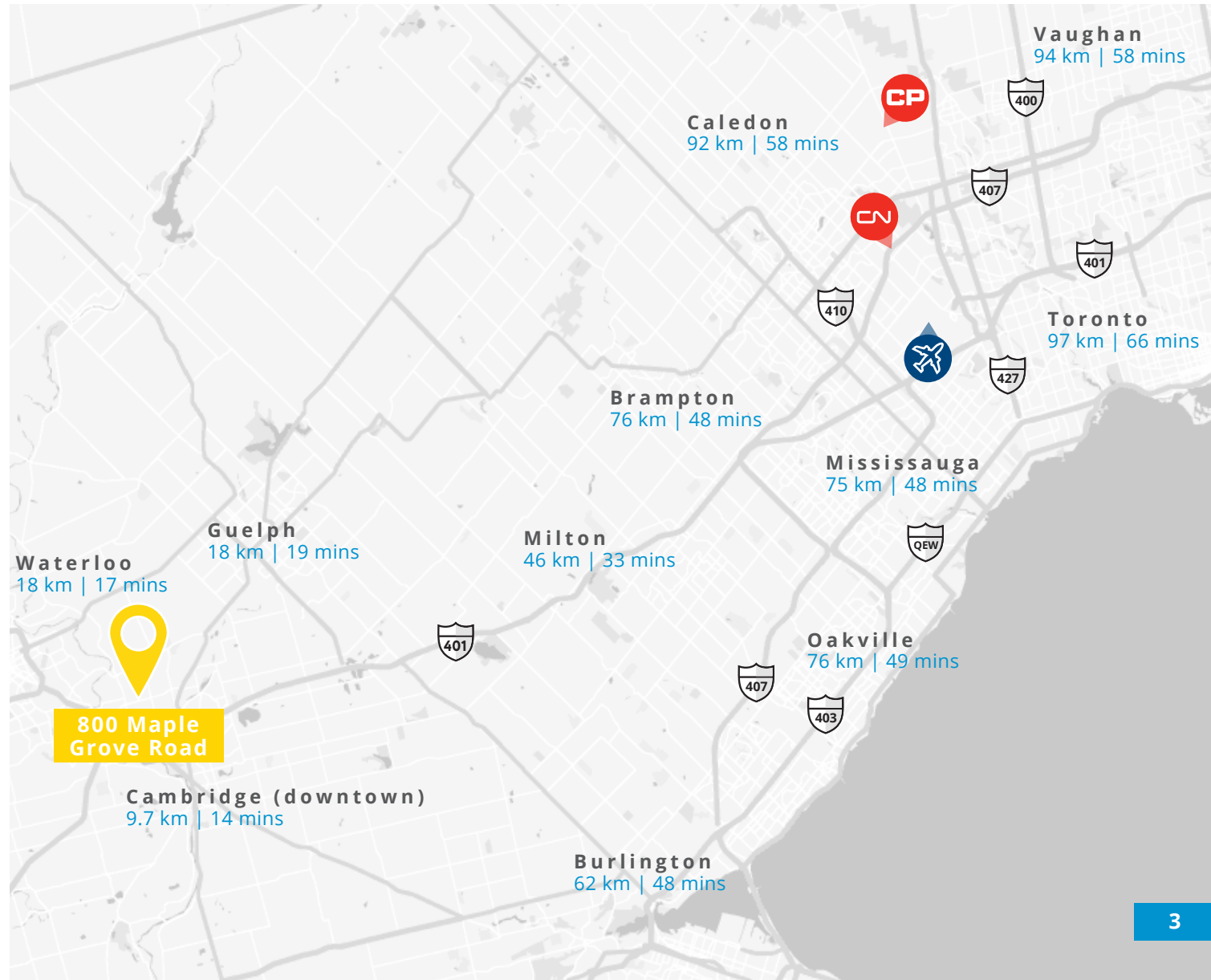
Trailer parking

Strategic Location

Connectivity is key

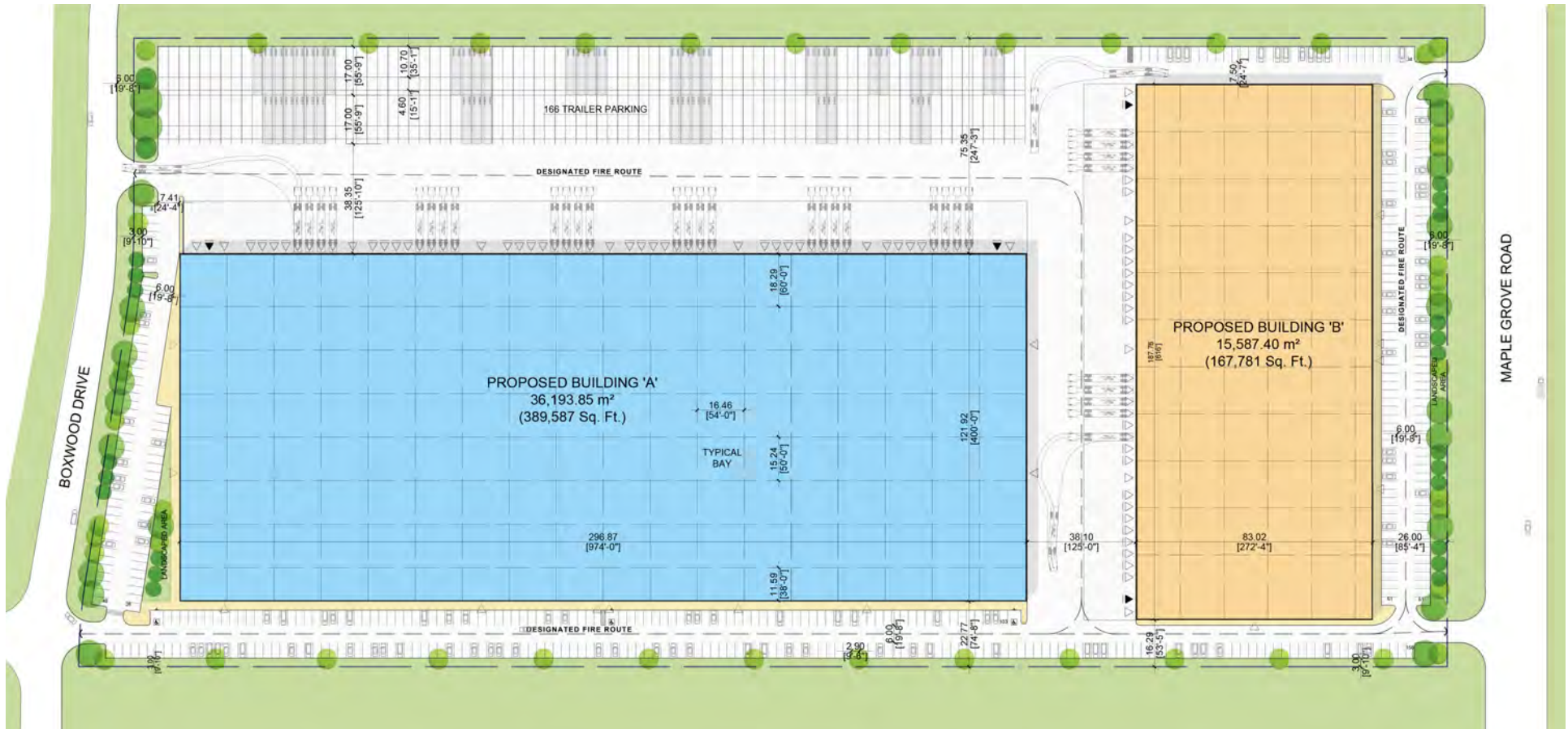
Travel time / distance

Highway 401	2.8 km 3 Mins
Highway 403	49 km 37 Mins
QEW	69 km 42 Mins
Highway 407	53 km 37 Mins
Highway 400	87 km 50 Mins
US/CAD Border	127 km 84 Mins
Pearson Airport	77 km 47 Mins
CN Intermodal	75 km 46 Mins
CP Intermodal	87 km 57 Mins



Site Plan | Option 1

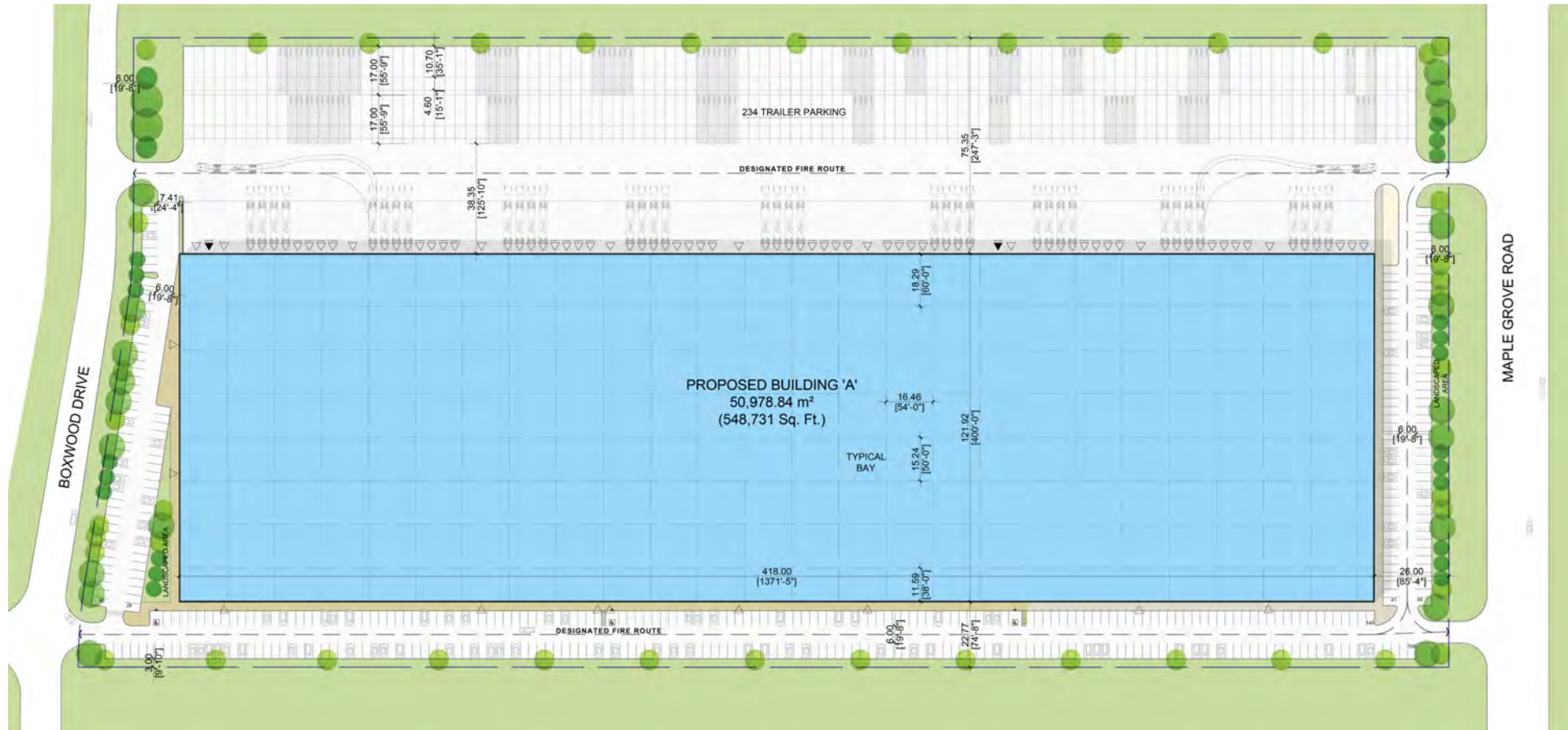
Develop operational efficiencies



*plan subject to site plan approval

Site Plan | Option 2

Functionality on your terms



*plan subject to site plan approval

Area Amenities

To fuel your workforce

Convenience & Coffee

- 1 Starbucks
- 2 Williams Fresh Cafe
- 3 Tim Hortons

Food & Drinks

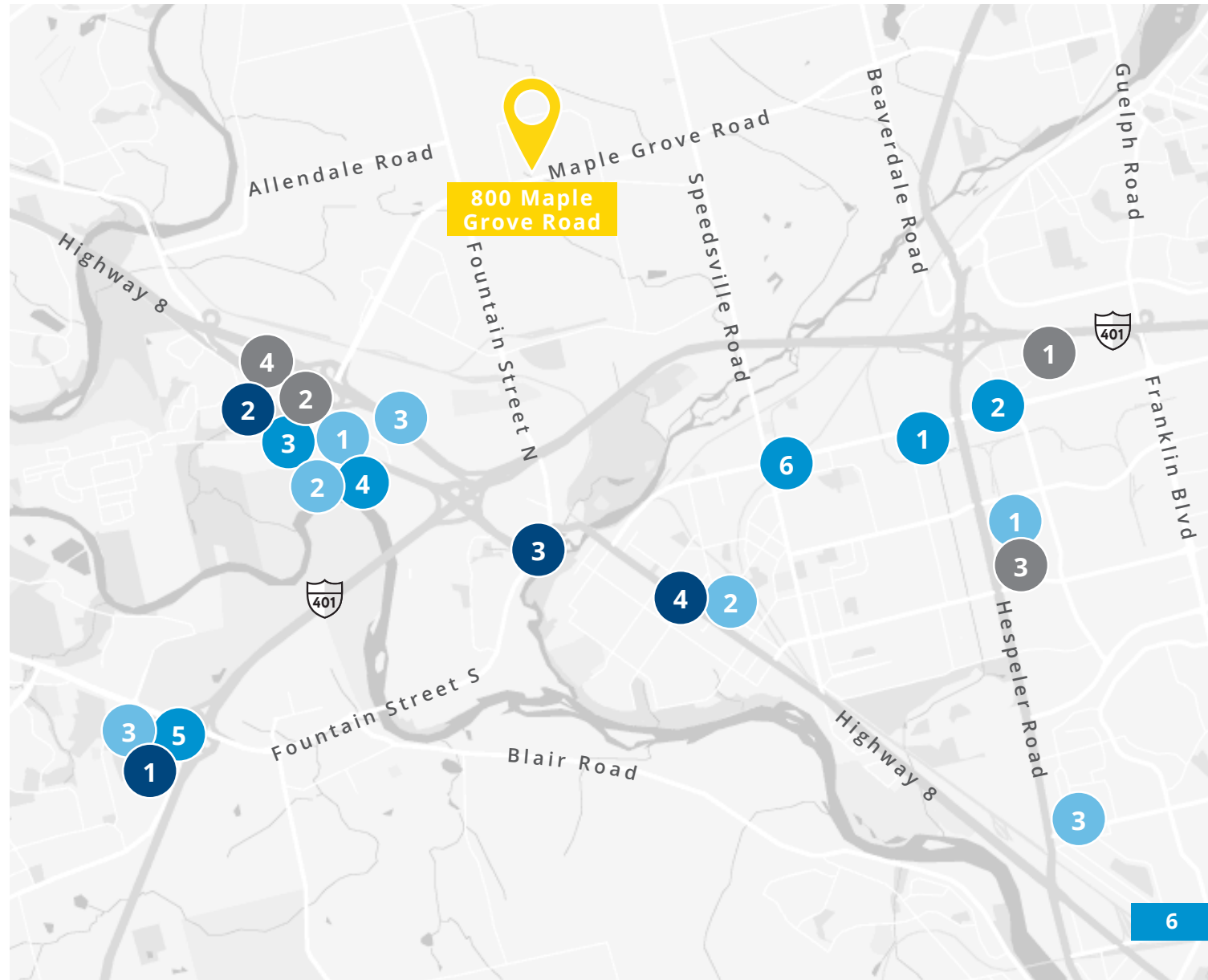
- 1 The Bruce Craft House
- 2 McDonalds
- 3 Wendy's
- 4 Ye Sushi
- 5 Borealis / Moose Winooski's
- 6 Domino's Pizza

Gas

- 1 Petro Canada
- 2 Shell
- 3 Canadian Tire +
- 4 ESSO

Retail & Service

- 1 Smart Centre
- 2 Costco
- 3 Cambridge Centre
- 4 Sportsworld Crossing



Corporate Neighbours

Be in good company



Market at a Glance

A diverse & engaged labour market

Cambridge Industrial Inventory

31,790,589 SF

Major Employment Sectors (2017)



Manufacturing
20.20%



Retail Trade
11.80%



Health Care
9.40%



Construction
7.20%



Accommodation & Food Service
6.60%



Total Labour Force

70,050

Why Cambridge?



Sitting in a strategic pocket of Highway 401, Cambridge is a short drive to/from many Greater Toronto Area submarkets and key Canada/US border crossings.



Cambridge borders Kitchener-Waterloo and Guelph, providing an abundant and diverse labour pool, and has a history of peaceful labour relations.



Cambridge has access to top talent with its proximity to multiple post-secondary institutions, including: University of Waterloo, Laurier and Conestoga College.



The City of Cambridge is a board member of the Manufacturing Innovation Network (MIN), an online network for Waterloo Region manufacturing companies. It offers free services to help businesses thrive.



The Cambridge Economic Development division actively invests in infrastructure improvements to better transportation and access to employment.

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Contact Us to develop your real estate solution

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