



Colliers

*For Sale*

**480** Collier MacMillan  
DRIVE, CAMBRIDGE ON

7,828 SF Industrial Building with  
Excess Land

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## Why 480 Collier MacMillan Drive?

- Versatile building suitable for light industrial or service commercial uses
- Large 1.89 AC lot providing excess land for outdoor storage or future expansion
- 840 SF of office space
- Two drive-in doors with drive-through access and no columns
- Rare opportunity to purchase a building in this size range with excess land
- Ideally located close to public transportation,



7,828  
Square Feet



1.89  
Acres



19'  
Clear Height



2 DI  
Shipping



# Property Details

480 Collier MacMillan Dr, Cambridge



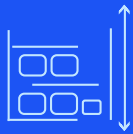
**Building Area**

7,828 SF



**Land Area**

1.89 AC



**Clear Height**

19'



**Shipping**

2 Drive-In



**Zoning**

M3 Industrial



**Property Taxes**

\$27,126

**Asking**

**For Sale: \$3,950,000**

Excess Land

19' Clear Height

2 Drive-In

840 SF Office

Amenities Nearby

Close to Hwy 401



# Location Overview

480 Collier MacMillan Drive is ideally located in Cambridge's established industrial area, offering excellent access to Highway 401 via Townline Road. The property provides efficient connectivity throughout Waterloo Region, the Greater Toronto Area, and Southwestern Ontario, making it an ideal location for manufacturing, warehousing, and distribution businesses.

## WORKFORCE & COMMUNITY BENEFITS

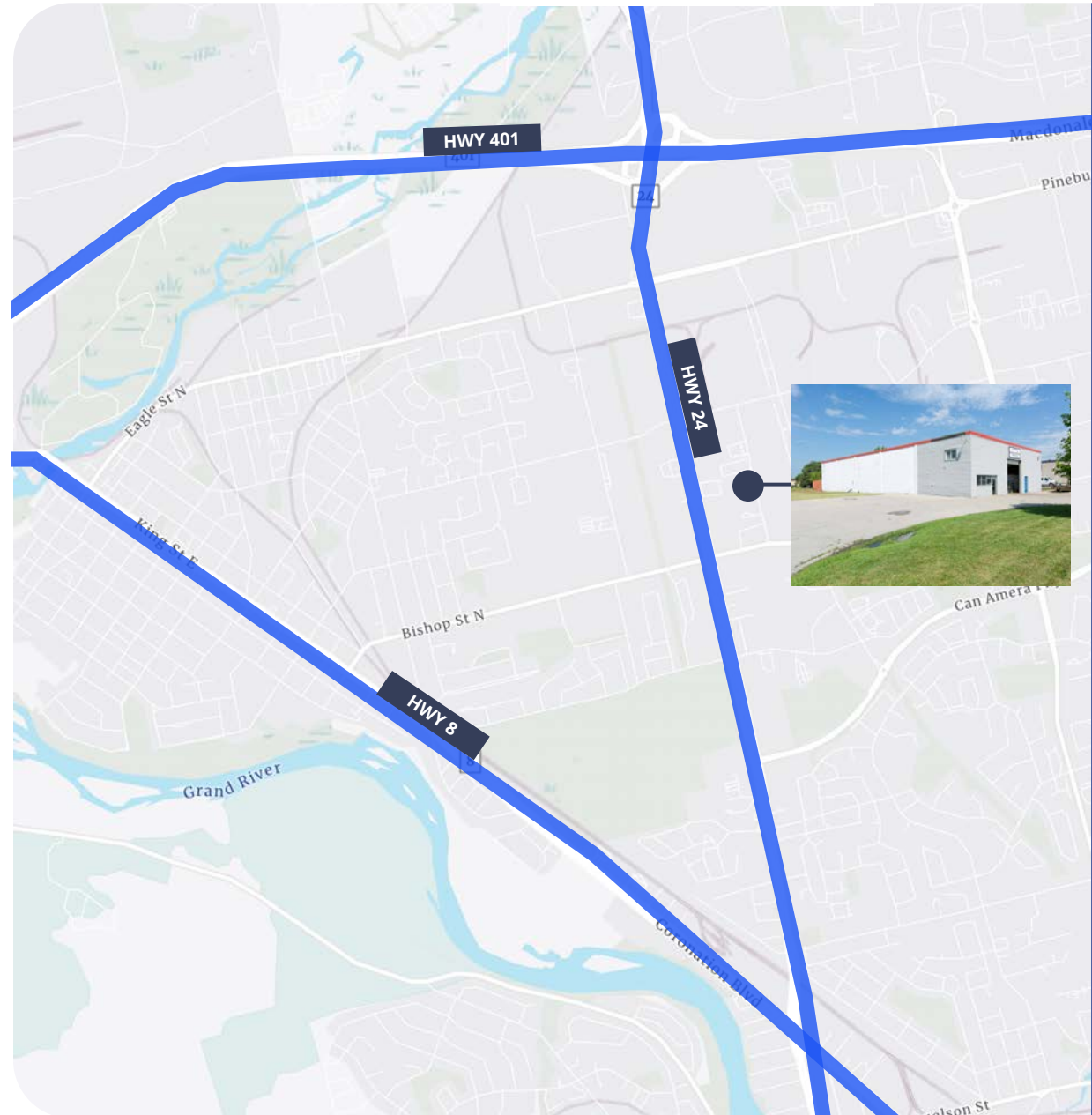
-  Strong local labour force
-  Access to nearby public transit routes
-  Close to many amenities

## BUSINESS ADVANTAGES

-  Central location within Southwestern Ontario
-  Proximity to Waterloo Region
-  Proximity to GTA and Airports

## PROXIMITY

-  Guelph: 22 Minutes
-  Toronto: 80 Minutes
-  Boarding Crossing: 95 Minutes







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CAMBRIDGE, ON

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