



Retail / flex industrial unit for lease

- High visibility flex-commercial unit
- Located directly across from the Cambridge Centre
- Annual Average Daily Traffic count of 32,000+ vehicles

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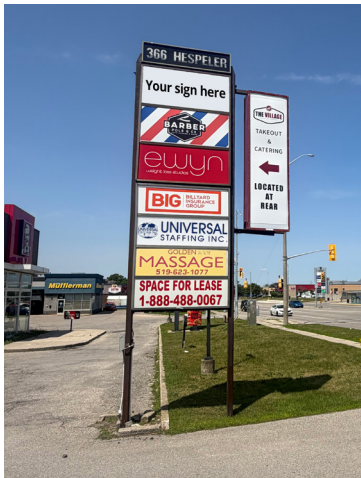


Platinum member

Property details

- Available unit suited for retail or flex industrial uses
- Bright space with large windows and good ceiling height
- Located in Cambridge’s busiest retail node
- Great exposure with pylon and building signage opportunities
- Currently built out for office with warehouse in the back flex industrial area
- Great parking and transit connections provide easy access to the unit

Unit size	9,736 sf (can be demised to ~ 4,500 sf)
Zoning	C4
Shipping	Two drive in doors One truck level door
Parking	Ample onsite
Public transit	GRT bus stop at property
Asking net rate	\$15 psf
Additional rent	\$7.43 psf



32,000 +
AADT on
Hespeler Road



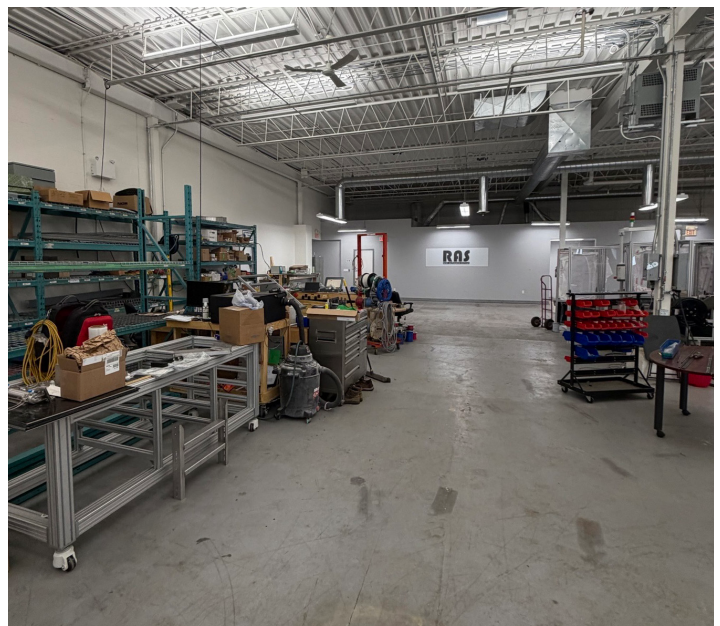
172,700
15min drive
population



177,628
15min drive
projected population

C4 zoning permitted uses

- Retail stores (general retail, grocery, variety)
- Business & professional offices
- Food services establishments (restaurants, cafés)
- Hairdressing / salon
- Laundry or dry cleaner (drop-off)
- Service commercial
- Hotel or motel
- Funeral home
- Adult entertainment establishment
- Recreation center
- Amusement arcade
- Auto Service Mall
- Wholesale showroom and Warehouse
- Fabrication and sale of cemetery monuments'
- General Industrial
- Nursey or Day Care





Get more information

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