

FOR LEASE

WHITNEY
Commercial Real Estate Services

1721 BISHOP ST N, CAMBRIDGE - UNIT 9&10



4,350 SF INDUSTRIAL UNIT FOR LEASE

4,350 SF industrial unit available for lease, featuring both dock-level and grade-level loading (potential to be changed to a dock-level door), 14' clear height, and convenient access to Highway 401, located just 3.5 km away.

The property can accommodate 53' trailers for loading and unloading, providing excellent functionality for a variety of industrial users.

AVAILABLE AREA | 4,350 SF

ZONING | M3

DRIVE-IN DOORS | 1 (Grade Level)

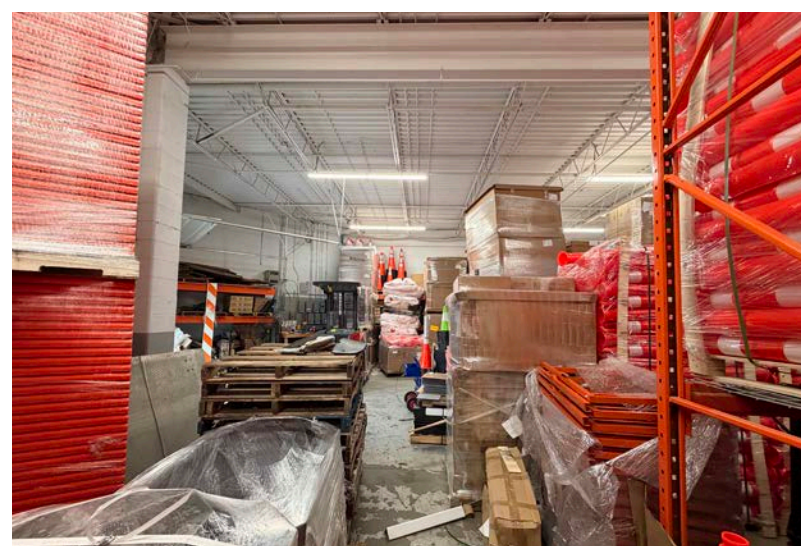
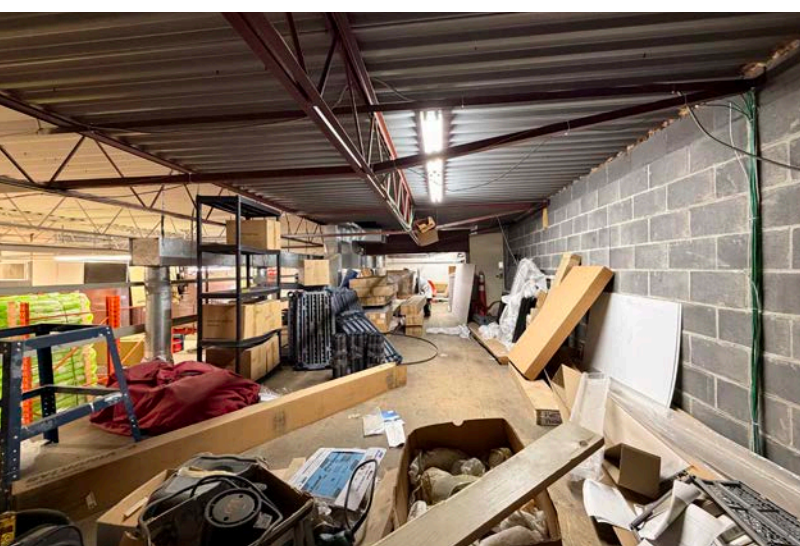
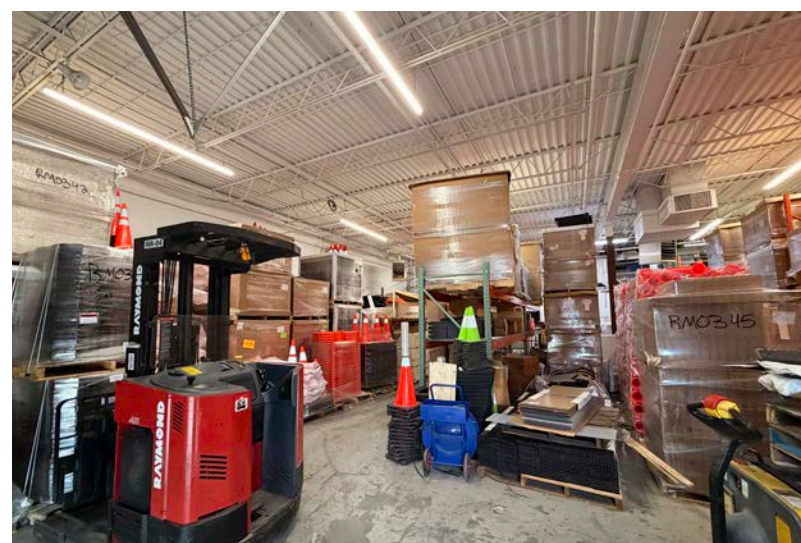
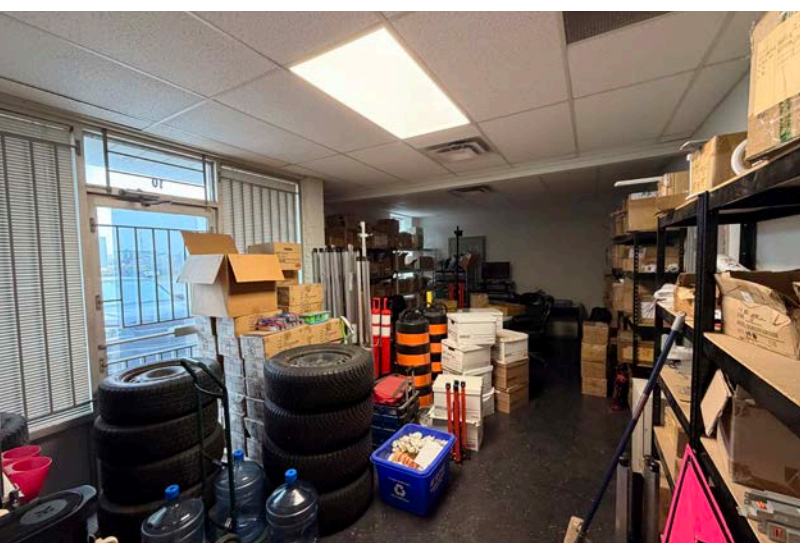
TRUCK LEVEL DOORS | 1

CLEAR HEIGHT | 14'

LEASE RATE | \$14.50 / SF Net

ADDITIONAL RENT | \$4.45 / SF







Close Proximity
To HWY 401



Transit
Nearby



On-site
Parking



Amenities
Nearby



Accommodating
to 53' Trailers



1 Drive-in Door
1 Truck-level Door

PERMITTED USES
(Complete list available upon request)

- Caterers Establishment
- Contractors Establishment
- Craftsperson Shop
- Industrial Research and Design
- Manufacturing
- Printing / Publishing Establishment
- Security / Janitorial Services
- Trade Union Hall
- Veterinary Clinic
- Warehousing

HIGHWAY 401

Tim Hortons

RONA

CAMBRIDGE CENTRE

1721 BISHOP ST N

NOFRILLS

SYMPOSIUM

HWY 401.....	4KM	TORONTO	92KM
KITCHENER.....	19KM	LONDON	105KM
GUELPH.....	20KM	BUFFALO BORDER	153KM
HAMILTON.....	48KM	SARNIA BORDER	205KM

Contact us for more information



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**Broker *Sales Representative