

COMMERCIAL YARD SPACE  
**FOR LEASE**

**1.05 ACRE LOT**

**2670**  
**DUNDAS ST S**  
CAMBRIDGE, ONTARIO, CA



**CONTACT:**

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# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS



IMMEDIATE OCCUPANCY



PROXIMITY TO HWY 401



GREAT INGRESS & EGRESS



FRONTAGE ON DUNDAS ST S



ZONING EXEMPTION



PARTIALLY SECURED YARD

## PROPERTY SPECS

LOT SIZE (AC): 1.05 Acres

FRONTAGE: 51.67 Feet

DEPTH: 88.44 Feet (Irregular)

ZONING: Z3 (Industrial)

TERM: 12 - 60 Months

ASKING RATE: \$4,000 (Gross)

## THE OFFERING

Opportunity to lease an 1.05-acre outdoor storage yard with Z3 Zoning. Special provisions include the permitted use of a contractor's yard or building supplies dealer outlet. The site offers exceptional visibility and convenient highway access in a high-traffic area, with 51.67 feet of frontage on Dundas Street S. The yard features a compacted gravel surface and is partially fenced, providing a secure and functional space. Existing on-site storage options, including trailers and sea cans, may be included in the lease. Flexible lease terms from 12 to 60 months are available at a competitive gross asking rate of \$4,000/month. A prime location with outstanding visual exposure—perfect for industrial users seeking accessible and ready-to-use outdoor space.



# PROPERTY PHOTOS

2670 DUNDAS ST S, CAMBRIDGE, ON





### **SPECIAL PROVISIONS:**

#### **CONTRACTOR'S YARD:**

Means the yard of a construction company or contractor used as depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used by the business, but does not include the wholesale or retail sale of construction materials or supplies or building supplies dealer.

#### **BUILDING SUPPLIES DEALER:**

Means such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures, landscaping materials and similar goods when offered for sale in a retail commercial establishment.

# LOCATION MAP

2670 DUNDAS ST S, CAMBRIDGE, ON

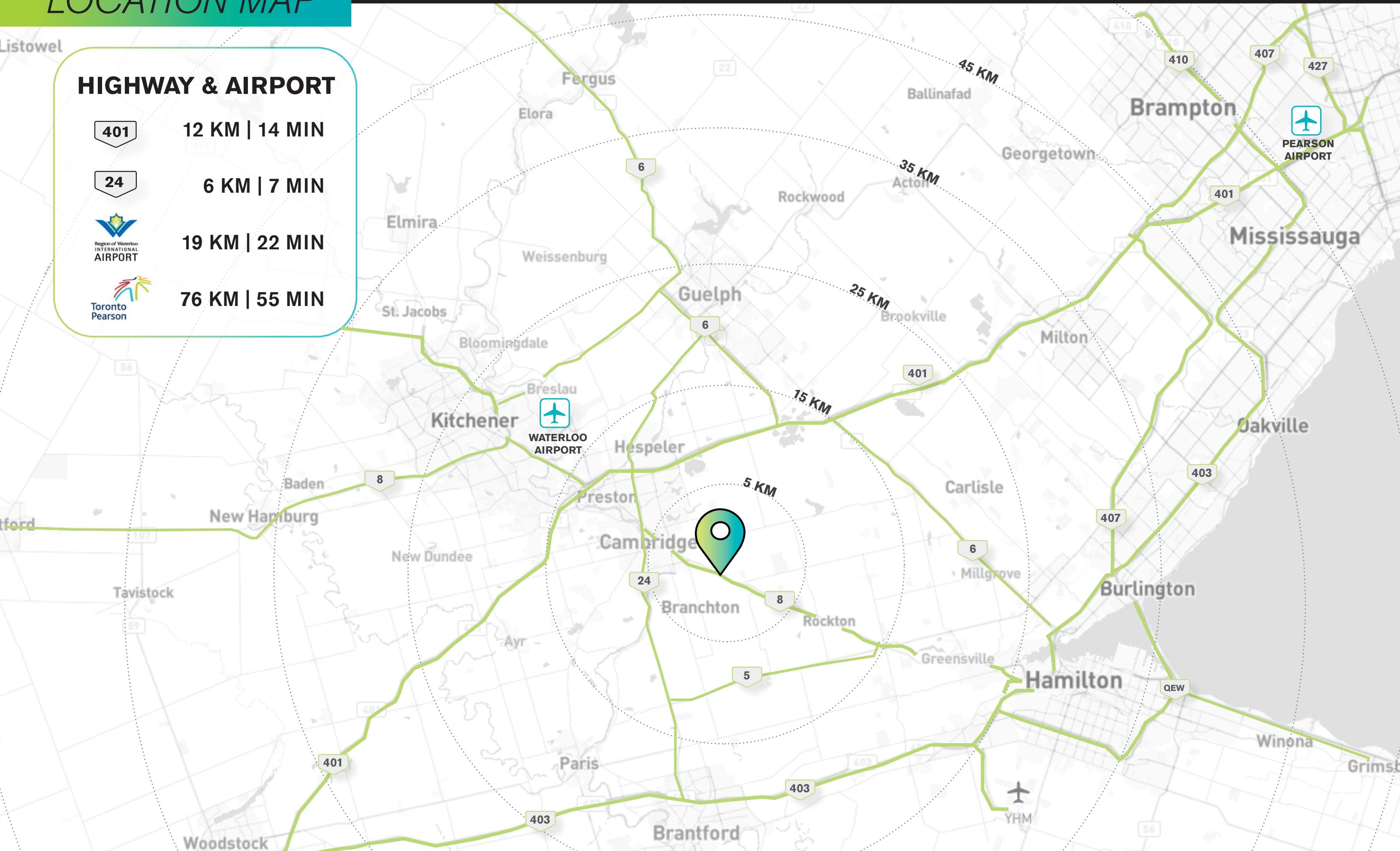
## HIGHWAY & AIRPORT

**401** 12 KM | 14 MIN

**24** 6 KM | 7 MIN

 **19 KM | 22 MIN**

 **76 KM | 55 MIN**



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## SPEAR REALTY INC.

278 PINEBUSH RD, SUITE 202  
CAMBRIDGE ON, N1T 1Z6

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