

Industrial

1139 Industrial Road , Cambridge
Warehouse Space

Lease



Large, Well-Maintained Industrial Building

Location:	Southeast corner of Industrial Rd & Langs Dr
Total Area of Building:	± 161,994
Zoning:	M5
Land Area:	± 9.2 acres with paved front lot and fenced rear lot
Distance to Nearest Hwy	Hwy 401 @ 24: 1.3 km 3 min
Useable Floor Space:	± 51,500 sq ft
Date of Construction:	1965
Type of Construction:	One storey steel frame
Warehouse Headroom:	14' – 16' clearance
Shipping Facilities:	Double 8 x 10 loading dock, various-sized drive-in doors
Present Configuration:	Shared warehouse space
Electrical:	600V – 600 amps
Fire Systems:	Sprinklered
Heating:	Gas – suspended radiant heat
Lighting:	T8
Square footage available	± 51,500 sq. ft.
\$ per square foot*	negotiable depending on length of lease
TMI*	\$2.95 sq. ft.*

(Realty Taxes, Maintenance & Insurance)

* These rates may vary

*** ESTIMATED FOR 2016

May, 2016



For more information:

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