

# Industrial

Lease

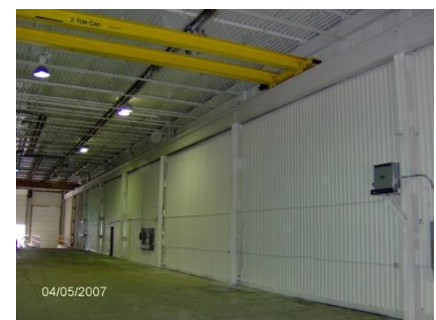
1139 Industrial Road, Cambridge  
Crane Bay



Location:	Southeast corner of Industrial Rd and Langs Dr
Total Area of Building:	163,388 sq. ft.
Zoning:	M4
Land Area:	9.2 acres with paved front lot and fenced rear lot
Distance to Nearest Hwy	Hwy 401 @ 24: 1.3km 3min
Approximate Useable Floor Space:	±11,000 sq. ft.
Date of Construction:	1965 with additions in 1970, 1975, 1989
Type of Construction:	Steel on steel and concrete block
Warehouse Headroom:	22' clearance
Crane Facilities:	3 overhead cranes 3 enclosed loading docks 12' x 14' doors 1 Drive in Door 14' x 14' door
Shipping Facilities:	
Electrical:	600V
Fire Systems:	Hydrant / Sprinklered
Heating:	Gas – suspended radiant heaters
Lighting:	T-8 (2012)
Square footage available	±11,000 sq ft
\$ per square foot*	negotiable depending on length of lease
TMI ( Realty Taxes, Maintenance & Insurance)	\$2.85 sq ft*

\* These rates may vary (Estimate)

January 23, 2019



For more information:  
519-623-3440 email: [info@twproperties.ca](mailto:info@twproperties.ca)

1139 Industrial Road, Cambridge  
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**TOWCON HOLDINGS INC.  
WOODSIDE PROPERTIES LIMITED**

## About TW Properties

**Towcon Holdings Inc and Woodside Properties Limited combined!**

As the owner of every building it leases to clients, TW Properties' paramount concern is ensuring each client is 100% satisfied with their leased space and works diligently to ensure each tenant receives prompt, personalized and professional service. We are a forward-thinking, tenant-focused organization.

When you lease a TW Properties space, you have direct access to the people and services who care most about your satisfaction. This means you realize lower real estate occupancy costs because there is no "middleman" property management firm - we deal direct with our tenants, using our fully staffed in-house maintenance and professional repair crews.

### **TWProperties.ca owns and operates:**

- More than 20 commercial, industrial, warehouse and office spaces that can be leased in Cambridge, Kitchener, Waterloo, Guelph, Brantford, Ayr and surrounding area.
- TW Properties services all its properties with an in-house property management staff to ensure prompt and professional service.
- We are an environmentally forward thinking property management company. We offer LEED certified office space and some of our properties are outfitted with solar panels, including one of Ontario's first roof-top PV solar panel 250kW system comprising of 1,326 Canadian solar panels on approximately 75,000 square feet with a maximum rated capacity of 305kW direct current.

TW Properties, the Management Team of Towcon Holdings and Woodside Properties, was founded more than 35 years ago in Cambridge Ontario, when Dave Walden (former owner of Conestoga Roofing) realized there was a need for top-quality, well-constructed, well-maintained commercial, industrial, office and warehouse space.

Locally owned and operated, TW Properties is proudly Canadian and supports numerous community organizations and charities, including Conestoga College's Roofing Institute.



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