

FOR LEASE



2,000 SF – 16,587 SF Available

215

**QUEEN ST W
CAMBRIDGE, ONTARIO**

WHITNEY
Commercial Real Estate Services



The Textile Factory

Cambridge, Ontario has a rich industrial history, and textiles played a significant role in the city's development. One notable textile factory in Cambridge was the Dominion Woollens and Worsteds Company.

The Dominion Woollens and Worsteds Company was established in 1882 and became one of the largest textile manufacturers in Canada. The factory specialized in producing a wide range of woolen and worsted fabrics, including blankets, flannels, and dress goods.

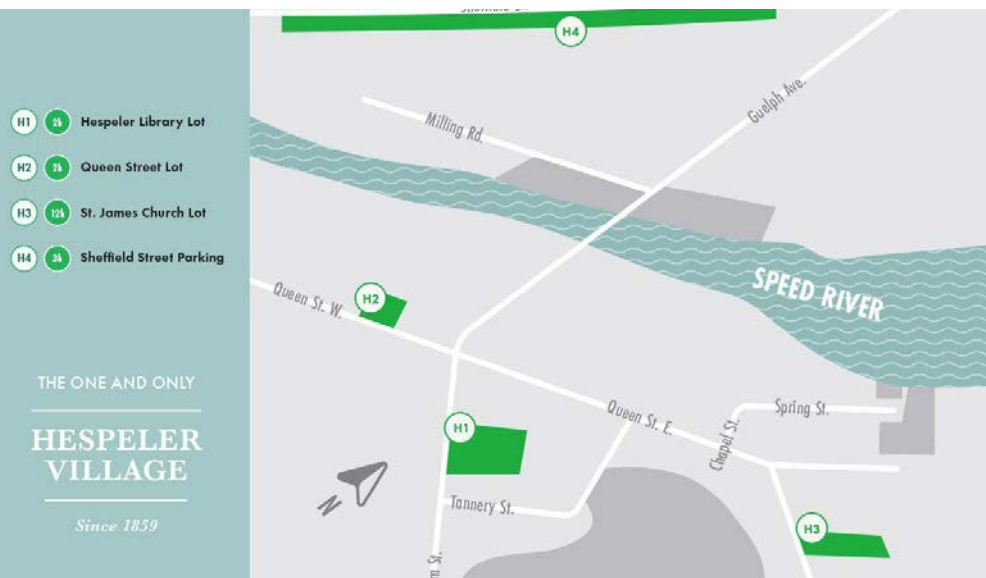
Throughout its history, the Dominion Woollens and Worsteds Company expanded its operations, acquired other textile mills, and introduced new technologies to improve production efficiency. The factory employed a large number of workers, contributing to the growth of the local economy and the development of the surrounding community.

Unfortunately, like many textile factories in North America, the Dominion Woollens and Worsteds Company faced challenges due to changing market conditions and increased global competition. The factory eventually closed its doors in the late 20th century, marking the end of an era for the textile industry in Cambridge.

While the Dominion Woollens and Worsteds Company is one example of a textile factory in Cambridge, there may have been other smaller mills or businesses that operated in the area as well.



SPEED RIVER



UNIT 1

Warehouse - Main Level

Open concept retail or warehouse space available for lease. Located within close proximity to Highway 401. The property has ample on-site parking and has access to public transportation.

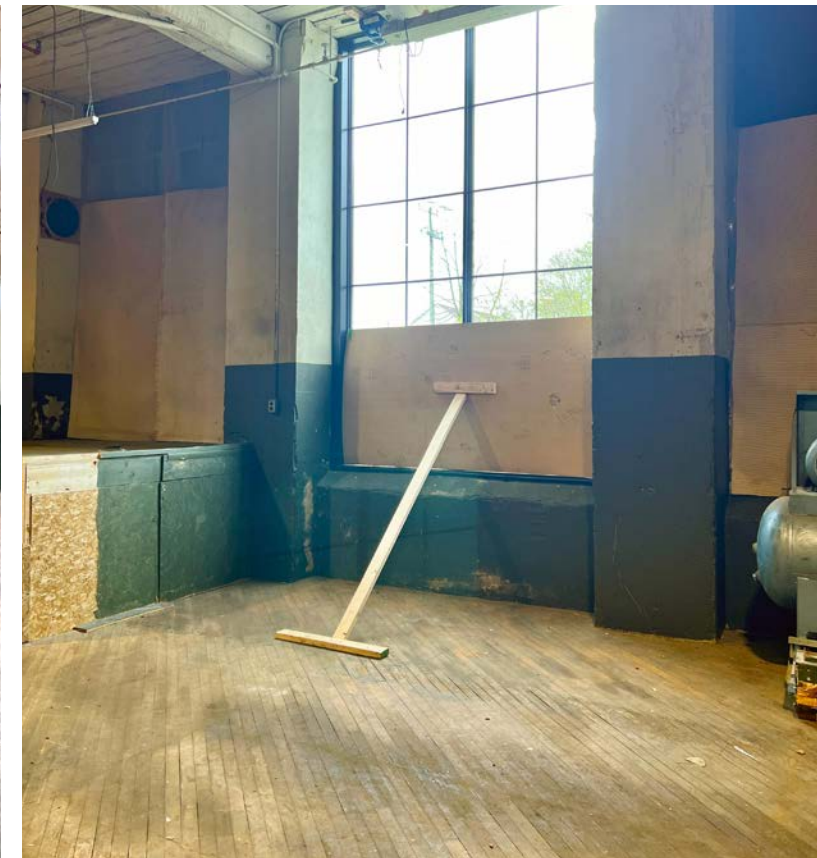
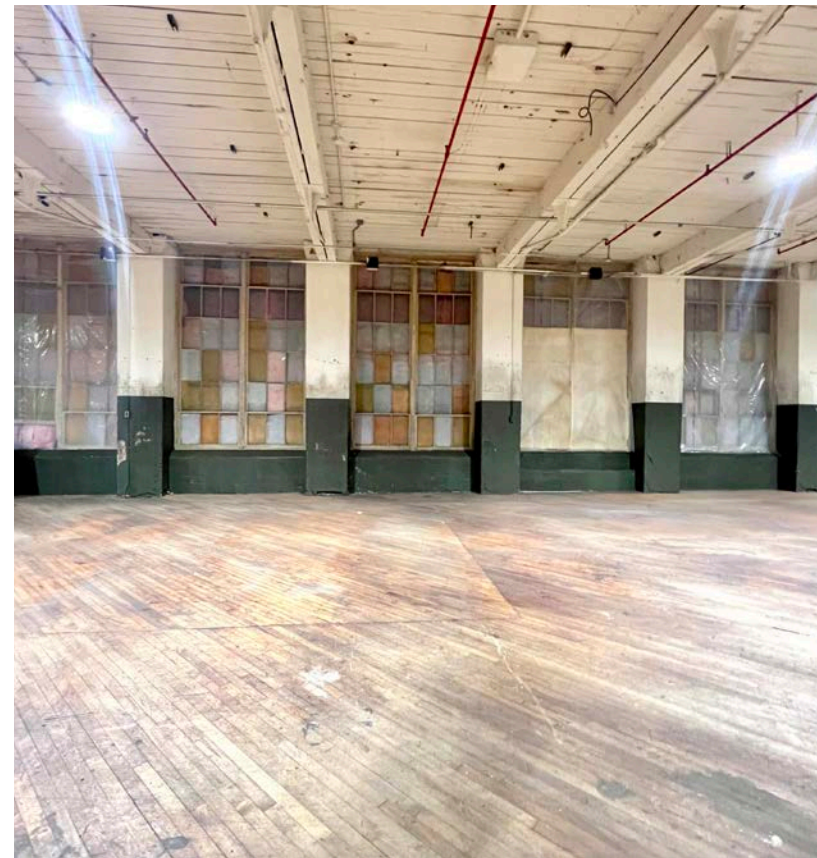
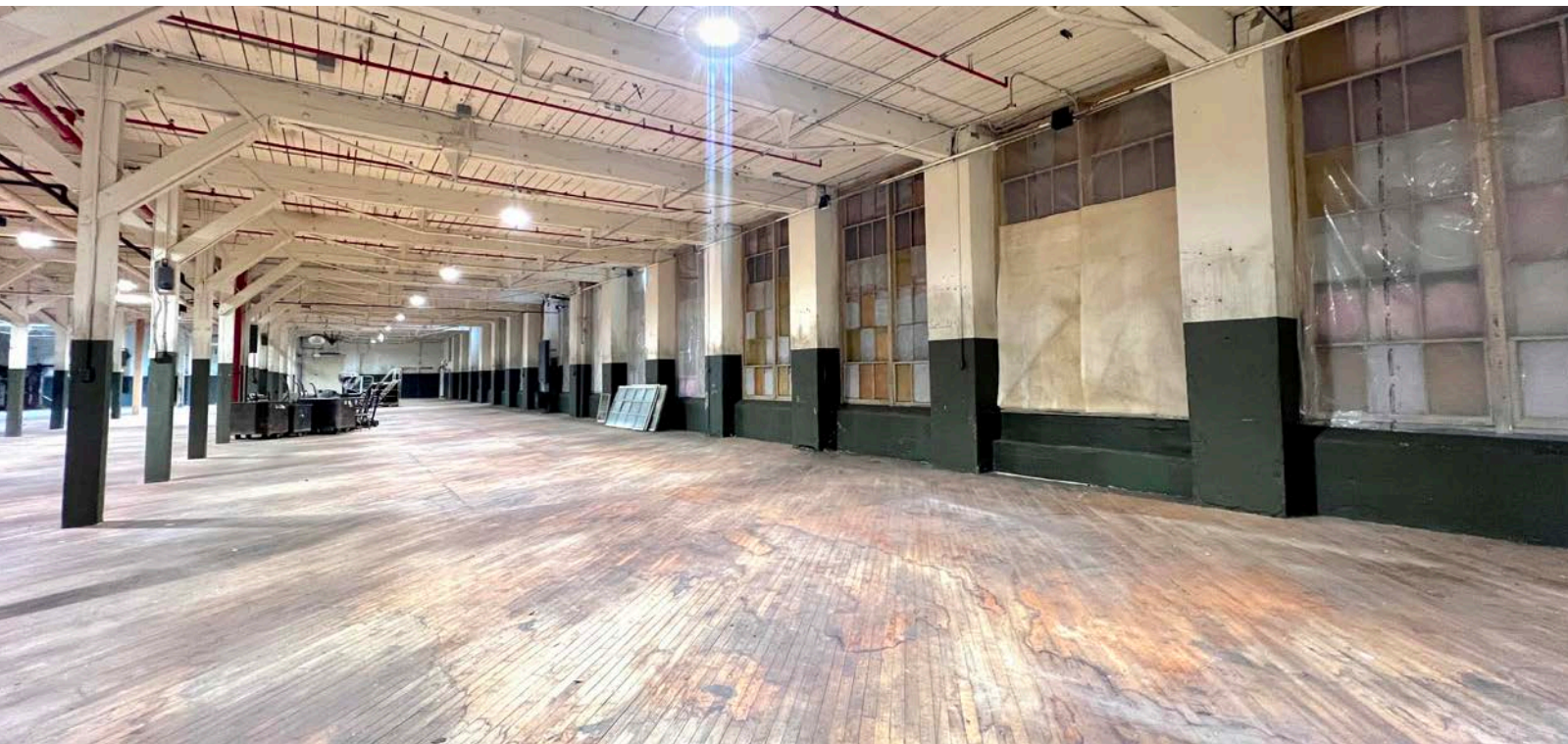
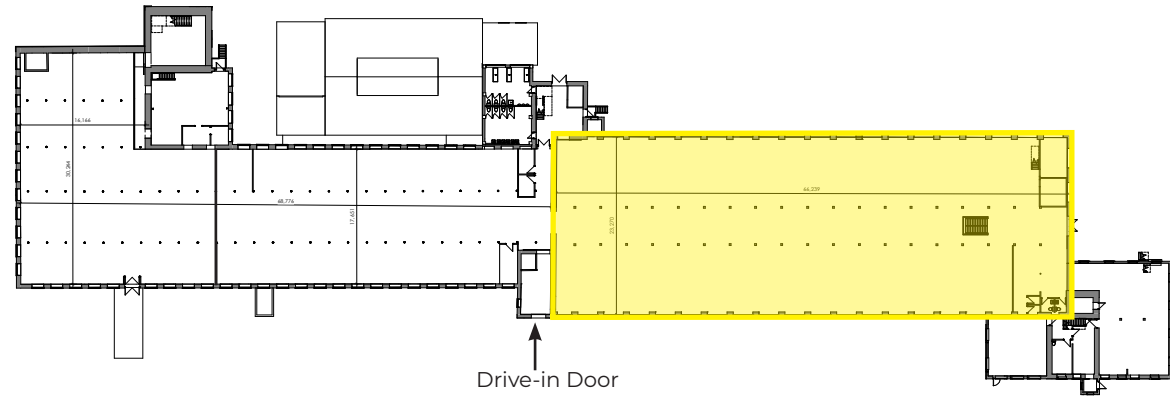
AVAILABLE AREA | 16,587 SF

LEASE RATE | \$14.00 / SF Gross

LOADING | 1 - 8x8 Drive-in Door

ZONING | M3

CEILING HEIGHT | 15'7"



UNIT 2

Industrial - Main Level

6,000 SF Industrial Studio Unit available for lease. Located within close proximity to the 401. The property has ample on-site parking and has access to public transportation.

AVAILABLE AREA | 6,000 SF

LEASE RATE | \$9.00 / SF Gross

ZONING | M3



UNIT 3

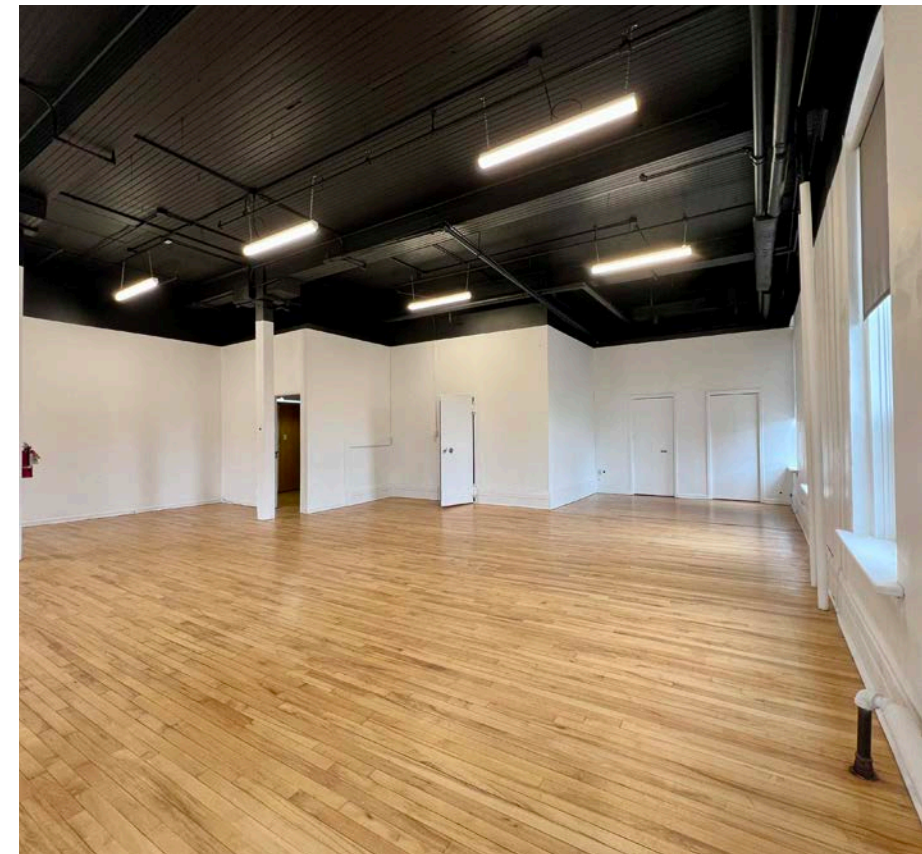
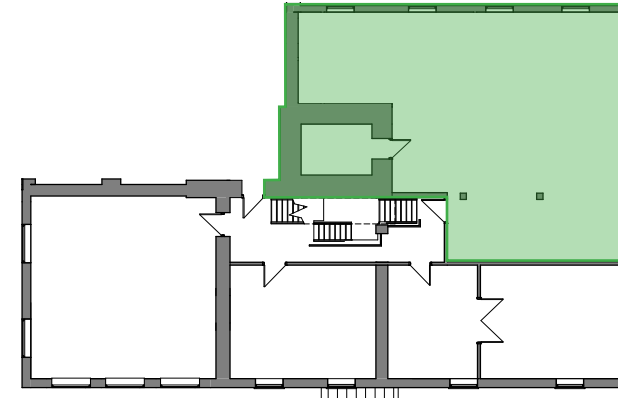
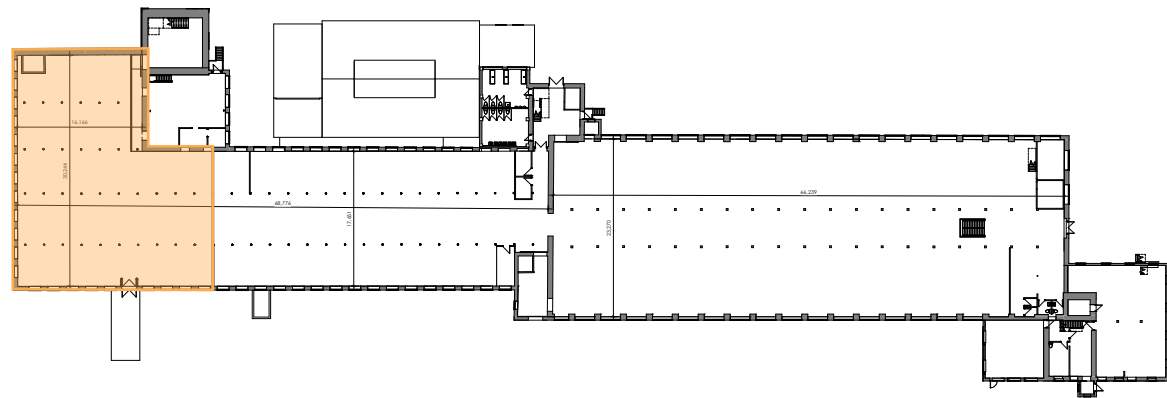
Office - Second Level

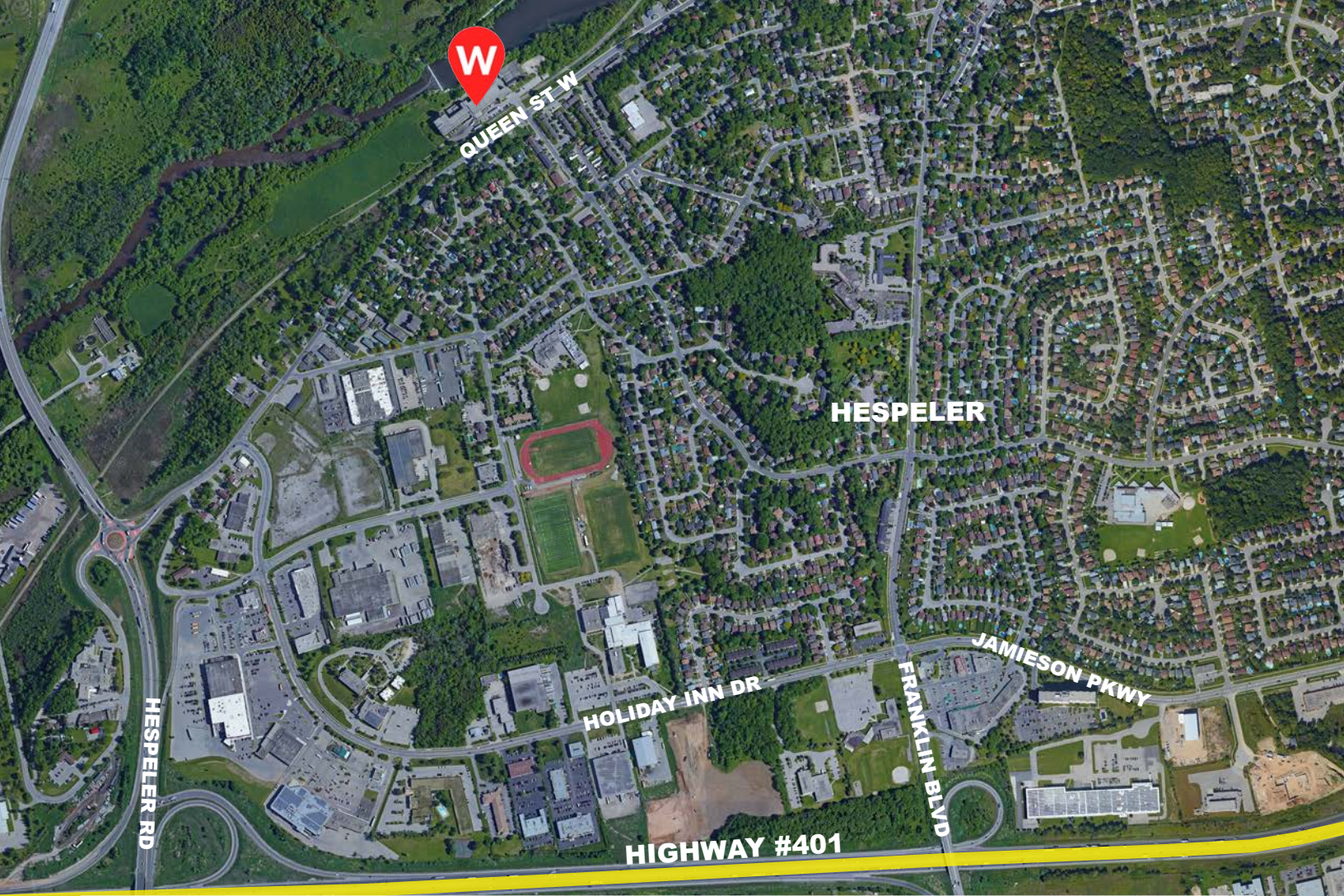
Second floor brick & beam loft available for lease. Located within close proximity to the 401. The property has ample on-site parking and has access to public transportation.

AVAILABLE AREA | 2,000 SF

LEASE RATE | \$1,950 SF Gross / Month

ZONING | M3





DISTANCE FROM 215 QUEEN ST W, CAMBRIDGE

Highway #401 - 2KM

Hespeler Downtown - 4.2KM

Downtown Kitchener - 17.5KM

Contact Listing Agents for more information.



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