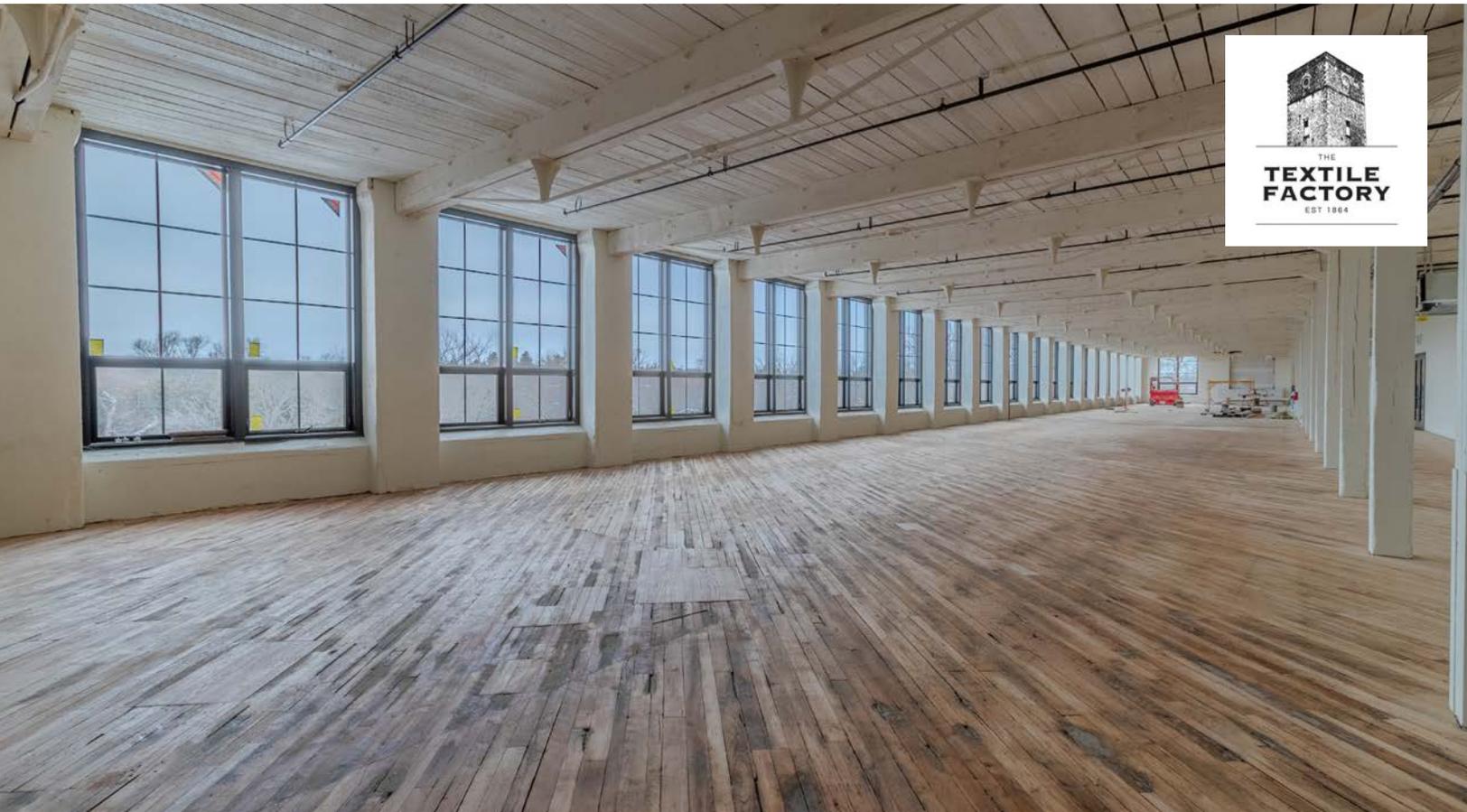


FOR LEASE

WHITNEY
Commercial Real Estate Services

215 QUEEN ST W, CAMBRIDGE



STUDIO / OFFICE / RETAIL SPACE AVAILABLE

A remarkable opportunity to lease a piece of history at the heart of Hespeler Village. These units are a part of a historic textile factory, formerly known as the Dominion Woolens and Worsted's Company, holds deep-rooted significance as an industrial landmark.

With high ceilings and abundant natural light, the space creates an inviting and productive atmosphere. The site offers ample parking for both tenants and visitors.

Located in close proximity to Hespeler Road and the 401, this property provides easy access to major transportation routes. Flexibility is key, as the lease term is negotiable to suit your specific needs.

This is an extraordinary opportunity to be a part of Cambridge's rich history. The landlord will build to suit the Tenants requirements.

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.



UNIT A - 101

AVAILABLE AREA | 600 SF

LEASE RATE | \$1,550 / Month Net

ADDITIONAL RENT | \$10.00 / SF

UNIT A - 302

AVAILABLE AREA | 650 SF

LEASE RATE | \$1,950 / Month Gross + Utilities

UNIT B - 300

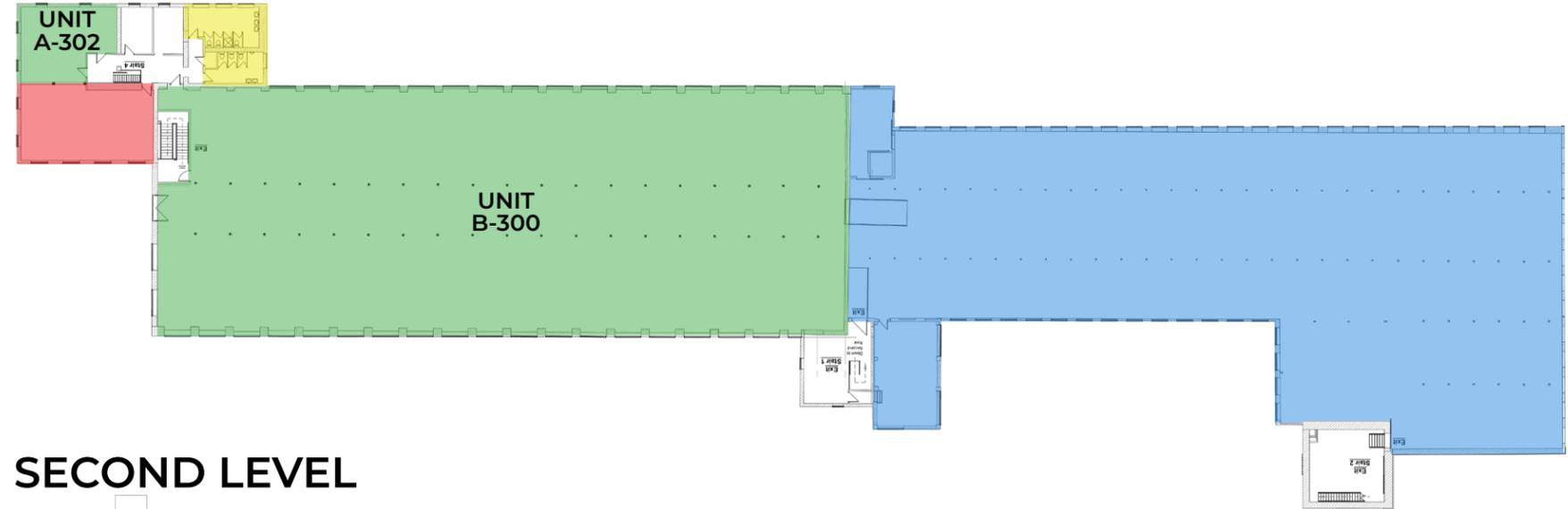
AVAILABLE AREA | 16,000 SF

LEASE RATE | \$18.00 / SF Net

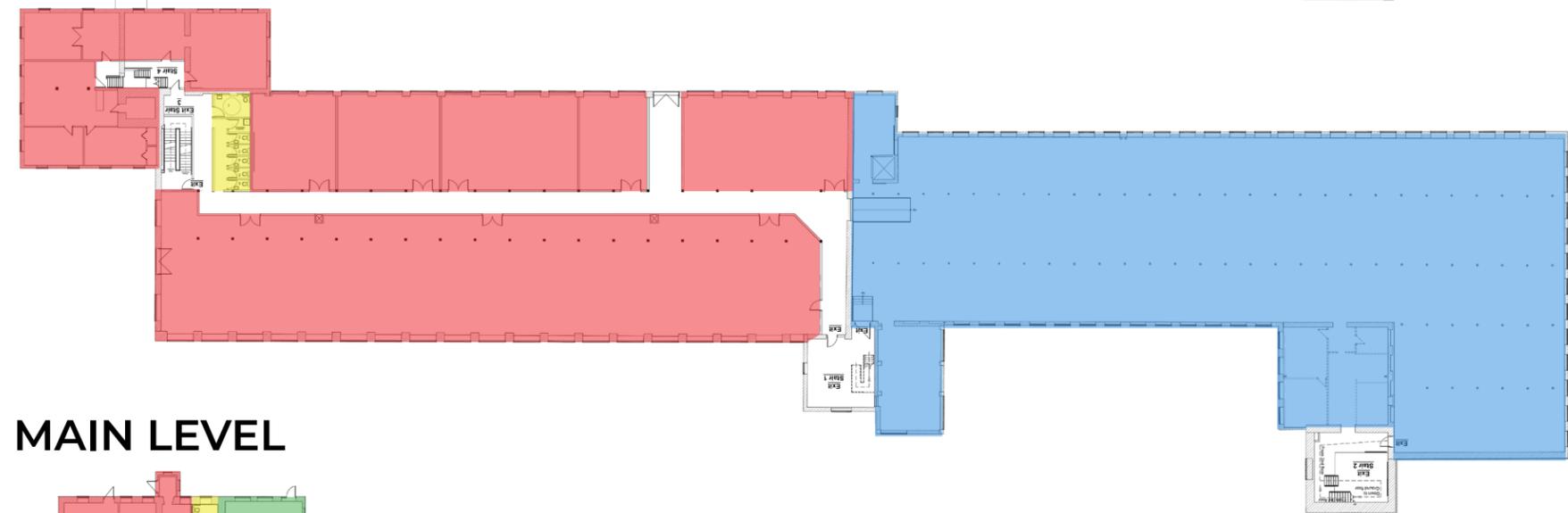
ADDITIONAL RENT | \$10.00 / SF

ZONING | (H)(H)RM2CS5

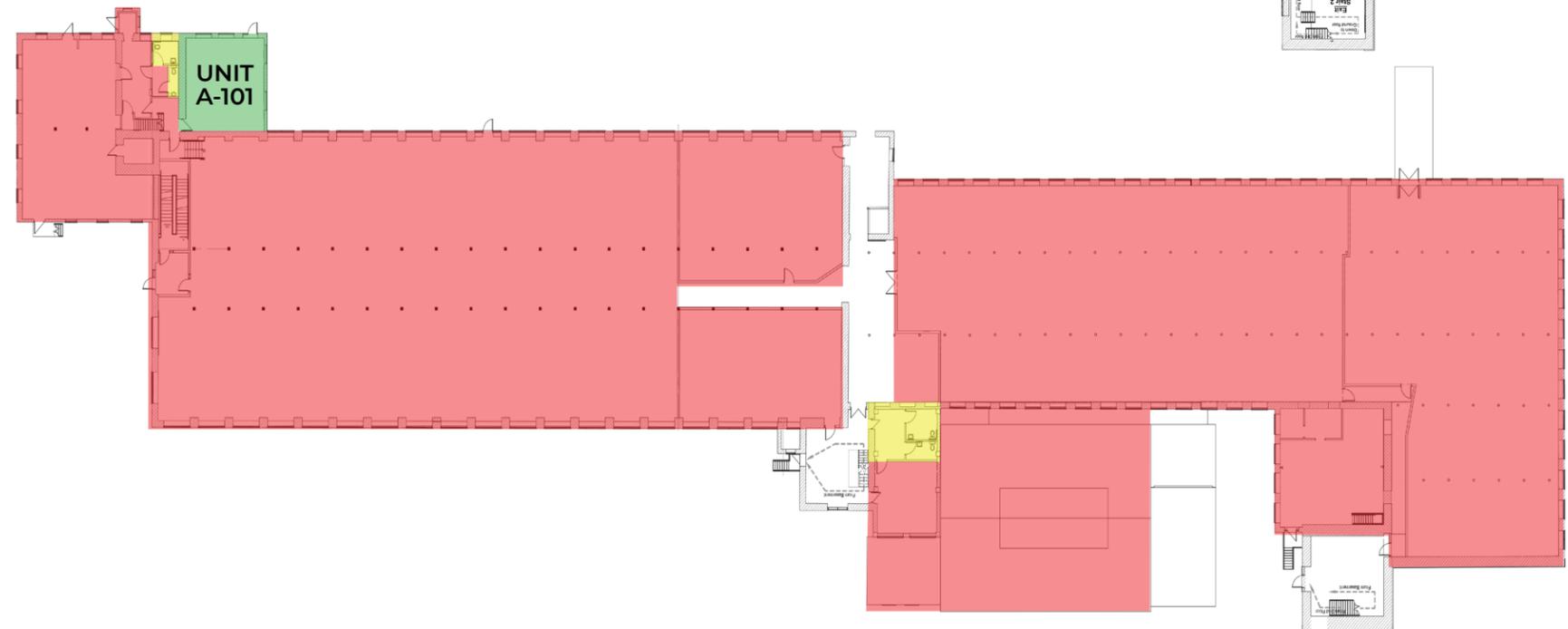
THIRD LEVEL



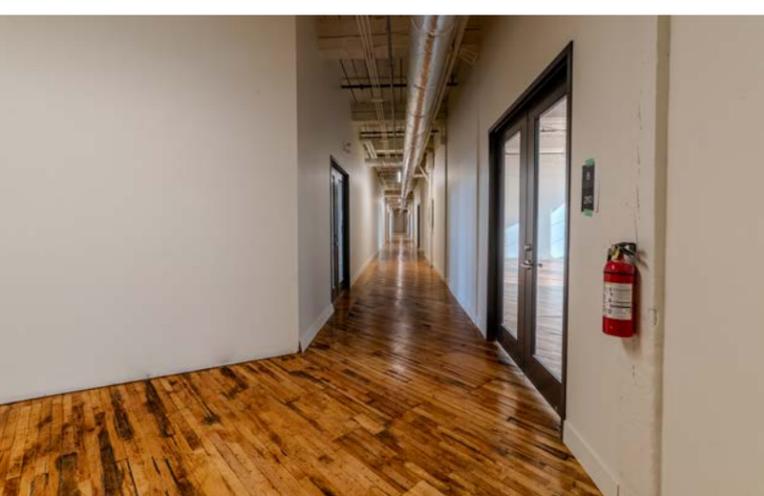
SECOND LEVEL



MAIN LEVEL



AVAILABLE LEASED SHARED WASHROOMS COMING SOON



JOIN THESE COMPANIES



East Mountain Internal Arts
Qigong • Tai Chi • Kung Fu





**PROXIMITY TO 215 QUEEN ST W,
CAMBRIDGE**

HWY 401 - 2 KM
Downtown Hespeler - 0.9 KM
Downtown Kitchener - 17.5 KM

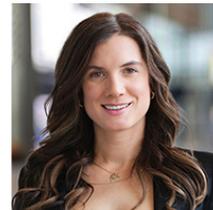
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**Broker *Sales Representative