

FOR LEASE

WHITNEY

Commercial Real Estate Services

140 MCGOVERN DR, CAMBRIDGE - UNIT 8



1,000 SF INDUSTRIAL UNIT WITH DRIVE-IN LOADING

Clear span industrial unit available for lease with convenient drive-in loading, 14' clear height, 600 volts / 60 amps and situated a mere 500 m from HWY 401.

Utilities are included in the Gross Rent.

AVAILABLE SPACE | 1,000 SF

LEASE RATE | \$2,000 / Month Gross
Utilities Included

ZONING | M1

DRIVE-IN DOORS | 1 - 10' X 8'

CLEAR HEIGHT | 14'



Drive-in Loading



HWY 401 Access



On-site Parking



High Traffic Area

PERMITTED USES (complete list available upon request)

- An establishment for computer assisted design/manufacturing
- An establishment for industrial research and development
- A laboratory for quality control or product development
- A printing and/or publishing establishment
- A dry cleaning plant
- A caterer's establishment
- A lumber yard
- Contractor's establishment (no yard or retail sales office)



Contact us for more information



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative