



**FOR SALE**

Multi-Building Industrial Site with Income Producing Duplex

**1628**

CONCESSION ROAD  
CAMBRIDGE, ONTARIO

**WHITNEY**  
Commercial Real Estate Services

# Multi-Building Industrial Site with Income Producing Duplex

This is an opportunity to acquire a well-located industrial facility with excess land.

The site has access from both Bishop Street N and Concession Road. Strong access to public transit with a bus stop less than 200M away.

The site offers a 12,636 SF shop/office, 5,005 SF clear span industrial building, 1,256 SF of unheated storage and a 3,027 SF duplex producing additional income. Benefit from flexible M3 zoning with permitted uses such as warehouse, motor vehicle repair, manufacturing, contractor's yards and many more.

## AVAILABLE SPACE | 21,924 SF

- Building #1: 12,636 SF
- Building #2: 5,005 SF
- Building #3: 1,256 SF
- Duplex House: 3,027 SF

## LAND AREA | 2.305 Acres

## ZONING | M3

## ASKING PRICE | \$3,625,000

## TAXES | \$11,284.00 (2024)



## PERMITTED USES

- Commercial Education Facilities
- Contractors Yard
- Fabricating Companies
- Industrial Services Trade
- Laboratories
- Manufacturing & Processing

- Offices
- Packing & Printing Establishments
- Repair & Servicing Activities
- Recycling Facilities
- Storage
- Warehousing & Distribution



Public Transport



Income Producing



Clear Span Industrial Building



Multiple Entrances

**BUILDING #1**

TRUCK LEVEL DOOR | 1 - 8' x 8'

DRIVE-IN DOOR | 1 - 8' x 8'  
1 - 10' x 10'

CLEAR HEIGHT | 8'10" - 11'1"

ADDITIONAL FEATURES | 3 Private Offices  
M/W Washrooms

**BUILDING #2 (CLEAR SPAN)**

DRIVE-IN DOORS | 1 - 9' x 8'  
1 - 11'7" x 10'  
2 - 15'8" x 12'

CLEAR HEIGHT | 14'0"

**BUILDING #3 (UNHEATED STORAGE)**

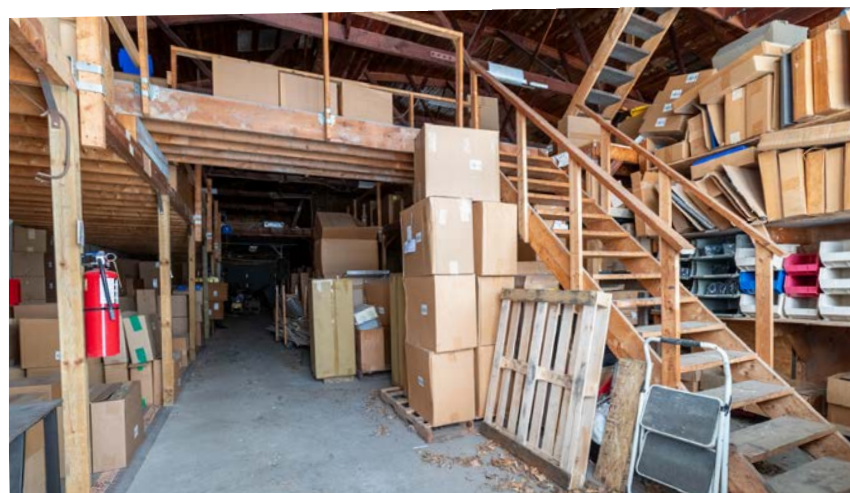
DRIVE-IN DOOR | 1 - 12' x 10'

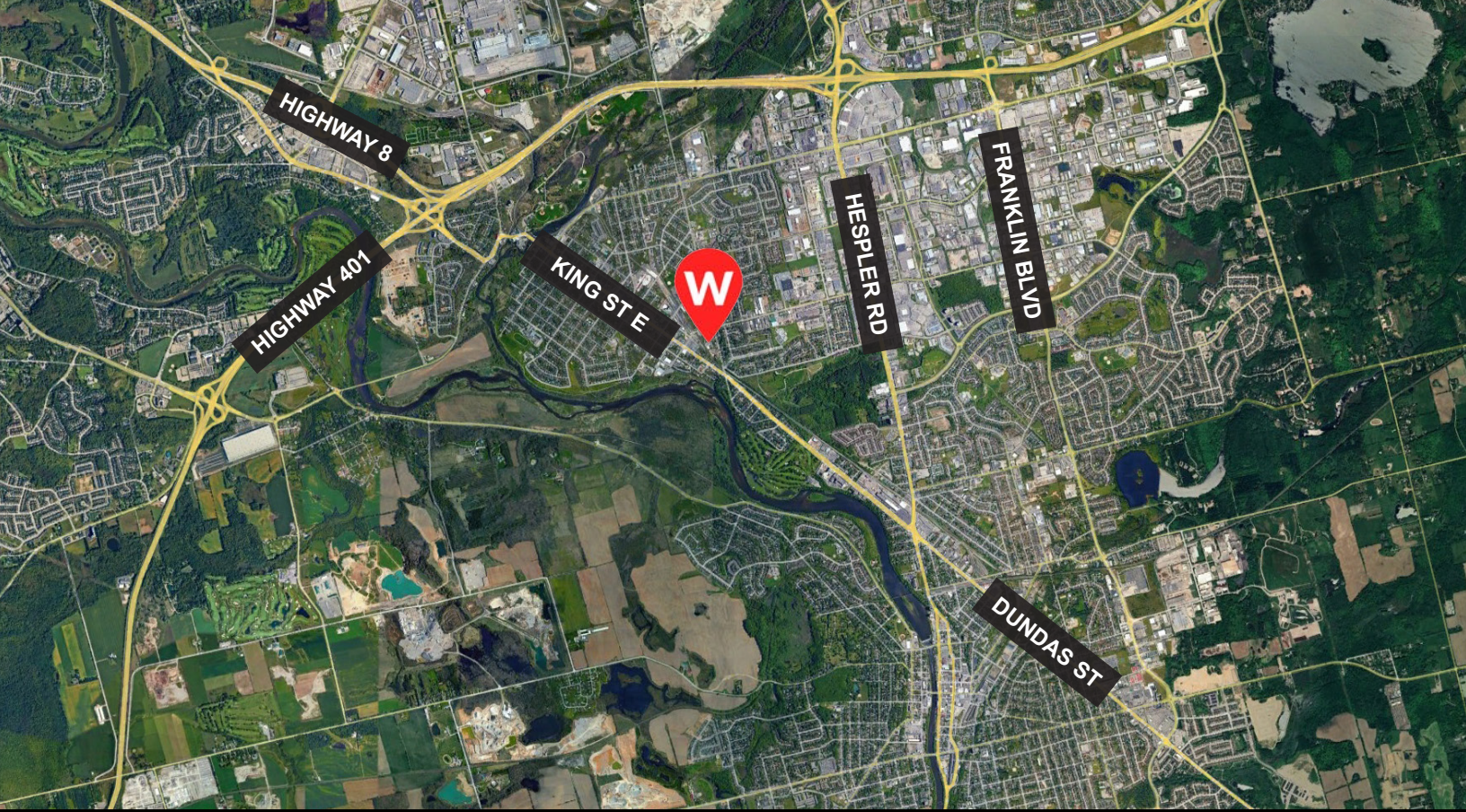
CLEAR HEIGHT | 12'7"

**DUPLEX HOUSE**

AVAILABLE AREA | 3,027 SF







CAMBRIDGE ..... 17KM  
 MILTON ..... 45KM  
 HAMILTON ..... 48KM  
 MISSISSAUGA ..... 71KM

LONDON ..... 102KM  
 BUFFALO BORDER ..... 152KM  
 SARNIA BORDER ..... 201KM  
 WINDSOR BORDER ..... 279KM

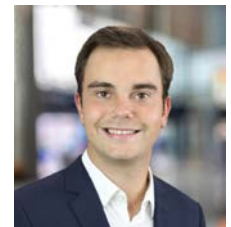
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\*\*Broker \*Sales Representative