

FOR LEASE

WHITNEY
Commercial Real Estate Services

978 BISHOP ST N, CAMBRIDGE



5,882 SF INDUSTRIAL BUILDING

5,882 SF Industrial building available for lease.

Highlighting drive-in and dock level loading, 200 Amps / 600 volts, and situated a mere 3km from Highway #401.

Enjoy the advantage of affordable additional rent and the convenience of numerous nearby amenities.

TOTAL BUILDING AREA | 5,882 SF

OFFICE AREA | 1,684 SF

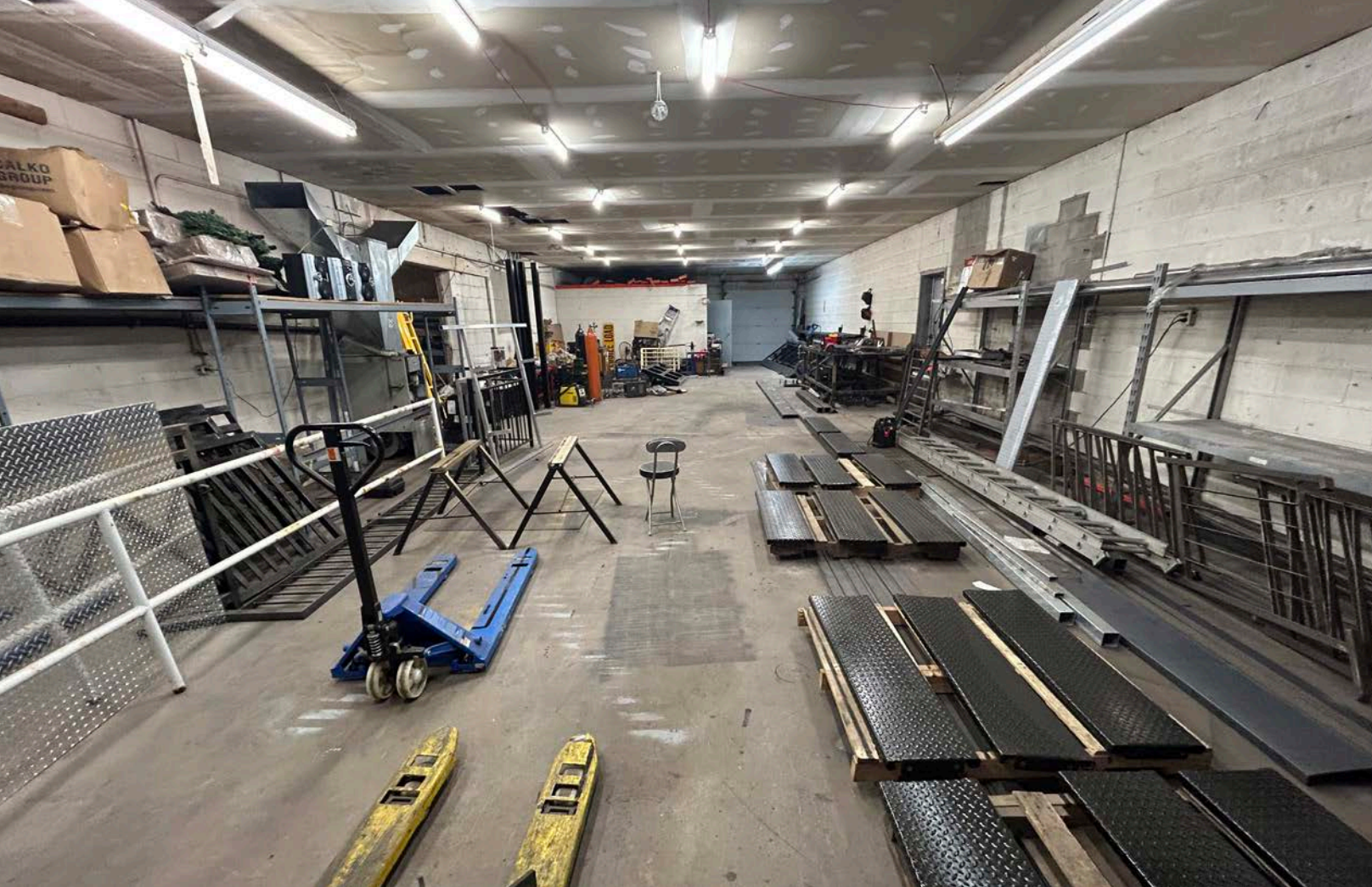
ZONING | M2

DRIVE-IN DOORS | 1

TRUCK LEVEL DOORS | 1

LEASE RATE | \$13.00 / SF Net

ADDITIONAL RENT | \$3.00 / SF





Close Proximity
To HWY 401



Nearby
Amenities



1 Drive-in Door
1 Truck-level Door



200 Amps
600 Volts



Nearby
Transit



On-site
Parking

PERMITTED USES

(Complete list available upon request)

- General Industrial Uses (other than a motor vehicle repair shop, or auto body repair shop, an auto service mall, an establishment for the display, sales and service of motor vehicles and motorized equipment, a bonded customs warehouse or a courier or delivery service) where no outdoor storage is provided and all operations are entirely conducted within wholly enclosed buildings
- Factory Sales Outlet in Accordance with Section 3.4.1.1
- Offices in Accordance with Section 3.4.1.2
- Day Nursery or Day Care Centre
- A Use Permitted in All Industrial Zones in Accordance with Section 2.1.1
- An Accessory Use, Building or Structure

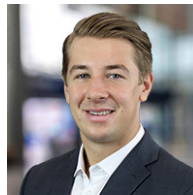


HWY 401.....	2.6KM	TORONTO	95.1KM
KITCHENER.....	18.6KM	LONDON	102KM
GUELPH.....	20.1KM	BUFFALO BORDER	154KM
HAMILTON.....	49.6KM	SARNIA BORDER	207KM

Contact us for more information



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**Broker *Sales Representative