FOR LEASE

125 Goddard Crescent, Cambridge

Brand-new Industrial Condominiums

WHITNEY
Commercial Real Estate Services













PROPERTY Overview

Brand-new industrial condominiums ranging from 3,414 SF to 10,218 SF available for lease in the Boxwood Business Park.

Each unit features 24’ clear height, three-phase power, drive-in loading, and designated parking. M3 industrial zoning supports a wide range of industrial and commercial recreation-related uses.

The Vendor is willing to build out up to 10% office space before closing, depending on a buyer’s desired configuration and specific requirements.

AVAILABLE UNITS:	1-3 & 6
SIZE OPTIONS:	3,414 - 10,218 SF
CURRENT ZONING:	(H2)M3
CLEAR HEIGHT:	24’
TOTAL DRIVE-IN DOORS:	1 (14’ x 14’) Per Unit
3 PHASE POWER:	600V / 100A Per Unit

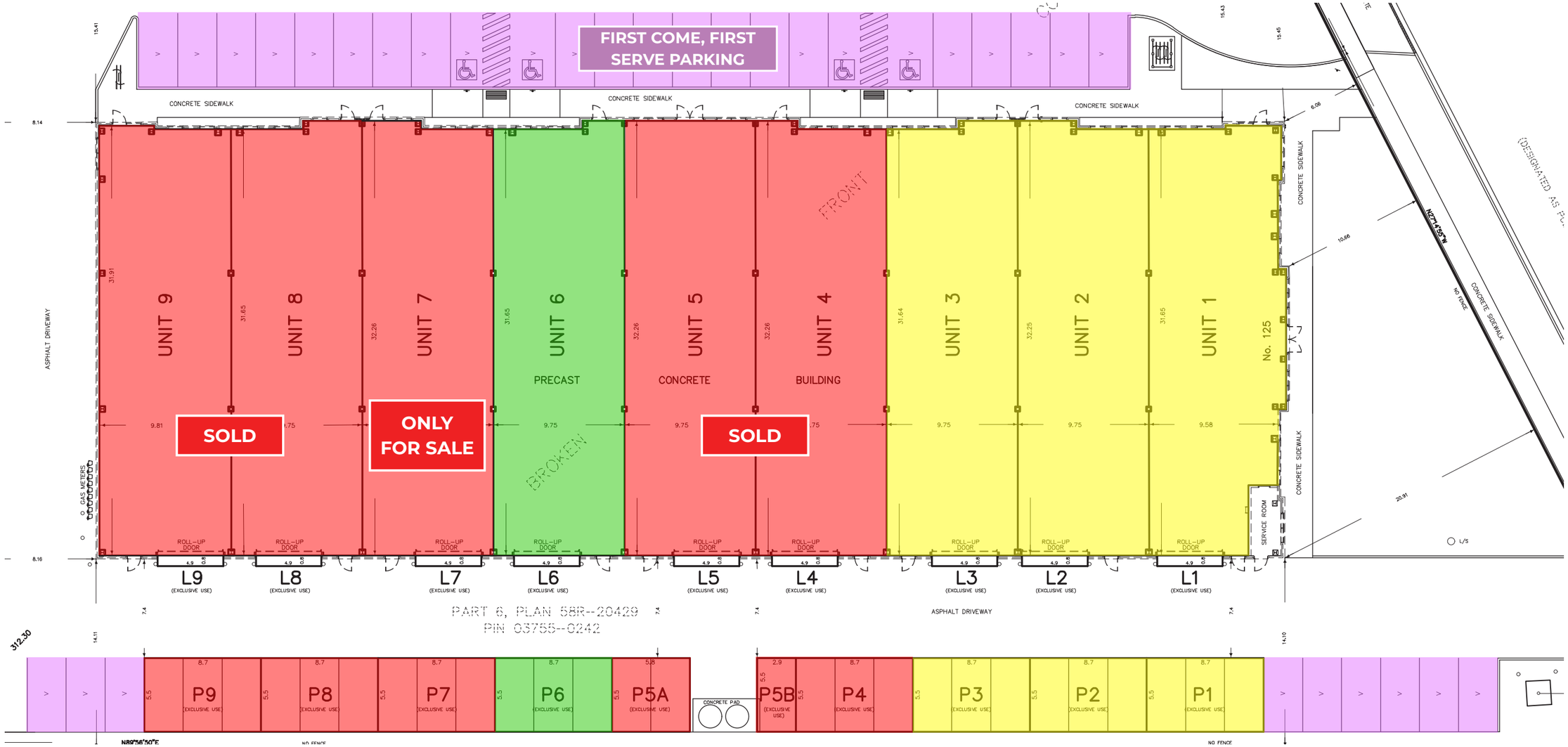
PERMITTED Uses

(Full list available upon request)

- A Use Permitted in All Industrial Zones in Accordance with Section 2.1.1
- A Factory Sales Outlet in Accordance with Section 3.4.1.1
- Day Nursery or Day Care
- General Industrial Uses
- Public Storage Unit

UNIT Summary

UNIT	SIZE	LEASE RATE	ADDITIONAL RENT
1-3	10,218 SF	$16.50 / SF Net	$7.50 / SF
6	3,414 SF	$16.50 / SF Net	$7.50 / SF





SOUGHT-AFTER Industrial Park

Located within the sought-after Boxwood Business Park, 125 Goddard Crescent is surrounded by a growing network of established manufacturers, distributors, logistics providers, and commercial businesses.

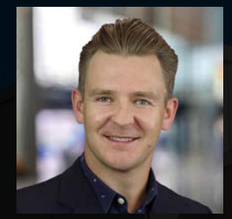
Just minutes from Highway 401, Highway 8, and Regional Road 24, the property offers exceptional connectivity throughout Waterloo Region, the Greater Toronto Area, and Southwestern Ontario. The area is also conveniently located near Cambridge Centre, a wide selection of restaurants, hotels, retail amenities, and public transit, providing convenience for both employees and clients.

With continued commercial growth, modern infrastructure, and excellent access to major transportation routes, Boxwood Business Park has become one of Cambridge's premier industrial destinations.

LOCATION Distances

HIGHWAY 401	6KM
HIGHWAY 8	8KM
GUELPH	18KM
WATERLOO	22KM
MILTON	46KM
HAMILTON	55KM
TORONTO	99KM
LONDON	108KM





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**Broker *Sales Representative