

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 680 BISHOP ST N, CAMBRIDGE - UNIT 3



### INDUSTRIAL UNIT FOR LEASE

6,400 SF Industrial unit available for lease, which features a large 14' x 12' drive-in door, 125 Amps / 600 volts, 14'5" clear height and situated a mere 3km from Highway #401.

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

**AVAILABLE AREA** | 6,400 SF

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**ZONING** | M3

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**DRIVE-IN DOORS** | 1 (14' x 12')

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**CLEAR HEIGHT** | 14.5'

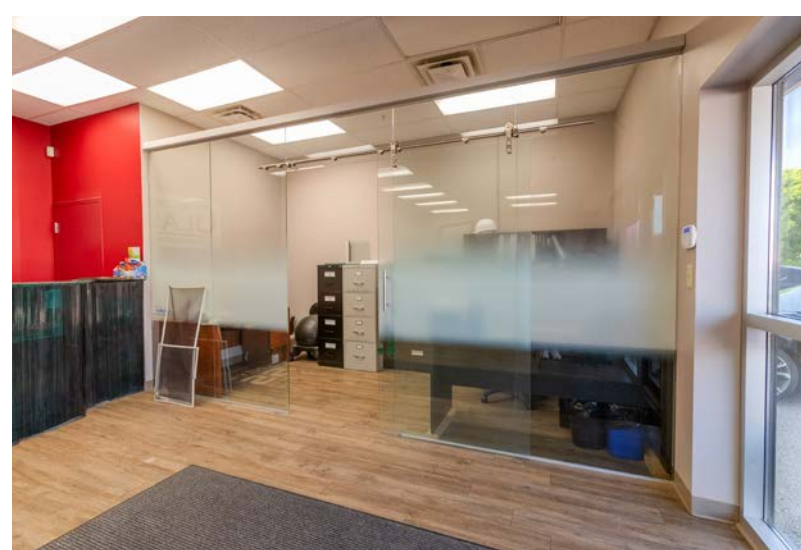
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**LEASE RATE** | \$13.00 / SF Net

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**ADDITIONAL RENT** | \$3.95 / SF Net

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125Amps  
600 Volts




Transit  
Nearby




HWY  
Access



Amenities  
Nearby



Drive-in  
Door



On-site  
Parking

### PERMITTED USES

(Complete list available upon request)

- General Industrial Use
- A Public Storage Unit
- A Day Nursery or Day Care Centre
- Offices in Accordance with Section 3.4.1.1
- A Use Permitted in All Industrial Zones in Accordance with Section 2.1.1
- An Accessory Use, Building or Structure



HWY 401.....	3.7KM	TORONTO.....	95.4KM
KITCHENER.....	18.9KM	LONDON.....	102KM
GUELPH.....	20.4KM	BUFFALO BORDER.....	155KM
HAMILTON.....	49.9KM	SARNIA BORDER.....	201KM

Contact us for more information



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