

FOR LEASE

WHITNEY
Commercial Real Estate Services

119 PINEBUSH RD, CAMBRIDGE



6,068 SF INDUSTRIAL UNIT WITH STREET EXPOSURE

6,068 SF industrial unit available for lease.

The M3 zoning allows for all traditional industrial uses, including assembly, contractor's yard, manufacturing, printing, warehousing, and many more.

The unit features 14' clear height and drive-in and dock-level loading.

The property is within close proximity to HWY 401, offering easy access to the GTA.

BUILDING AREA | 6,068 SF

ZONING | M3

DRIVE-IN DOORS | 1

TRUCK LEVEL DOORS | 1

CLEAR HEIGHT | 14'

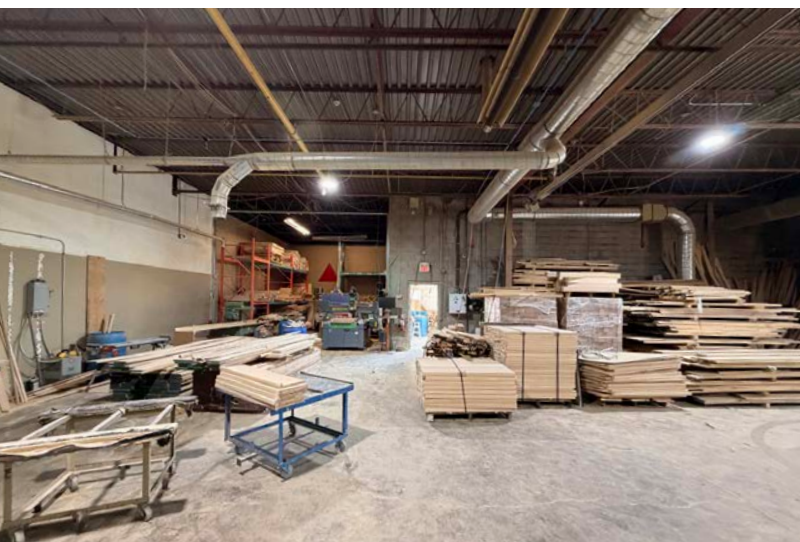
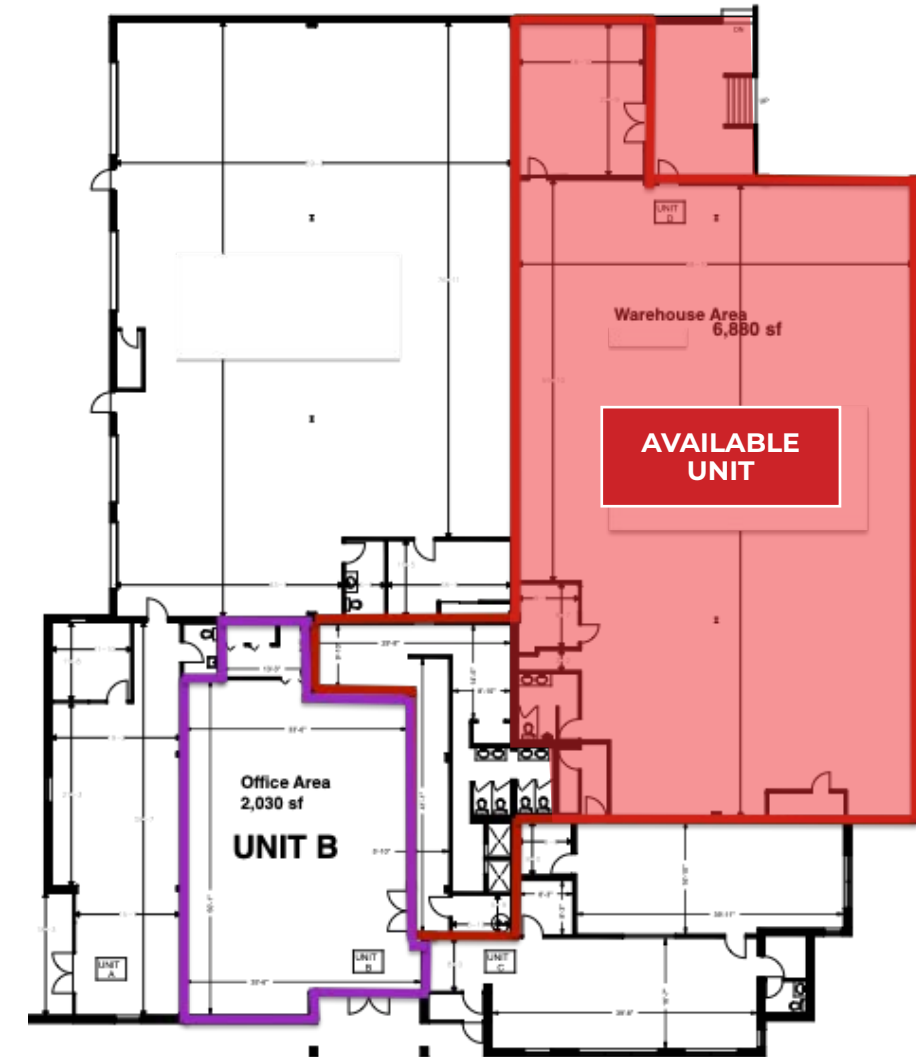
LEASE RATE | \$14.00 / SF Net

ADDITIONAL RENT | \$4.95 / SF



FLOOR PLAN

6,068 SF



Highway
Access



14'
Clear Height



On-site
Parking



1 Drive-in Door
1 Truck-level Door



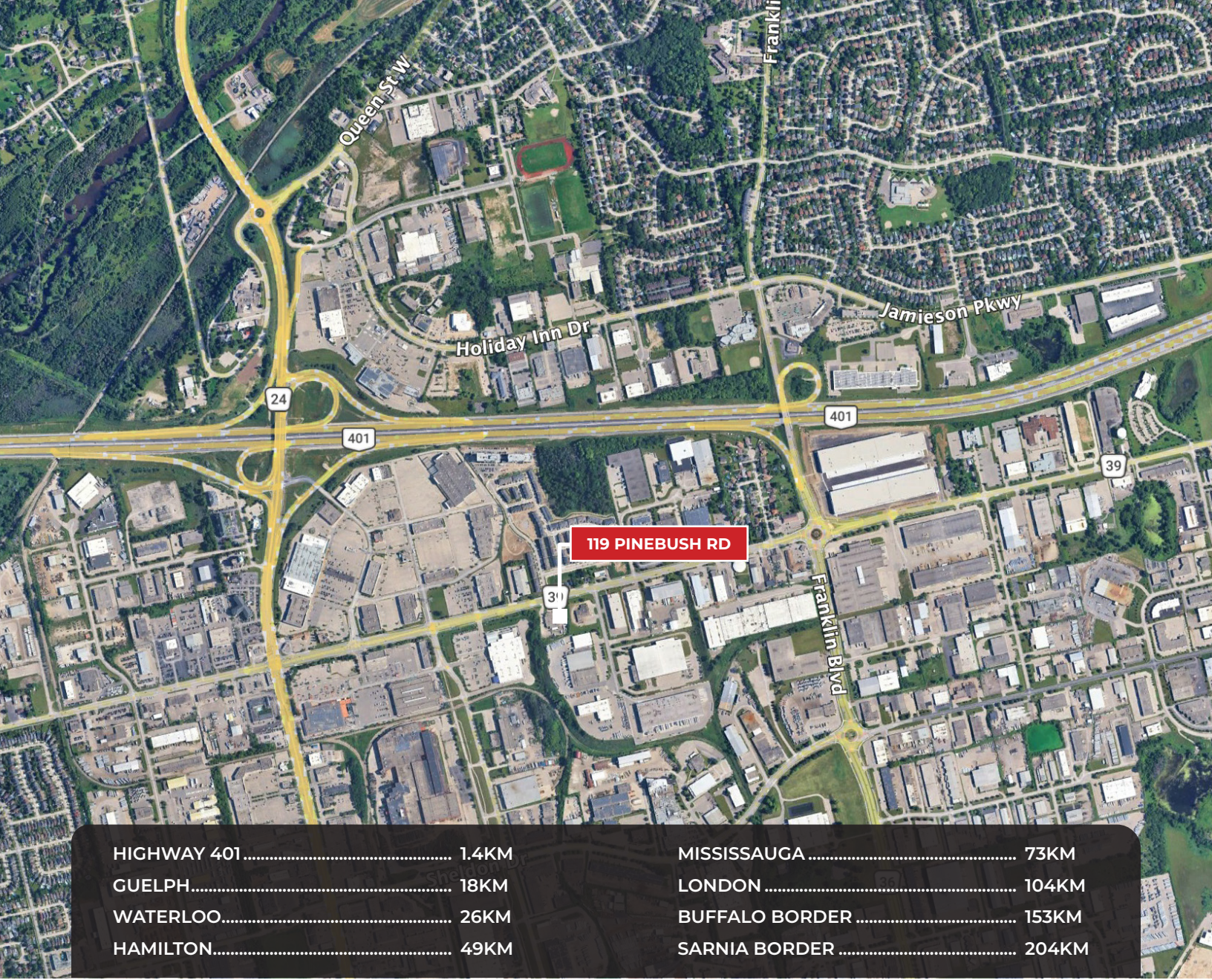
Transit
Nearby



Amenities
Nearby

PERMITTED USES (Complete list available upon request)

- Assembly
- Catering Establishment
- Contractor's Establishment
- Delta Service Establishment
- Janitorial or Security Services
- Manufacturing
- Printing Establishment
- Tradesperson's Establishment
- Veterinary Services
- Warehouse



HIGHWAY 401 1.4KM
GUELPH..... 18KM
WATERLOO..... 26KM
HAMILTON..... 49KM

MISSISSAUGA 73KM
LONDON 104KM
BUFFALO BORDER 153KM
SARNIA BORDER 204KM

Contact us for more information



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**Broker *Sales Representative