

FOR LEASE

WHITNEY
Commercial Real Estate Services

215 QUEEN ST W, CAMBRIDGE



RAW INDUSTRIAL SPACE FOR LEASE

16,000 SF of raw industrial space on the SECOND FLOOR of a historic textile factory ideally suited for light storage, assembly, or manufacturing.

This unit/building features high ceilings (12' clear), shared drive-in / dock level loading, ample on-site parking, close proximity to the 401, and additional office space available in addition to this space.

Flexibility is key, as the lease term is negotiable to suit your specific needs. This is an extraordinary opportunity to be a part of Cambridge's rich history.

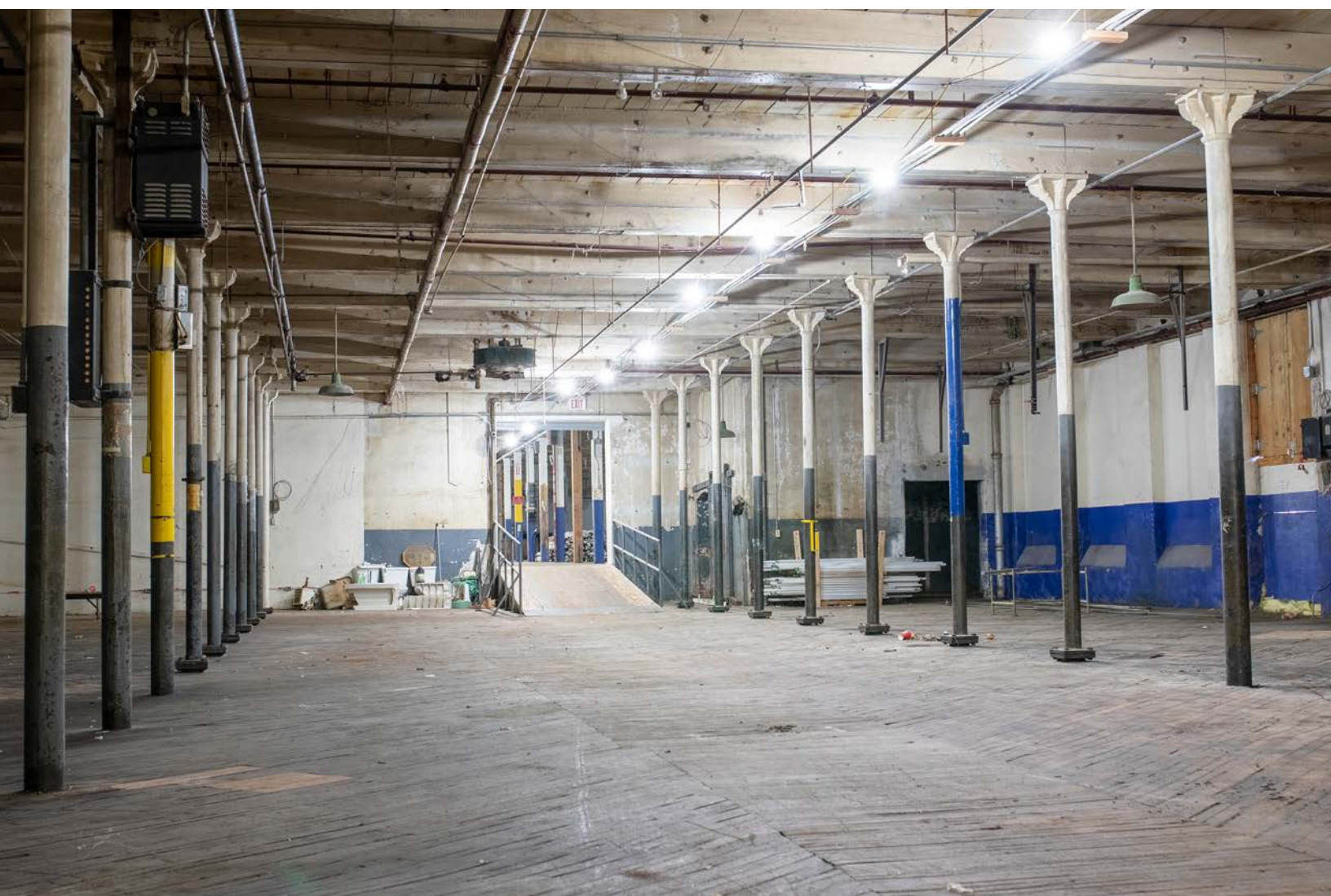
AVAILABLE AREA | 16,000 SF

ZONING | (H)(F)RM2CS5

CLEAR HEIGHT | 12'

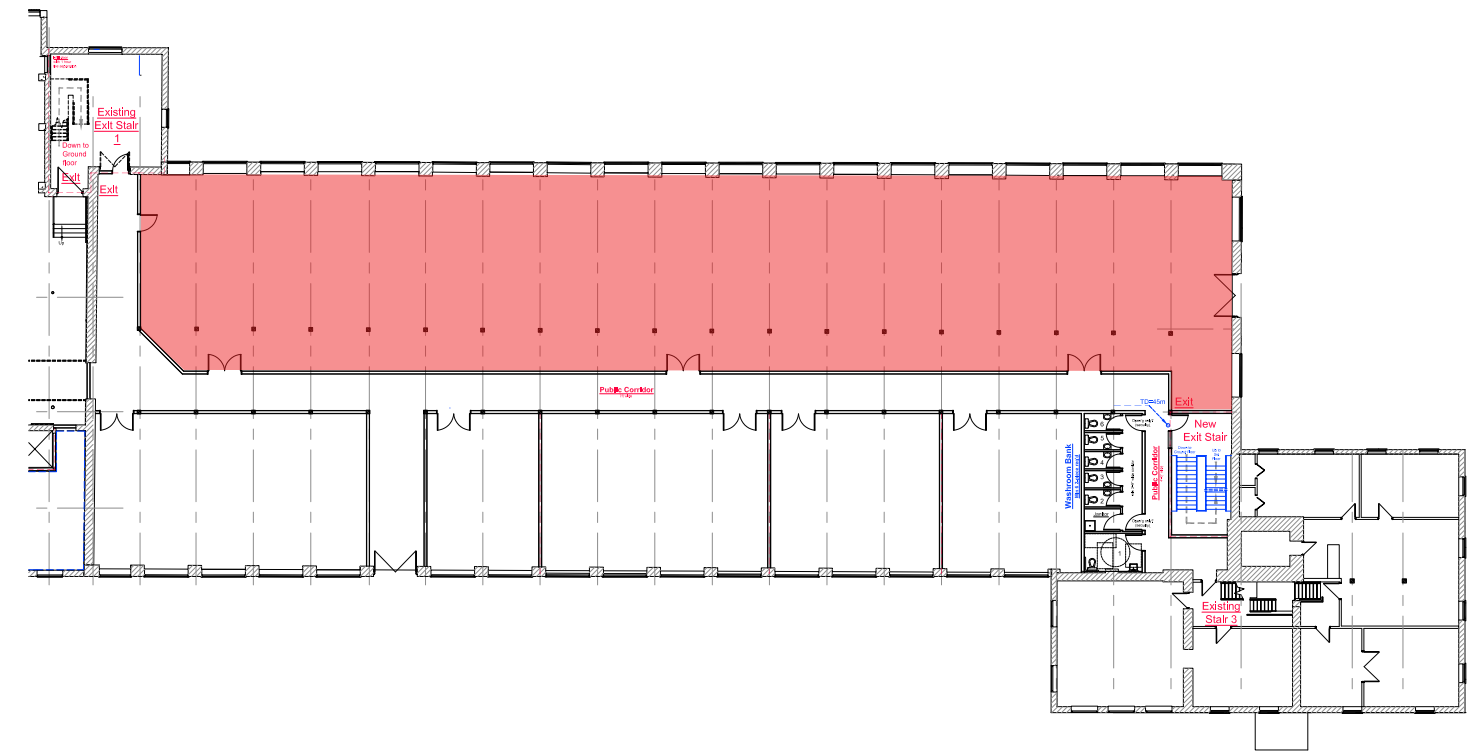
LEASE RATE | \$8.00 / SF Net

ADDITIONAL RENT | \$8.00 / SF



FLOOR PLAN

16,000 SF



Amenities
Nearby



Transit
Nearby



Ample
Parking



12'
Clear Height



Highway
Access



Prime
Location



(H)(F)RM2CS5
Zoning



Shared
Loading



**PROXIMITY TO 215 QUEEN ST W,
CAMBRIDGE**

HWY 401 - 2 KM

Downtown Hespeler - 0.9 KM

Downtown Kitchener - 17.5 KM

Contact Listing Agents for more information



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**Broker *Sales Representative