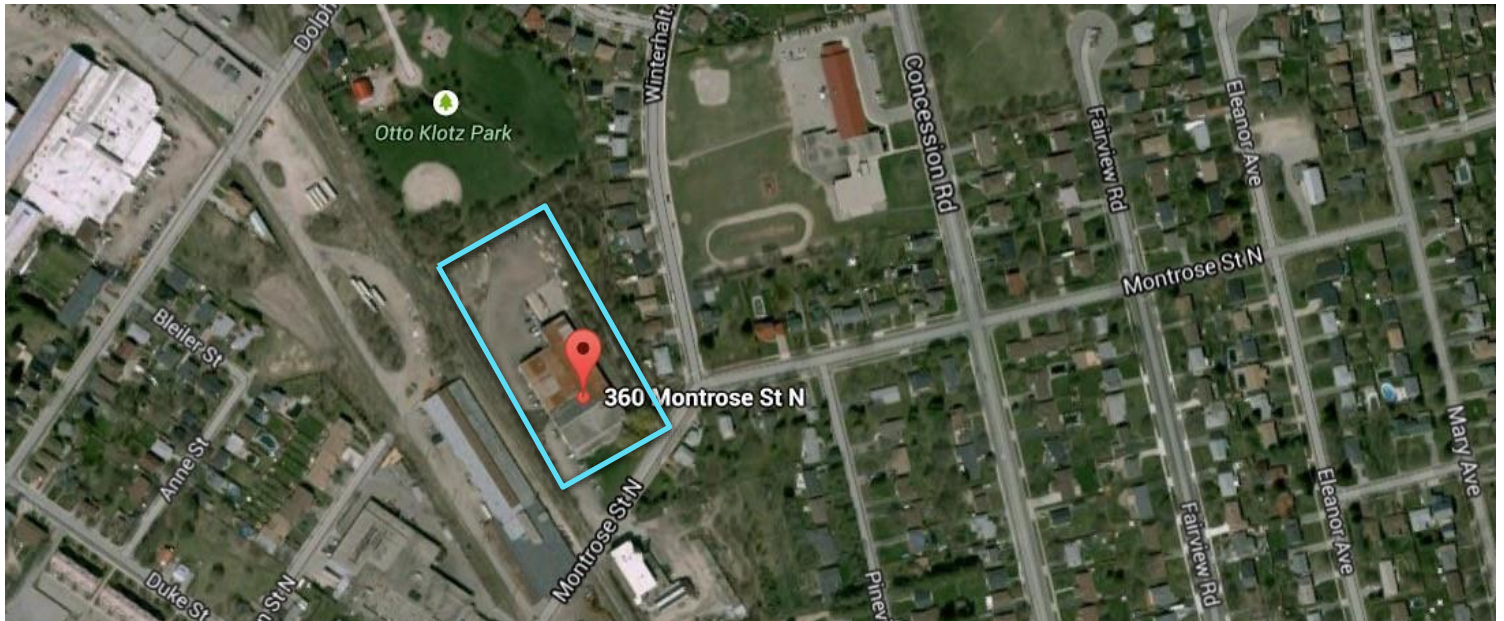




# Industrial Space for Lease (Manufacturing or Warehouse)



360 Montrose St., N

Cambridge, ON

**Multi-Tenant Industrial Building:** 33,577 square feet

**Space Available:** 19,177 square feet (can be divided)

**Central Cambridge (Preston) Location**

**Zoning:** M3

**Minimum Rent:** \$5.50

**Additional Rent:** (Operating Costs & Taxes) - \$2.55 per square foot (2015)

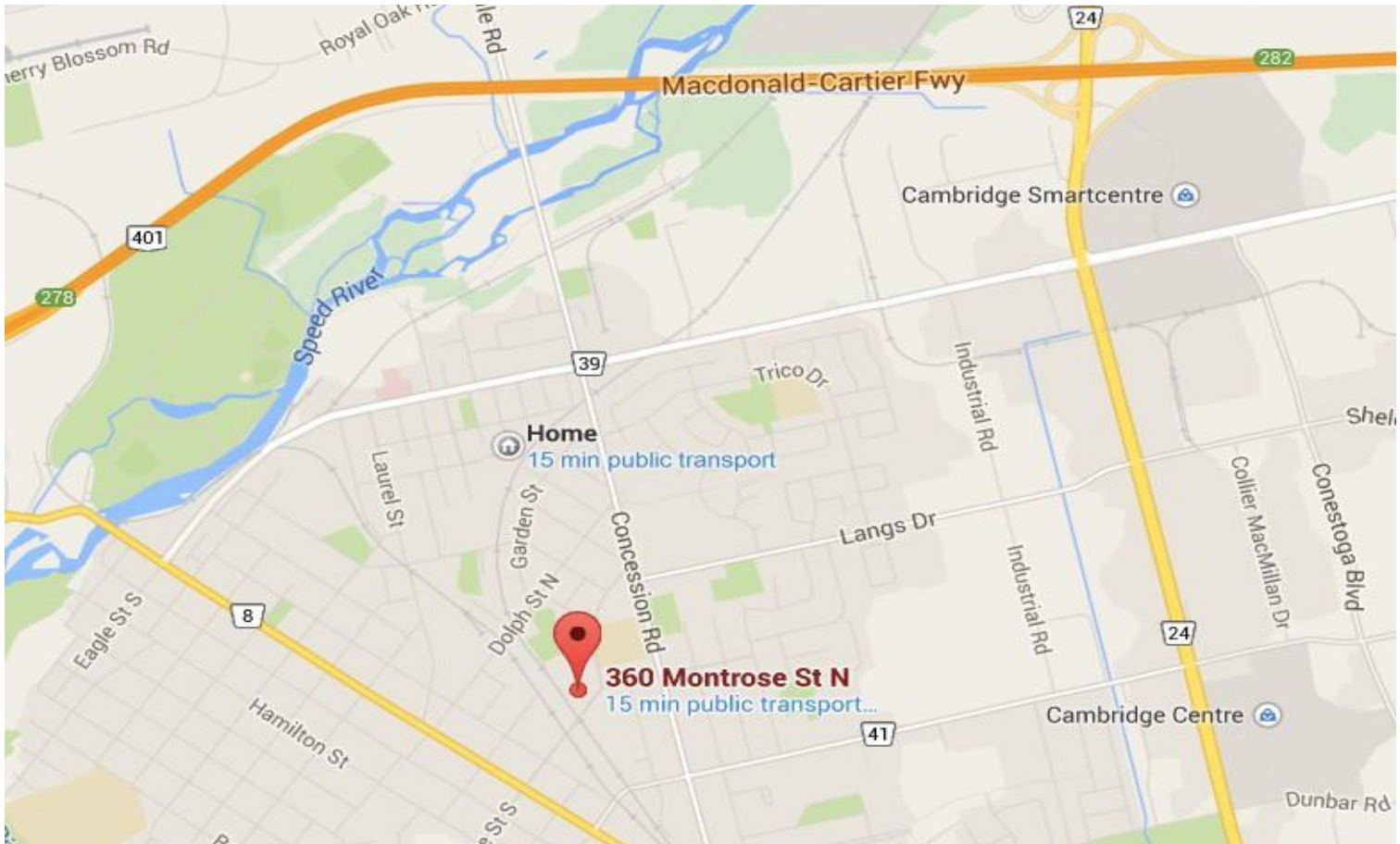
**Possession:** Immediate

Member of  International Council  
of Shopping Centers

Call 519.740.1616

**REGION-WIDE**  
REAL ESTATE INC. **JOHN McCASH**  
Broker Of Record





- 33,577 SQFT MANUFACTURING/WAREHOUSE OPPORTUNITY WITH OFFICES
- FEATURING FENCED YARD, GRADE AND DOCK LEVEL ACCESS, OVERHEAD CRANE AND 14 X 16.5 FT GRADE LEVEL DOOR ACCESS.
- 23,177 SQ FT OCCUPIED BY EXISTING TENANT SINCE 1978
- CAN BE SUBDIVIDED INTO 15,177, 8,000 OR 4,000 SQ FT WITH (2,777 SQ FT OFFICES) OR 8,000 CRANE BAY WITH DOCK AND GRADE LEVEL ACCESS.
- **BUILDING DETAILS:**

<https://onedrive.live.com/redir?resid=74E8BCE1D720A264!107&authkey=!ABt3KZXOVR16pJg&ithint=folder%2cpdf>

**561 Hespeler Road, Unit 21  
Cambridge, ON N1R 6J4 Broker  
of Record: John McCash**

**Email:**

[regionwiderealestateinc@gmail.ca](mailto:regionwiderealestateinc@gmail.ca)

**Phone: 519-740-1616**

**Fax: (855) 388-4435**

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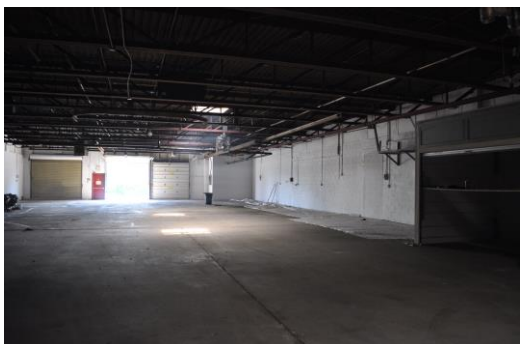
**Front Office Space**



**Automatic Garage Doors**



**Crane 1 & 2**



**Space**

Call 519.740.1616

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