



For Sublease: Industrial

3-255 Maple Grove Road, Cambridge

Warehouse Space Available for Sublease in the Cambridge Business Park

Lennard: Here is where your business will *grow*.

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Property Details

10,000 SF industrial unit available for sublease in a newly constructed building. Unit features include 28' clear height, radiant tube heating, 1 drive-in and 2 truck level loading doors.

Property Highlights

- Brand new clean industrial unit - well lit and painted roof deck
- Well located at the corner of Saltsman Drive & Maple Grove Road
- Easy access to Highway 8, 401 & 24
- Minutes from a full range of amenities and business services

The Specifications



Available Area

Unit 3: 10,000 SF



Zoning

M3



Availability

Immediate



Parking

Ample Parking



Net Rent

Contact Listing Agents

CAM & Taxes

\$3.95 PSF



Loading Doors

1 - Drive-In Door
2 - Truck Level



Clear Height

28'



Sprinklers

ESFR



Listing Agents

Darren Shaw, SIOR

Broker, Partner
519.514.3370

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Austin Randall

Sales Representative
519.514.3371

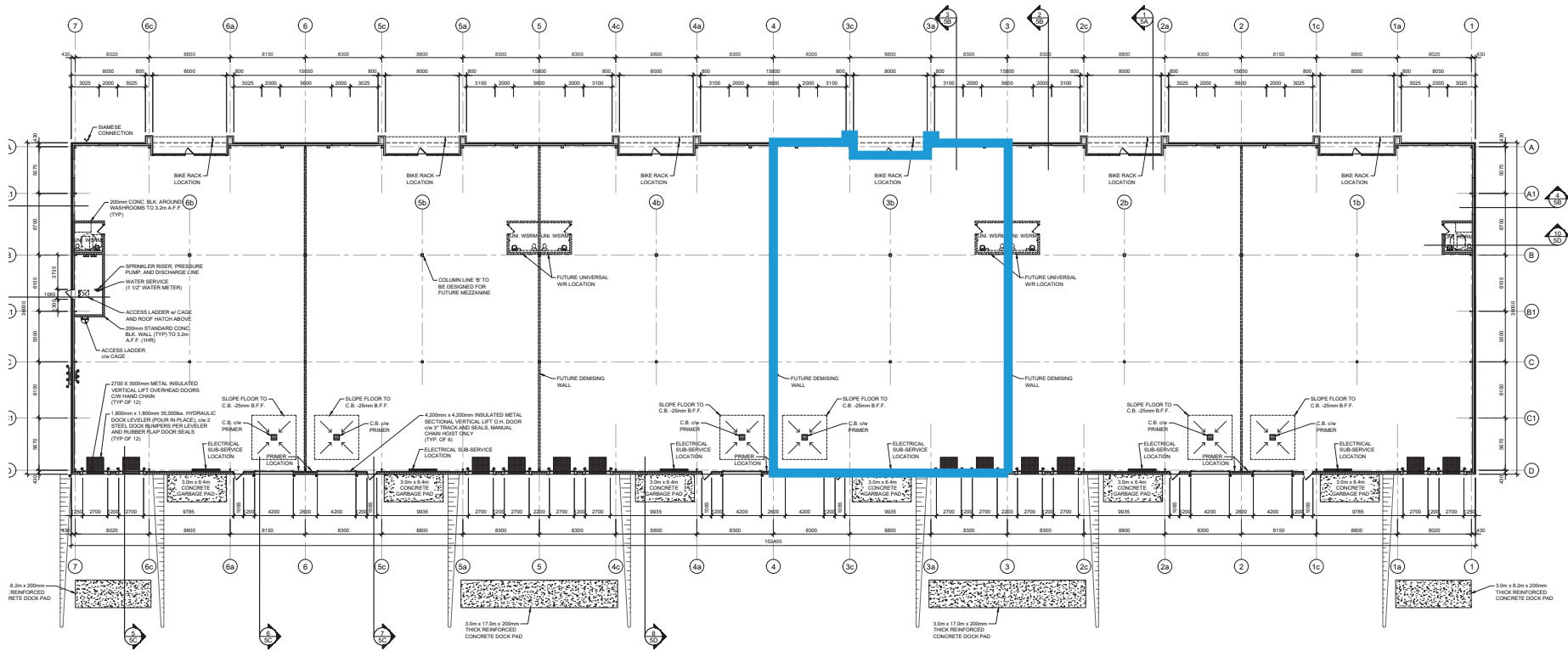
arandall@lennard.com

Keith Saulnier

Sales Representative
519.514.3368

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Floor Plan



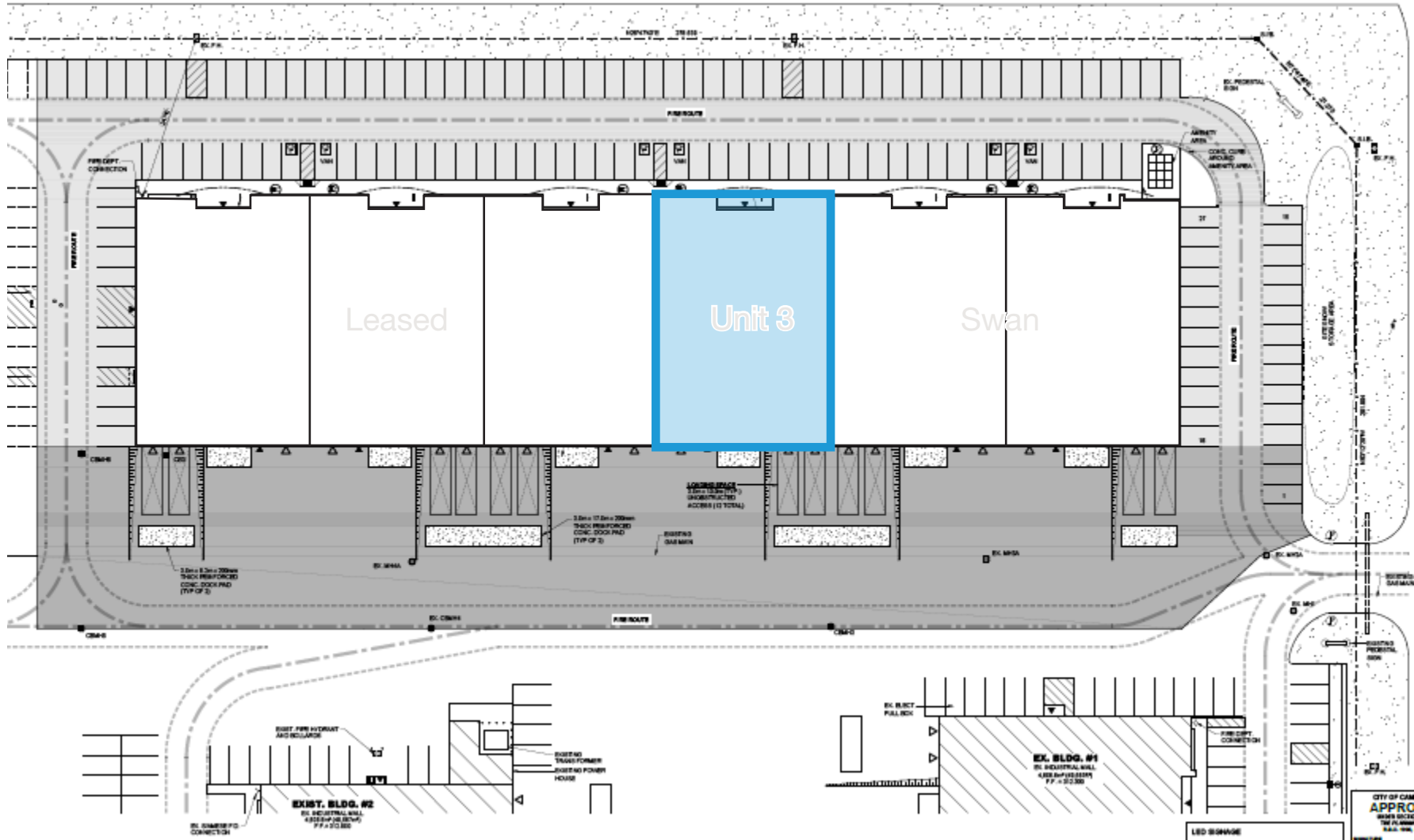
FLOOR PLAN

SCALE: 1:200

Site Plan



Maple Grove Road



Saltsman Drive

Photos



Lennard:

Location



Restaurants

- 1. A&W Canada
- 2. Eggsmart
- 3. Borealis Grille & Bar
Moose Winooski
McDonald's
- 4. Subway
- 5. Wendy's
- 6. Chuck's Roadhouse Bar
& Grill
- 7. Piper Arms Pub

Retail

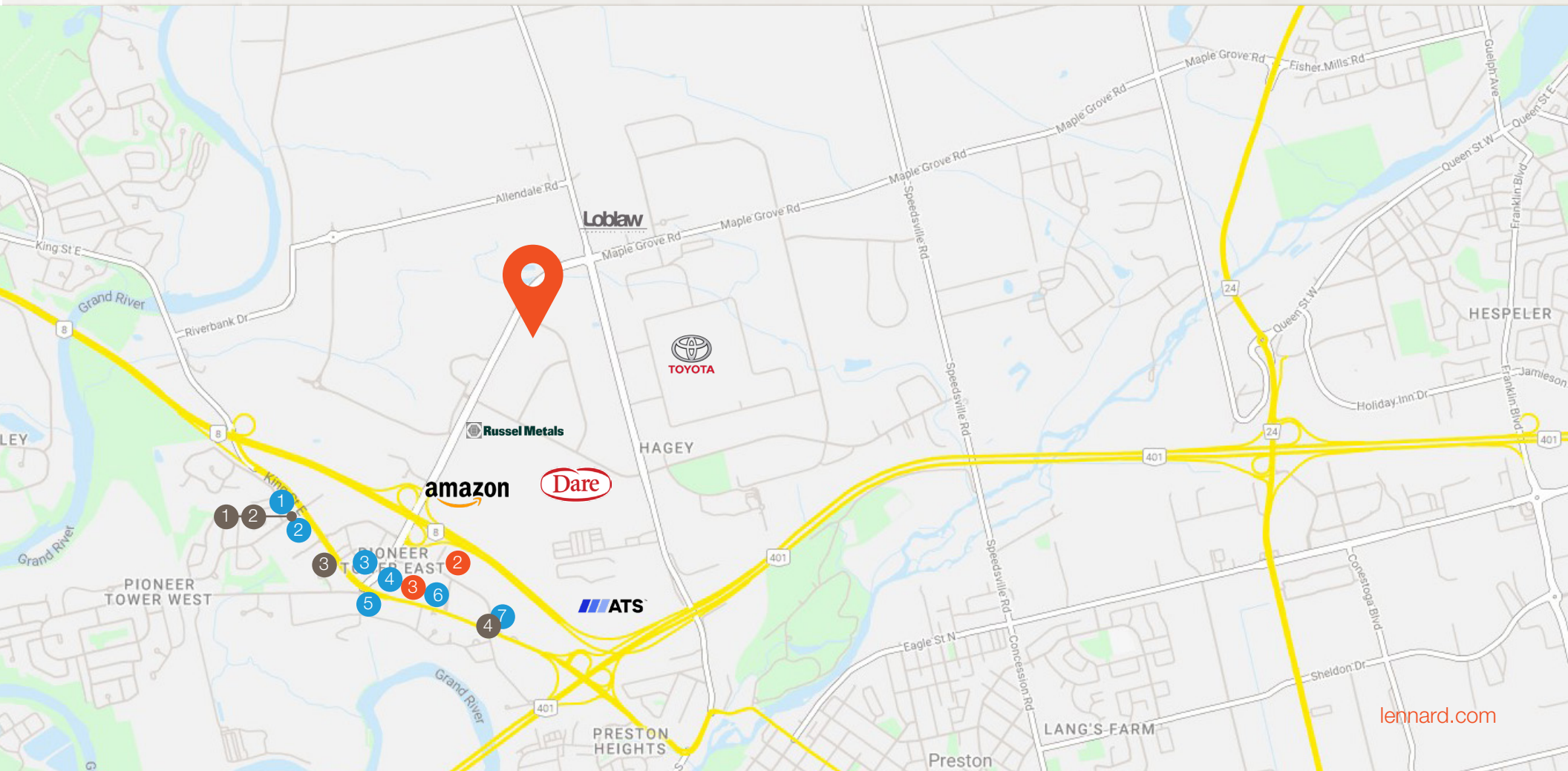
- 1. Sportsworld Crossing
- 2. The Home Depot
- 3. Costco

Banks

- 1. TD Canada Trust
- 2. ECU
- 3. RBC
- 4. BMO

Corporate Neighbours

- 1. Amazon
- 2. Toyota
- 3. Dare
- 4. Russel Metals
- 5. Loblaw's
- 6. ATS Corporation





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