

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 389 CLYDE RD, CAMBRIDGE - UNIT 6



### FLEX INDUSTRIAL UNIT AVAILABLE FOR LEASE

2,352 SF flex-industrial unit available for lease in the South end of Cambridge. This unit features large drive-in door, 19' clear height and 3 phase power. The property is located within close proximity to various amenities, Highway #401 and Highway #8.

**AVAILABLE SPACE** | 2,352 SF

**LEASE RATE** | \$13.25 / SF Net

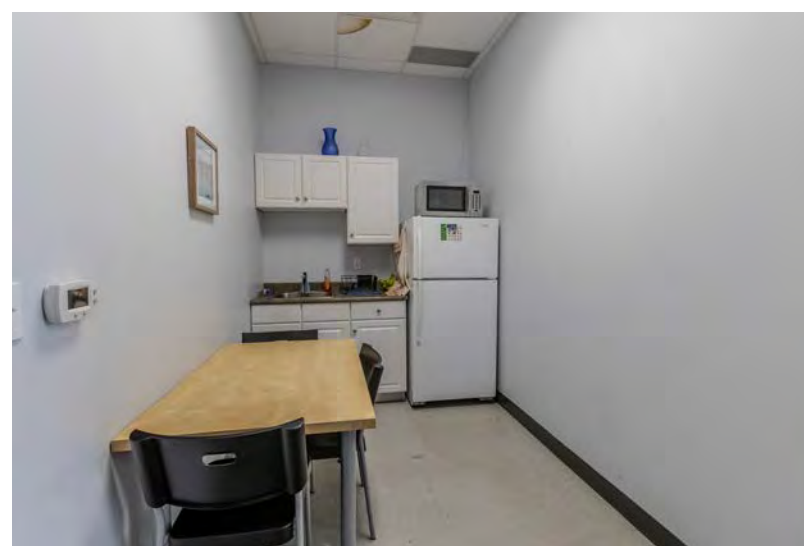
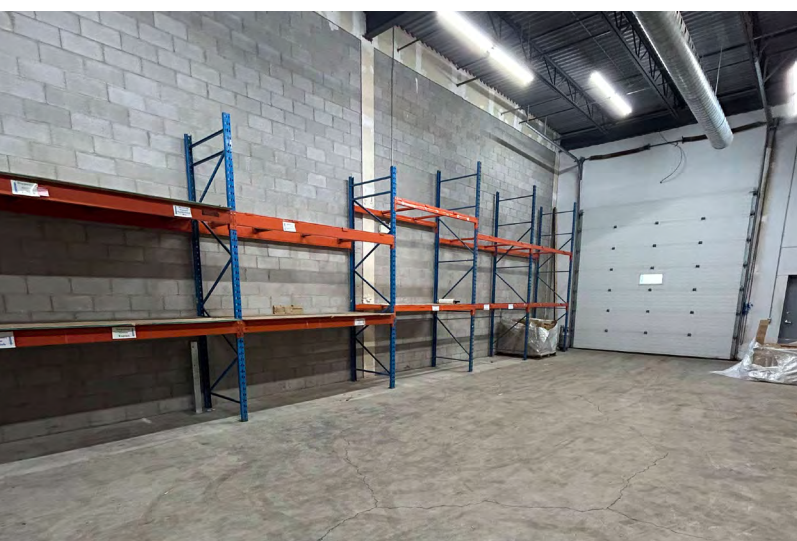
**ADDITIONAL RENT** | \$5.23 / SF

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

**ZONING** | M3

**POWER** | 600 Volts / 100 Amps

**CLEAR HEIGHT** | 19'



3 Phase  
Power



Amenities  
Nearby



14' x 12'  
Drive-in Door



Close To  
HWY 8 & 401

## PERMITTED USES

(Complete list available upon request)

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

**GREENWAY-CHAPLIN**  
**Di Pietro**  
FOOD CENTRE

**389 CLYDE RD**

**CAMBRIDGE BRASS INC**

**AXIOM**

**Q**  
EST. 2012

**HIGHWAY 401** ..... 8KM  
**KITCHENER**..... 22KM  
**GUELPH**..... 25KM  
**HAMILTON**..... 44KM

**TORONTO** ..... 95KM  
**LONDON** ..... 110KM  
**BUFFALO BORDER** ..... 150KM  
**WINDSOR BORDER** ..... 287KM

Contact us for more information



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\*\*Broker \*Sales Representative