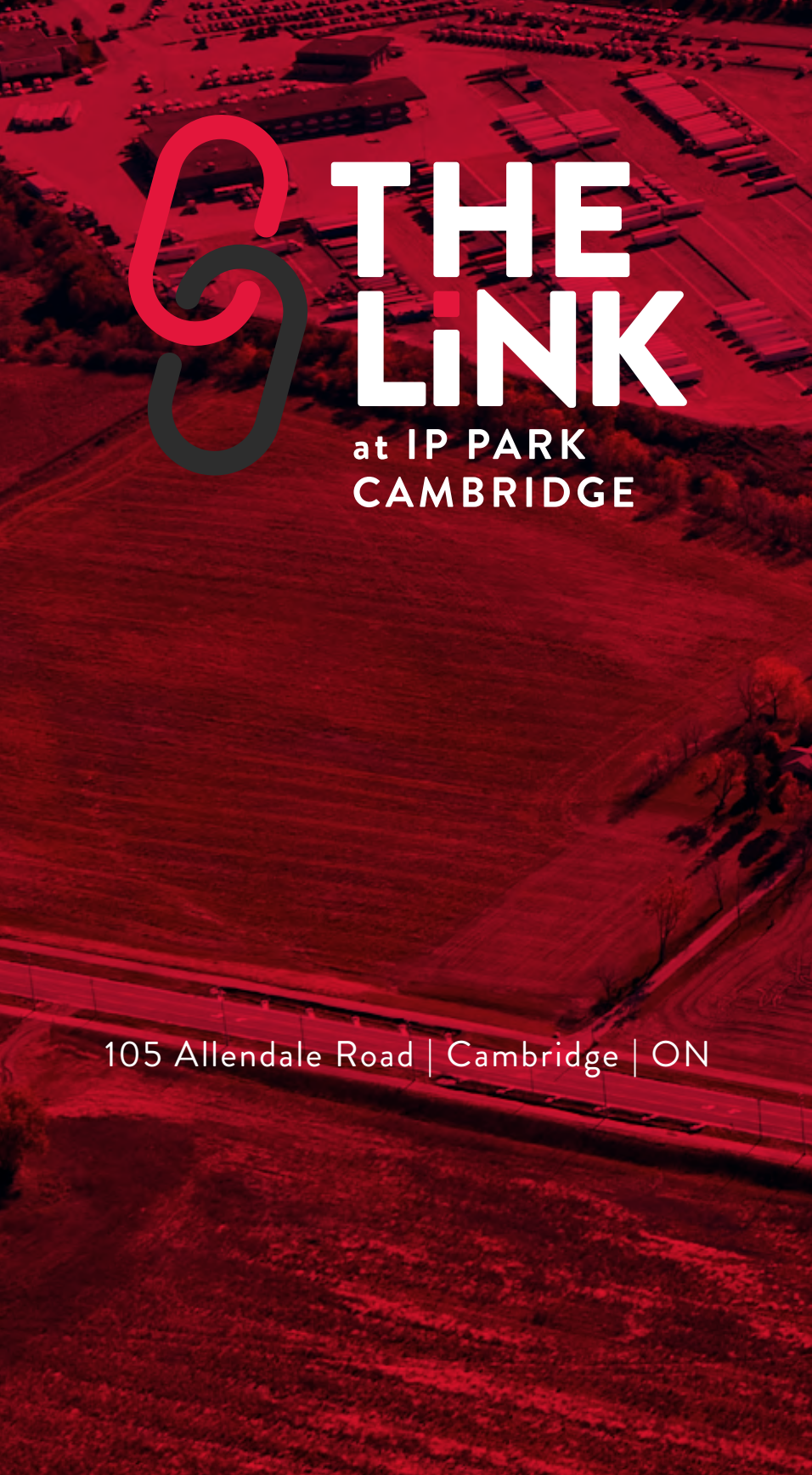




THE LINK

at IP PARK
CAMBRIDGE

105 Allendale Road | Cambridge | ON

Serviced Industrial Land
FOR SALE



+/- 5.95 – 25.70 Acres of Development Land

BROCCOLINI



Property Details

Asking Price	\$1,595,000 Per Acre
Build-to-suit Option	Flexibility of land purchase and BTS delivery through vendor; Construction and development management available
Site Area	+/- 5.95 - 25.70 Acres
Zoning	M3
Property Options	1 - 5.95 Acres 2 - 19.75 Acres 1 & 2 - 25.70 Acres

Property Highlights



Unique opportunity to acquire M3 zoned industrial land in the Cambridge IP Park



Close proximity to Highway 401 and regional highway system



Proximity to full spectrum of skilled labour



Surrounded by first class industrial buildings creating a very modern and prestigious location



Retail amenities located within a short driving distance



Public Transportation to the IP Park





Conceptual Site Plan

General Building Specs	2 Buildings of 106,400 SF & 386,000 SF
Size	On 25.70 Acres
Office	3%
Clear Height	36'
Bay Size	54' x 50'
Car Parking Stalls	Building A - 74 Building B - 271
Occupancy	12-14 Months from contract date
Truck Door Apron	60'
Lighting	LED
Sprinkler	ESFR
Access	Dedicated truck and car
Power	1,200 Amps, 347/600V
Concrete Slab	8" Thick
Roof	60mil TPO mechanically fastened system (R-30)



BUYER HAS THE ABILITY TO ENGAGE BROCCOLINI FOR PROJECT MANAGEMENT AND DEVELOPMENT MANAGEMENT SERVICES



THE LINK TO ACCESS, CONNECTIVITY, AND CONSUMERS



Cambridge has convenient access to **Toronto's Pearson International Airport**, Hamilton's John C. Munro International Airport, and the local Region of Waterloo International Airport.

Take advantage of The Link's excellent connectivity to the Ports of Toronto and Hamilton, which permits **direct access to the Atlantic Ocean and international shipping routes** three-quarters of the year.

The Link's Cambridge location boasts a consumer market comprised of 1 million people within a 30-mile radius; 6 million people within 65 miles; and **130 million people within one day's trucking**.

DRIVE TIMES

HIGHWAY 8
10 MINS

HIGHWAY 401
10 MINS

WATERLOO
INT. AIRPORT
5 MIN

HAMILTON
INT. AIRPORT
53 MINS

TORONTO PEARSON
INT. AIRPORT
53 MINS

PORT OF
HAMILTON
50 MINS

CANADA-U.S.
BORDER
90 MINS

MAP LEGEND

 Truck Routes

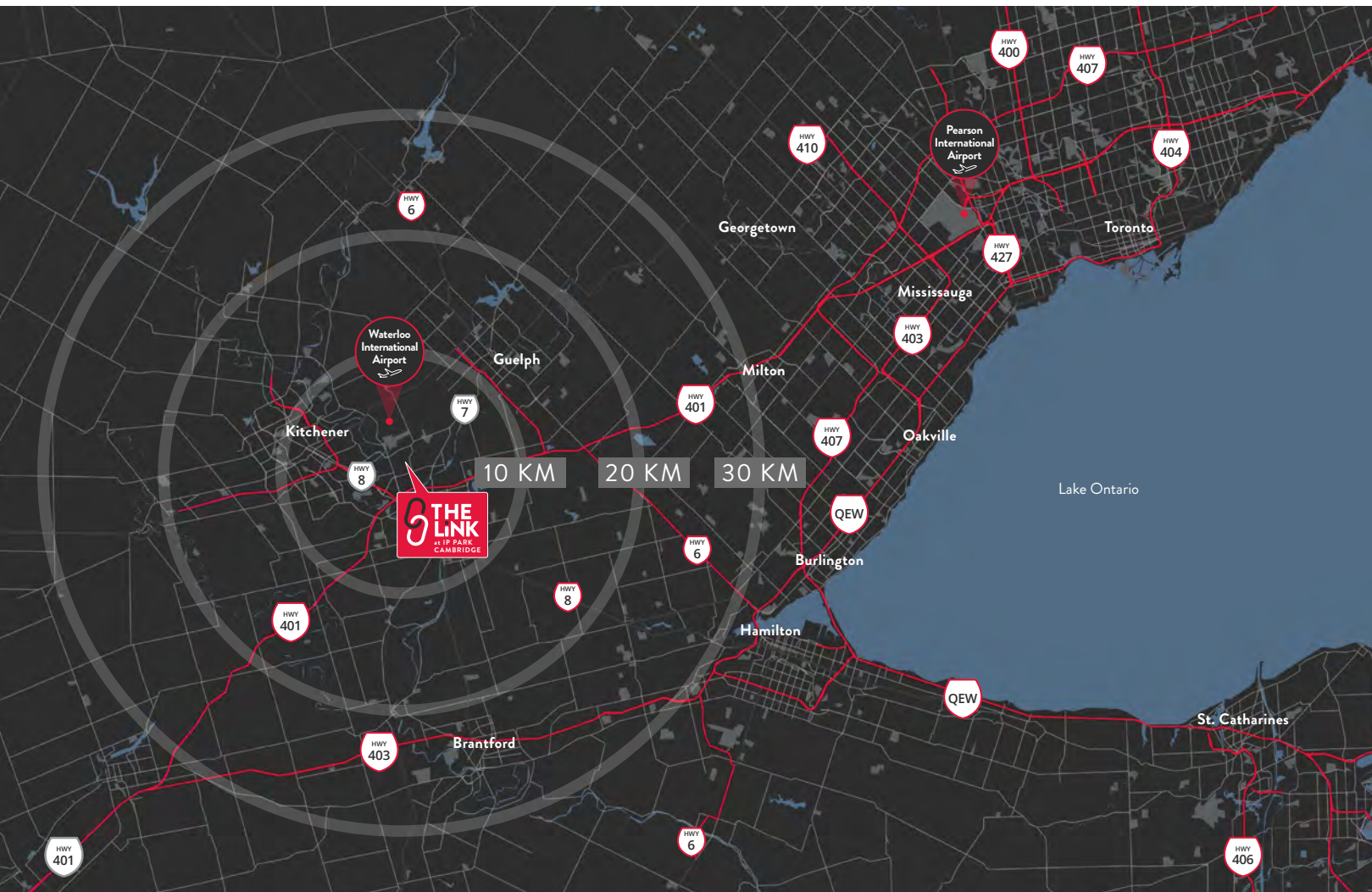
 Highway Name

 International Airport

THE LINK TO A FULL RANGE OF SKILLED TALENT



Cambridge is one of the fastest growing and strongest economic areas in Canada. The city is known for its strong labour force – in particular, skilled tradesmen, manufacturing, middle management, and science and technology personnel.



10 KM	20 KM	30 KM
Population 309,154	Population 667,387	Population 814,951
Labour Force 165,623	Labour Force 357,889	Labour Force 435,537
Median Age 38.7	Median Age 40.0	Median Age 39.1

BY THE NUMBERS

935,764

TOTAL POPULATION IN
THE REGION OF WATERLOO
(Waterloo, Kitchener, and Cambridge)

75,577

LABOUR FORCE IN
THE REGION OF WATERLOO

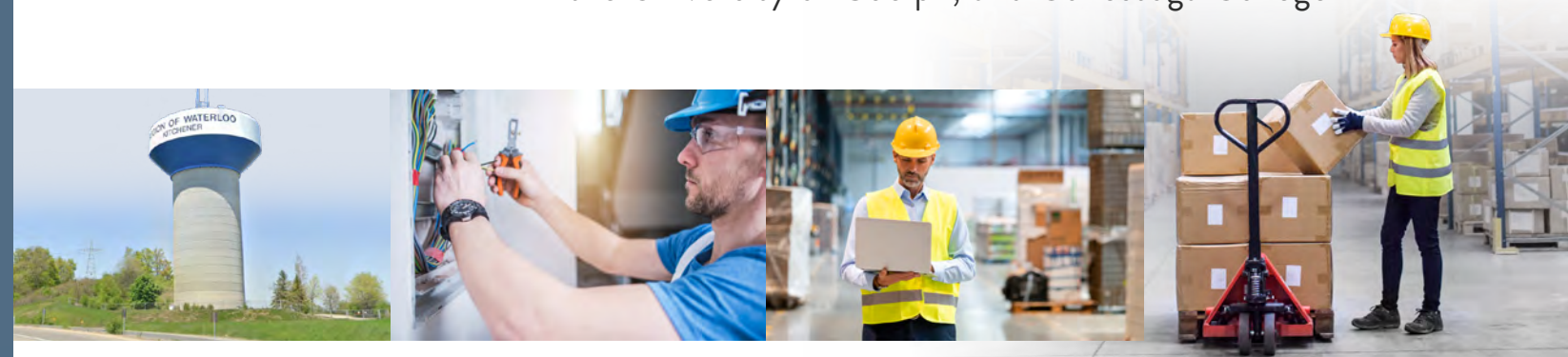
4TH

LARGEST MANUFACTURING
WORKFORCE IN CANADA

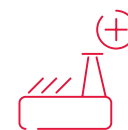


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NEARBY INSTITUTES OF HIGHER EDUCATION -
University of Waterloo, Wilfrid Laurier University,
the University of Guelph, and Conestoga College



MORE ABOUT CAMBRIDGE



The city's economic base is diversified with strengths in manufacturing, automotive, textiles, plastics, agrifood and the technology sectors



Region of Waterloo

Within commuting distance of Kitchener, Waterloo, Guelph, Brantford, Mississauga, Milton, Hamilton and several communities in between



The average price for a home in Cambridge is \$692,528
(more affordable than the Ontario average of \$922,735) (Dec 2021)



Excellent schools, libraries, community facilities,
shopping centres and neighbourhood associations

THE LINK TO THRIVING BUSINESS COMMUNITY

MAJOR AMENITIES WITHIN 10-MINUTE DRIVE



38+
Restaurants



14+
Cafes



10
Gas Stations



8
Retail Plazas

KEY EMPLOYERS IN THE AREA

Toyota

Dare

Blackberry

Loblaws

Amazon

FedEx

ATS

Heroux Devtek

Challenger Motor Freight

Centra Industries

Russell Metals

Steel Technologies

Precision Resource

Napa Auto Parts

Rimowa



UNPARALLELED ACCESSIBILITY, CONVENIENCE, AND PROXIMITY



THE LINK TO A PROVEN PROJECT TEAM

Broccolini is a family-owned, single-source provider of construction, development and real-estate services. Our company caters to the industrial, commercial and residential markets in Canada. Recognized for our quality workmanship, innovative technology, open collaboration, and exceptional standards, we offer a one-stop approach to the planning, development and construction of remarkable buildings.

broccolini.com

Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

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