

INDUSTRIAL DESIGN BUILD AT THE INTERSECTION OF CONNECTIVITY AND PRODUCTIVITY

OCCUPANCY: 12-14 MONTHS FROM CONTRACT DATE





WELCOME TO





The Link is a new design build opportunity in the IP Park, a 400-acre master-planned industrial campus in the city of Cambridge. This strategically located property will offer a state-of-the-art building, thoughtfully designed with specifications to enhance your business' efficiency and operations.

6 Connectivity

Located minutes away from Highways 8 and 401, with convenient access to Toronto's Pearson International Airport and the US-Canada Border Crossing at Buffalo (approximately 50 and 90 minutes away, respectively).

9 Productivity

Set within the fast-growing Cambridge-Kitchener-Waterloo region, your business is well-positioned to attract the best employees from a nearby talent pool with a wide spectrum of skill sets.

RANGE 200K - 386K SF



EASY ACCESS HIGHWAYS
AND AIRPORTS



PROXIMITY TO FULL SPECTRUM OF SKILLED LABOUR





PROPERTY DETAILS

BUILDING 386,000 SF

Clear Height: 36'

T/L Doors (9' x 10'): **52 per plan**

DI Doors (12 'x 14'): 4

Car Parking Stalls: 271

1,200 Amps, 347/600V

12-14 months from Occupancy: contract date

GENERAL BUILDING SPECIFICATIONS

54' x 50'

Office: 3%

Clear Height: 36'

Loading Bay: 60'

Truck Dock Apron: 60'

ESFR

Lighting: LED

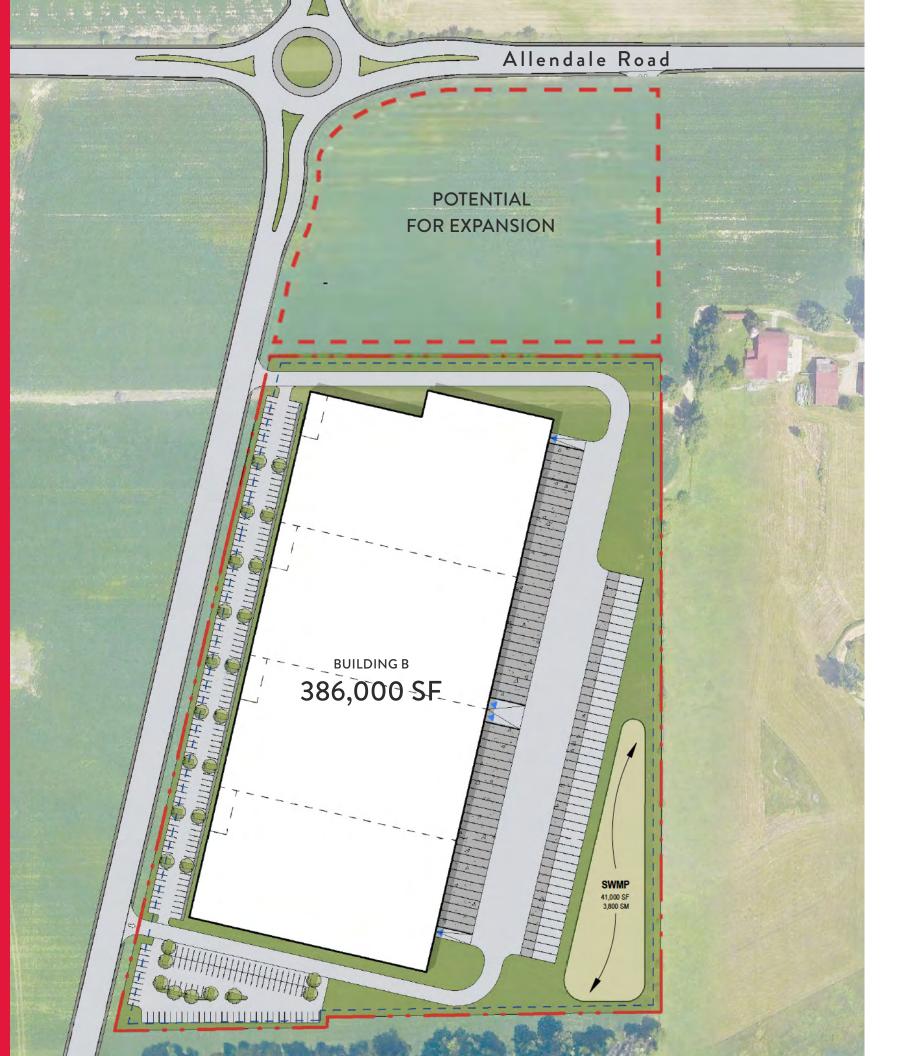
Concrete Slab: 8" Thick

60mil TPO mechanically fastened system (R-30)

Precast

Dedicated truck and car Access:

Zoning M3 (Industrial)





386,000 SF Available



High Cube Height



High Ratio Dock Door Offering



Freestanding **Building Design**



12-14 Months from Contract Date



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

 4^{TH}

LARGEST MANUFACTURING WORKFORCE IN CANADA



NEARBY INSTITUTES OF HIGHER EDUCATION -

University of Waterloo, Wilfrid Laurier University, the University of Guelph, and Conestoga College





<u>(+)</u>

MORE ABOUT CAMBRIDGE

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



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

| (III) | |
|-------|--|
| 38+ | |

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 |





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