



> 1144 INDUSTRIAL ROAD

Cambridge, ON



SITE AREA
7.0 ACRES



SITE COVERAGE
23%



CLEAR HEIGHT
14 FEET



BUILDING AREA
69,570 SF



W.A.L.T.
4.2 YEARS



OCCUPANCY
100%

MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor"), is pleased to present the opportunity to acquire a 100% freehold interest in **1144 Industrial Road, Cambridge, Ontario** (the "Property" or "Offering"). Constructed in 1966, the Property offers 69,570 square feet ("sf") of functional industrial space, featuring 14' clear heights, 13 loading doors, along with a fenced yard allowing for outdoor storage. The Property is strategically situated on a 7.0-acre corner lot in a well-established industrial park, just two kilometers from the Hespeler Road and Highway 401 interchange, providing convenient access to the Greater Toronto Area ("GTA") via the series-400 highway network. The Property is currently fully leased to three tenants with average in-place rents that are positioned approximately 22% below market, and a combined weighted average remaining lease term ("W.A.L.T.") of 4.2 years, providing an investor with healthy cash flows with annual escalations and the opportunity to increase rents in the near term.

PROPERTY SNAPSHOT

-  GLA: 69,570 sf
-  Clear Height: 14 ft
-  Site Area: 7.0 Acres
-  Shipping Doors: 4 TL / 9 DI
-  Year Built: 1966
-  W.A.L.T.: 4.2 Years
-  Below-Market Rent: 22%



INVESTMENT HIGHLIGHTS



ATTRACTIVE TENANT ROSTER

The Property is currently fully leased to a mix of three established local industrial tenants, including a machinery equipment rental & wholesaler, a precision machining & manufacturer and a waterworks & construction supplier. Well-established in the City of Cambridge, the in-place tenants offer a W.A.L.T. of 4.2 years and pay an average rent of \$9.73 psf, which represents a 22% discount to forecasted market rents, providing meaningful rental upside opportunities for an investor.



HIGHLY FUNCTIONAL & ADAPTABLE ASSET

Originally built in 1966 and insitutionally managed since 2017, the Property comprises 69,570 sf of high-quality industrial space, demised into three units ranging between 6,600 to 39,000 sf. Situated on an expansive 7.0-acre corner lot, 1144 Industrial Road features a fenced yard for outdoor storage—a rarity amongst multi-tenanted buildings in the region. Equipped with four truck-level doors, nine drive-in doors and clear heights spanning 14 feet, the Property is well optimized for the existing tenancies' operations, benefitting from a highly functional layout which can also be easily demised to accommodate to various industrial uses.



ROBUST INDUSTRIAL MARKET

The Southwestern Ontario ("SWO") industrial market demonstrated resilience and strong market fundamentals, with a vacancy rate of 4.1% and average net asking rents of \$14.00 psf as of Q3-2024. Cambridge which represents the largest industrial submarket in SWO with 33.7 million sf of inventory, plays a vital economic role owing to its strategic location along the Highway 401 corridor. Industrial vacancy was positioned at 6.1% as of Q3-2024, after the delivery of 3.0 million sf of new inventory and 1.3 million sf of positive net absorption year-to-date, while average net asking rents climbed to \$14.83 pdf, reflecting a 6.0% premium over the overall SWO market. Despite the influx of new construction, the majority of new developments cater to large-format warehouse requirements that cannot be practically demised below 100,000 sf and lack outdoor storage capabilities. This will continue to drive demand for small and mid-bay industrial space and fuel rental growth opportunities for the Property.



> 1144 INDUSTRIAL DRIVE

GRT SMARTCENTRES BUS STOP

SMARTCENTRES®
Walmart
 LA|FITNESS.
 THE HOME DEPOT
 CANADIAN TIRE








Shell TD
 Tim Hortons

Fit 4 Less
ServiceOntario
 BMO
 Starbucks COFFEE

GRT CAMBRIDGE CENTRE BUS STOP

CAMBRIDGE CENTRE
HUDSON'S BAY
DOLLARAMA
 Mark's CIBC

— GRT BUS ROUTES
 — ROUTE 203 EXPRESS BUS ROUTE
 — ROUTE 302 CONNECTS FAIRWAY STATION

-  **140 M**
ROUTE 56 GRT STOP
-  **2 KM**
CAMBRIDGE CENTRE
-  **2 KM**
HIGHWAY 401
-  **5 KM**
DOWNTOWN CAMBRIDGE
-  **10 KM**
REGION OF WATERLOO INTERNATIONAL AIRPORT
-  **18 KM**
KITCHENER GO STATION
-  **126 KM**
LEWISTON-QUEENSTON BRIDGE

THRIVING CAMBRIDGE LOCATION

Located in Cambridge, Ontario, the property enjoys a prime position within the Greater Golden Horseshoe in the Region of Waterloo, one of Canada's fastest-growing areas. The vibrant City of Cambridge serves as the region's main industrial hub, driving economic development and population growth, and offers a large and expanding consumer base. Situated just south of the Highway 401 and Hespeler Road interchange in the LG Lovell Industrial Park, the Property has convenient access to numerous amenities, including SmartCentres Cambridge, Cambridge Centre, local and regional transit options, and the nearby Greater Toronto Area.

NEIGHBOURING SITE AVAILABLE

In addition to the Offering, an adjacent 8.0-acre parcel, located at 866 Langs Drive, Cambridge that is currently improved with a 155,528 sf, single-tenant industrial building, is also being offered for sale by the Advisor. By acquiring both properties, prospective purchasers are presented with a rare opportunity to acquire a portfolio of scale and immediately establish a substantial ownership interest in the City of Cambridge.

FREE & CLEAR

The Property Is being offered free and clear of any existing debt.

OFFERING PROCESS

Jones Long LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

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