



# 1574 EAGLE ST N

Cambridge

138,052 SF For Lease  
Units Ranging from 21,794 to 138,052 SF



INDUSTRIAL

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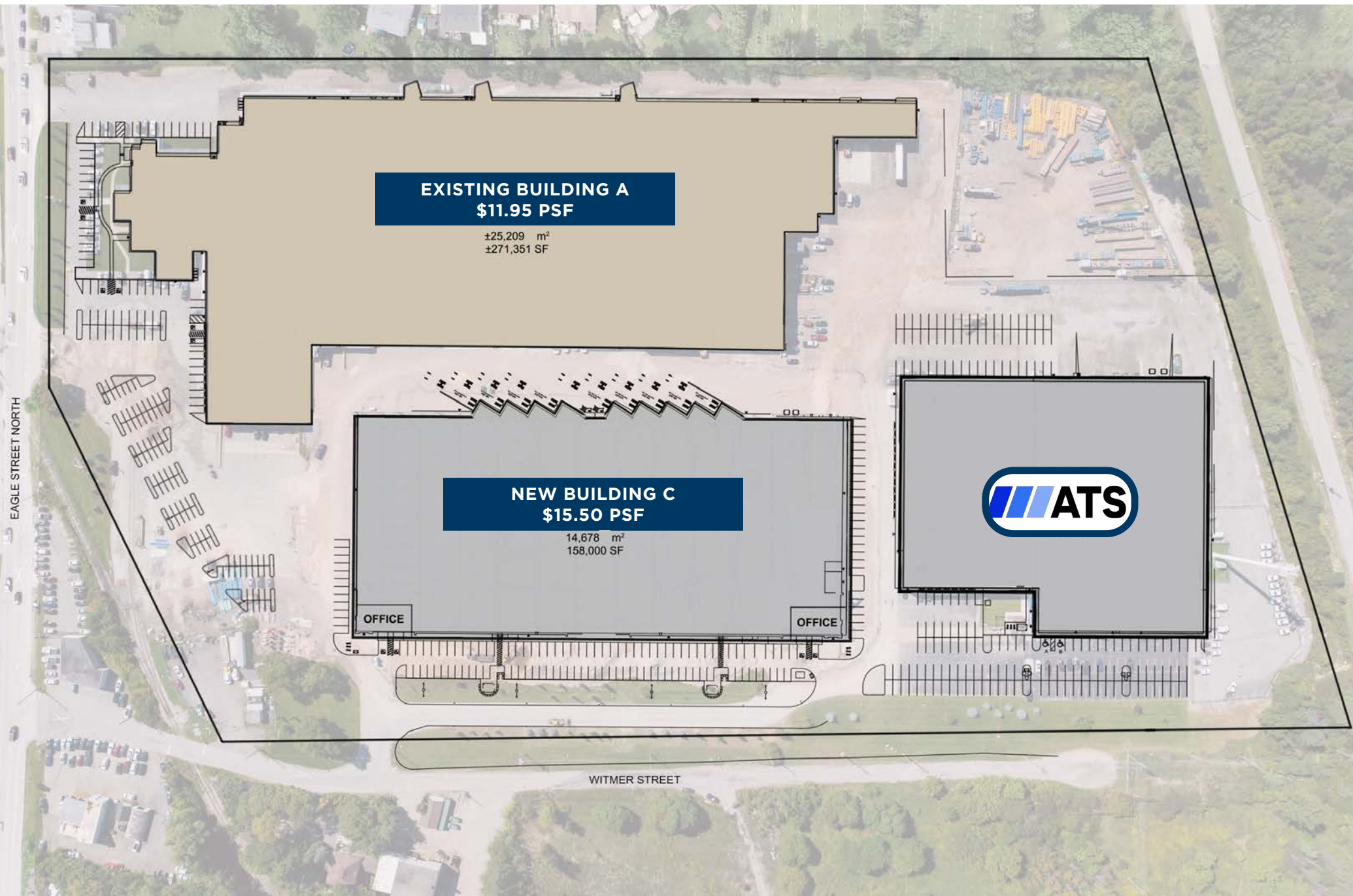


**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# 1574 EAGLE ST N

Cambridge

EFFICIENT SITE



**EXISTING BUILDING A**  
**\$11.95 PSF**

±25,209 m<sup>2</sup>  
±271,351 SF

**NEW BUILDING C**  
**\$15.50 PSF**

14,678 m<sup>2</sup>  
158,000 SF



OFFICE

OFFICE

WITMER STREET

EAGLE STREET NORTH

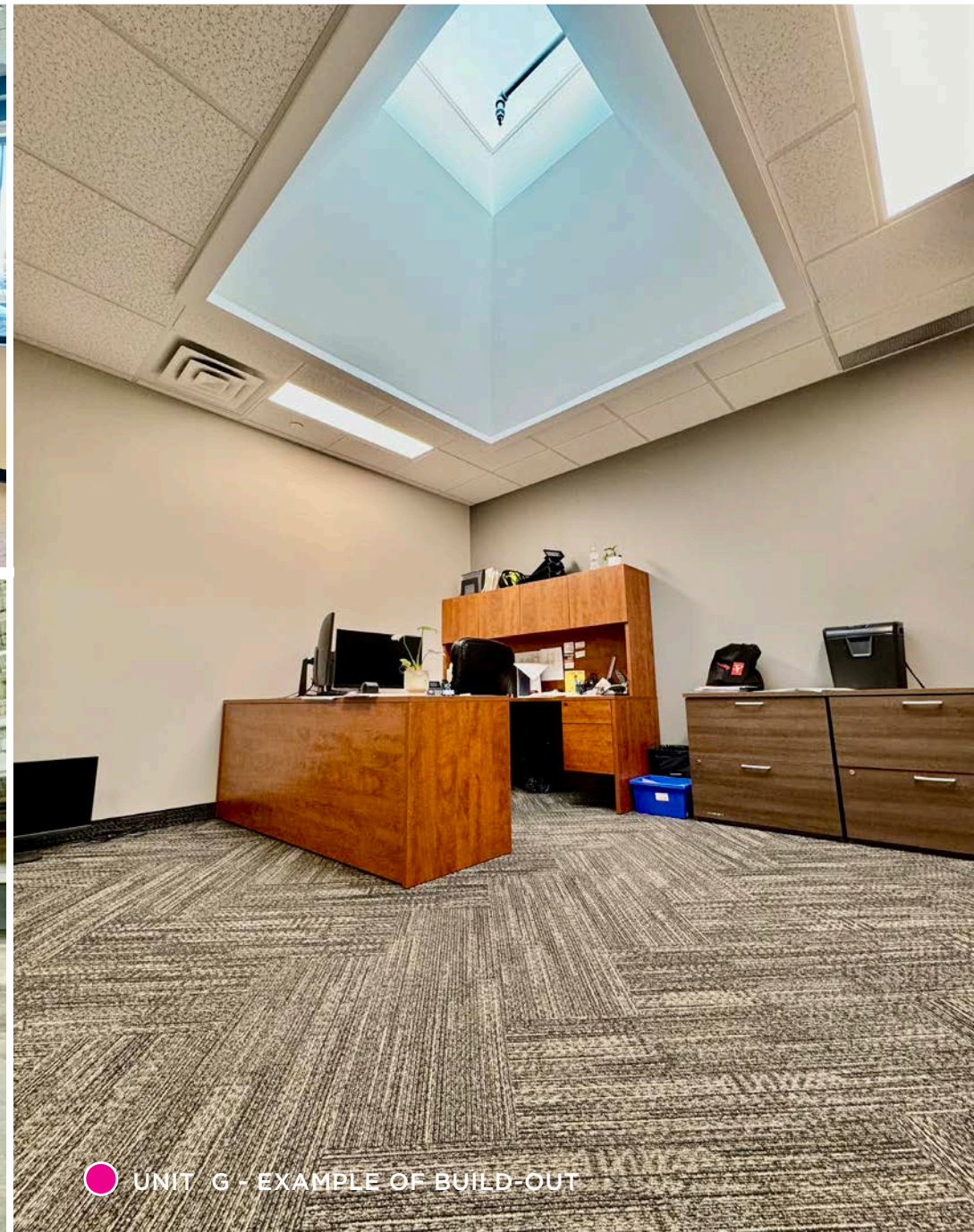
# 1574 EAGLE ST N

Cambridge

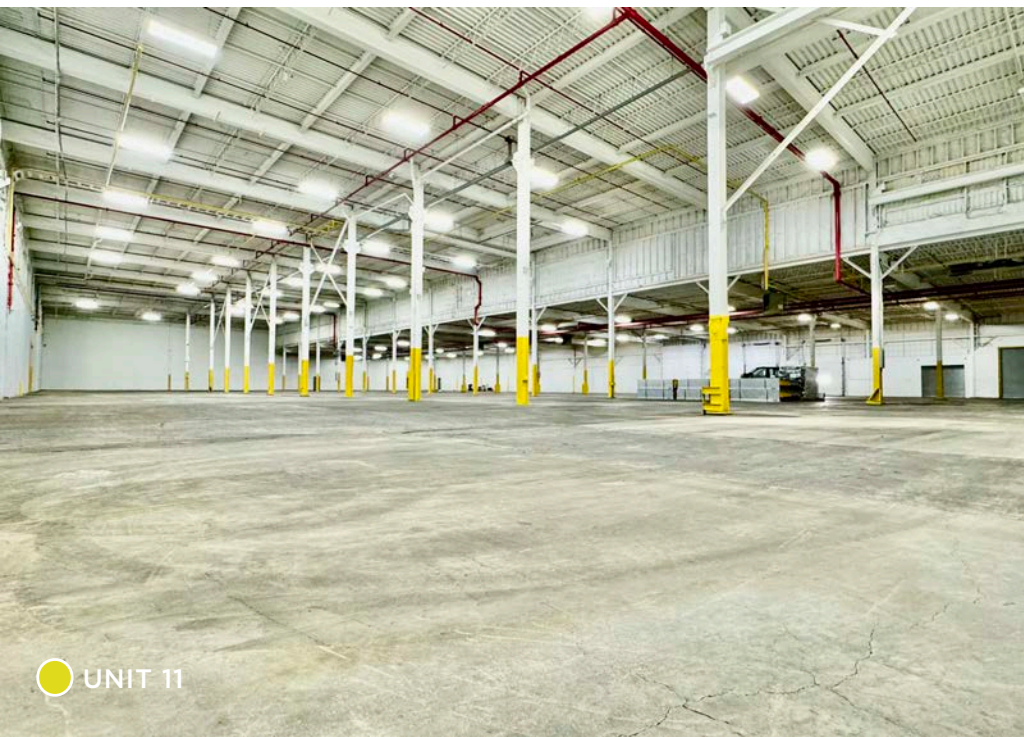
## PHOTO GALLERY



UNIT G - EXAMPLE OF BUILD-OUT



UNIT G - EXAMPLE OF BUILD-OUT

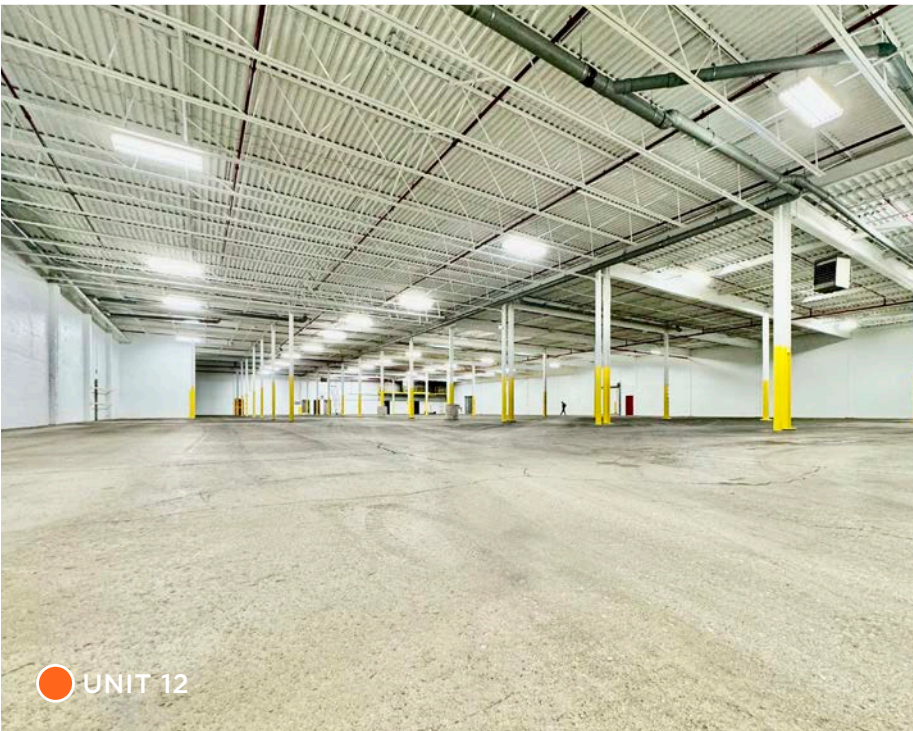


UNIT 11

# 1574 EAGLE ST N

Cambridge

## PHOTO GALLERY



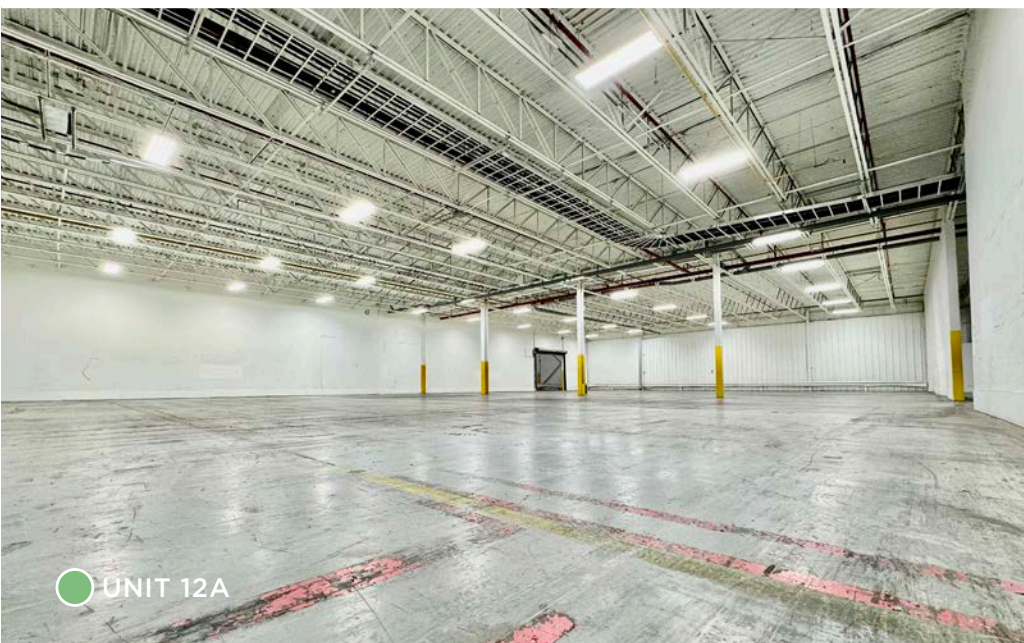
UNIT 12



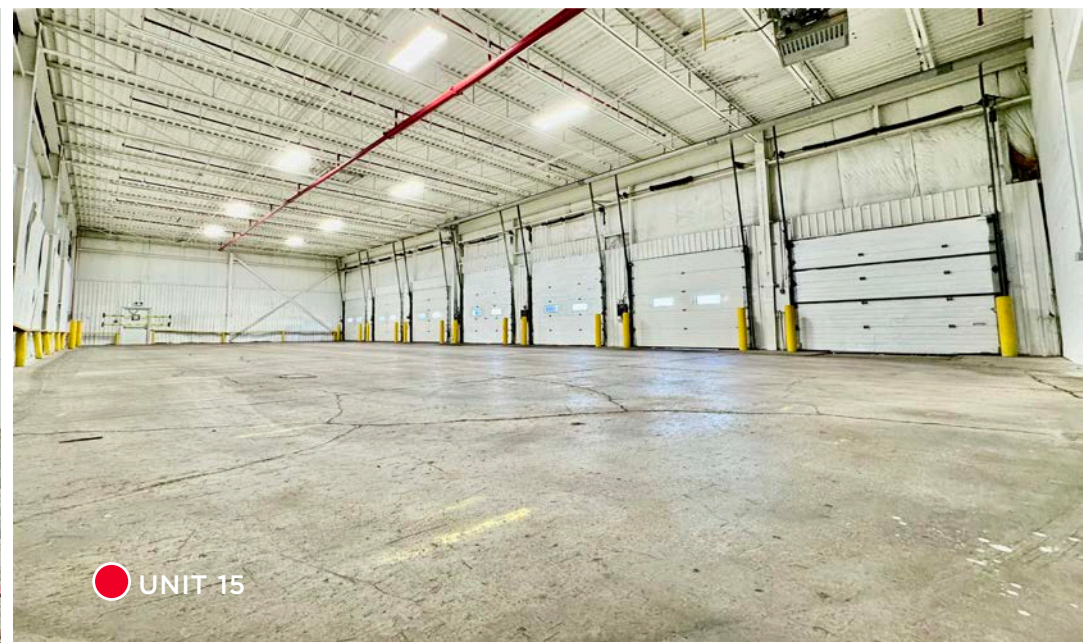
UNIT 14



UNIT 14



UNIT 12A



UNIT 15

# 1574 EAGLE ST N

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## SITE PLAN

6 functional industrial/warehouse units totalling 138,052 SF of available space, ranging from 21,794 SF to 138,052 SF. Ceiling heights from 17' 10" - 30' clear height. M4 zoning. Outside storage available. All units have LED lighting, 2000Amp/600V electric service and are white boxed, with new doors to be installed shortly. The site will be fully re-asphalted beginning in November. The property is conveniently located minutes from Highway 401.



Office Unit G can be added as additional office space to be leased with units 10 through 15.

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## PROPERTY DETAILS

### Unit Details

#### UNIT #10

|                        |               |
|------------------------|---------------|
| <b>Total SF</b>        | 21,794 SF     |
| <b>Industrial SF</b>   | 21,794 SF     |
| <b>Office SF</b>       | TBD           |
| <b>Clear Height</b>    | 17' 10" - 30' |
| <b>Drive-In doors</b>  | 1             |
| <b>Truck Level</b>     | 4             |
| <b>Lease Rate</b>      | \$11.95 psf   |
| <b>Additional Rent</b> | \$4.25 psf    |

#### UNITS #12, 12A, 12B, 14, 14A

|                        |               |
|------------------------|---------------|
| <b>Total SF</b>        | 57,956 SF     |
| <b>Industrial SF</b>   | 57,956 SF     |
| <b>Office SF</b>       | TBD           |
| <b>Clear Height</b>    | 17' 10" - 30' |
| <b>Drive-In doors</b>  | 1             |
| <b>Truck Level</b>     | 4             |
| <b>Lease Rate</b>      | \$11.95 psf   |
| <b>Additional Rent</b> | \$4.25 psf    |

#### UNITS #11 - 12

|                          |               |
|--------------------------|---------------|
| <b>Total SF</b>          | 77,927 SF     |
| <b>Industrial SF</b>     | 77,927 SF     |
| <b>Office SF</b>         | TBD           |
| <b>Clear Height</b>      | 17' 10" - 30' |
| <b>Drive-In doors</b>    | 2             |
| <b>Truck Level doors</b> | 1             |
| <b>Lease Rate</b>        | \$11.95 psf   |
| <b>Additional Rent</b>   | \$4.25psf     |

#### UNITS #14, 14A, 15

|                        |               |
|------------------------|---------------|
| <b>Total SF</b>        | 29,627 SF     |
| <b>Industrial SF</b>   | 29,627 SF     |
| <b>Office SF</b>       | TBD           |
| <b>Clear Height</b>    | 17' 10" - 30' |
| <b>Drive-In doors</b>  | 1             |
| <b>Truck Level</b>     | 6             |
| <b>Lease Rate</b>      | \$11.95 psf   |
| <b>Additional Rent</b> | \$4.25 psf    |

#### UNITS #11, 12A, 12B

|                          |               |
|--------------------------|---------------|
| <b>Total SF</b>          | 105,764 SF    |
| <b>Industrial SF</b>     | 105,764 SF    |
| <b>Office SF</b>         | TBD           |
| <b>Clear Height</b>      | 17' 10" - 30' |
| <b>Drive-In doors</b>    | 2             |
| <b>Truck Level doors</b> | 1             |
| <b>Lease Rate</b>        | \$11.95 psf   |
| <b>Additional Rent</b>   | \$4.25 psf    |

#### UNIT G - OFFICE

|                        |             |
|------------------------|-------------|
| <b>Total SF</b>        | 4,508 F     |
| <b>Lease Rate</b>      | \$13.95 psf |
| <b>Additional Rent</b> | \$5.95 psf  |

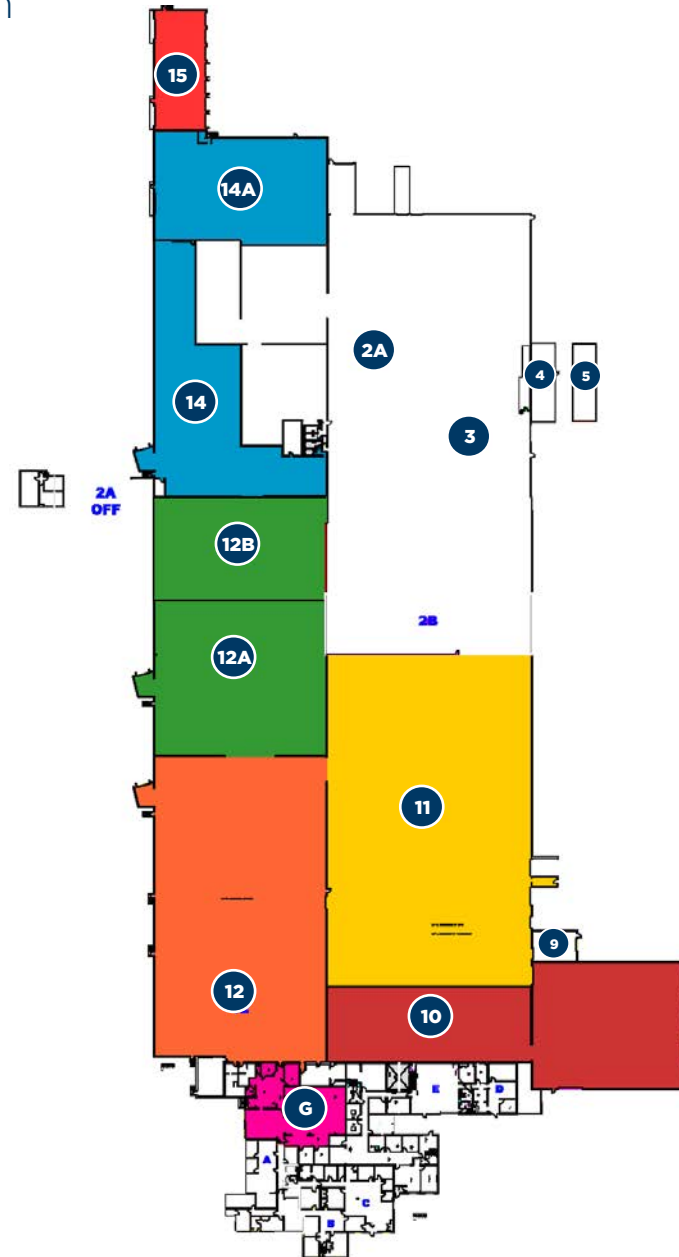
#### NOTE:

See the attached office layout for the front offices available.

Office Unit G can be added as additional office space to be leased with units 10 through 15

Unit 10 could be added as contiguous space with unit 11.

### Site Plan



# 1574 EAGLE ST N

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## LOCATION MAP



### Strategically Located for Cost Effective Supply Chain

- 3 minute drive to Hwy 401 access ramp
- 150 million people within one day's trucking
- Easy access to major US border crossings
- Convenient airport access: Toronto Pearson (50 mins); Hamilton Monroe (45 mins); Waterloo International (12 mins)
- Access to international shipping from both Port Toronto and Hamilton
- Ideal manufacturing location due to low cost occupancy, deep high-quality talent pool, suitable climate, affordable and quality life-style

**TORONTO**  
1 hr / 95 km

**WOODSTOCK**  
35 mins / 49 km

**HIGHWAY 401**  
3 min / 1.7 km

**BUFFALO**  
1 hr 45 mins / 157 km

**MISSISSAUGA**  
45 mins / 72 km

**HIGHWAY 8**  
10 mins / 6.3 km

**DETROIT**  
3 hrs / 280 km

**WATERLOO AIRPORT**  
12 mins / 9 km

**HIGHWAY 403**  
34 mins / 28 km

**GUELPH**  
23 mins / 20 km

**TORONTO AIRPORT**  
50 mins / 75 km

**HIGHWAY 402**  
1 hr / 103 km

**HAMILTON**  
39 mins / 52 km

**HAMILTON AIRPORT**  
45 mins / 52 km

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AREA MAP



TOP LOCATION WITH WORLD-CLASS COMPANIES



### Waterloo Region is the second fastest growing CMA in Canada with 675,000 + people

**675,200**  
Total  
Population

**\$100,400**  
Median Household  
Income

**37.8**  
Median  
Age

**343,800**  
Total  
Employment

**17,690**  
Total  
Establishments

**69.6%**  
Labour Force  
Participation

**56,700**  
Manufacturing  
Workers

**4th Largest**  
Manufacturing  
Workforce in Canada

**29,700**  
Tech  
Workers

**1st Tech**  
Small Tech Talent  
Market in North America

**\$780,000**  
Average  
House Price

**92,000**  
Students  
University/College

**Over 50%**  
Of Adult Residents  
Have College or  
University Degree

### Major Employment Sectors



**18%**

Advance Manufacturing



**8.6%**

Computer Engineering  
and Science



**7.7%**

Professional Scientific  
and Technical Services



**4.1%**

Transportation and  
Warehousing

### Access High-Quality, Affordable Talent

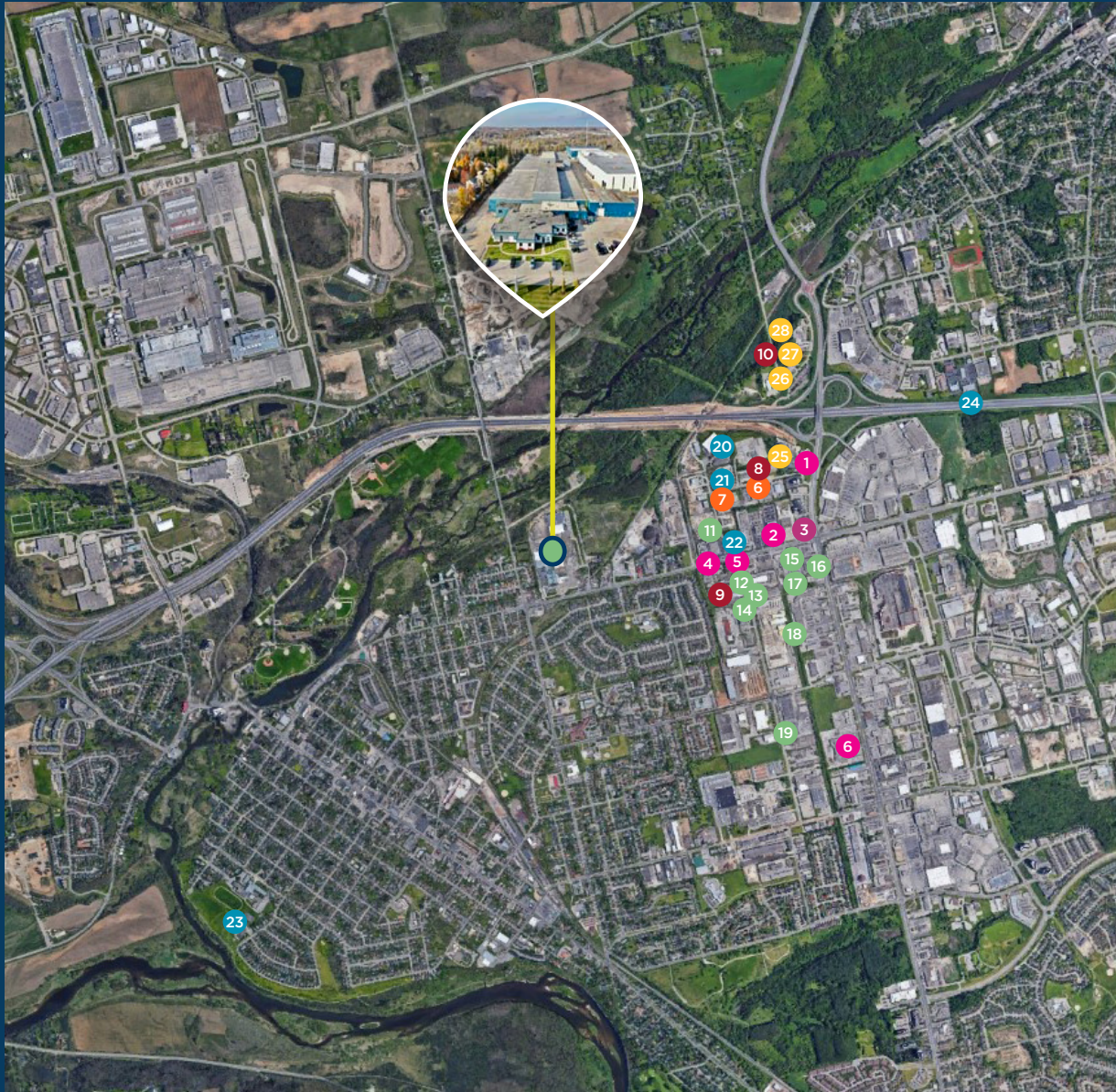
- Three highly ranked post-secondary institutions and more than 73,000 students
- Conestoga College Institute of Technology and Advanced Learning, a leader in polytechnic education, provides Ontario's only college-based, accredited engineering degrees and is home to the Centre for Smart Manufacturing



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## AMENITIES



### FULL SUITE OF NEARBY AMENITIES

#### RETAIL

1. Smart Centre Cambridge (Walmart Super Store)
2. Home Depot
3. Canadian Tire
4. Home Sense
5. Pet Smart
6. Cambridge Centre Mall

#### HOTELS

20. Hilton Garden Inn
21. Cambridge Hotel and Conference Centre
22. Super 8 Wyndham
23. Langdon Hall
24. Cambridge Hotel & Conference Centre

#### GROCERY

25. Walmart Super Store
26. Zehrs
27. Beer Store
28. LCBO

#### GAS STATIONS

6. Petro Canada
7. Esso

#### BANKS

8. RBC
9. BMO
10. TD Canada Trust

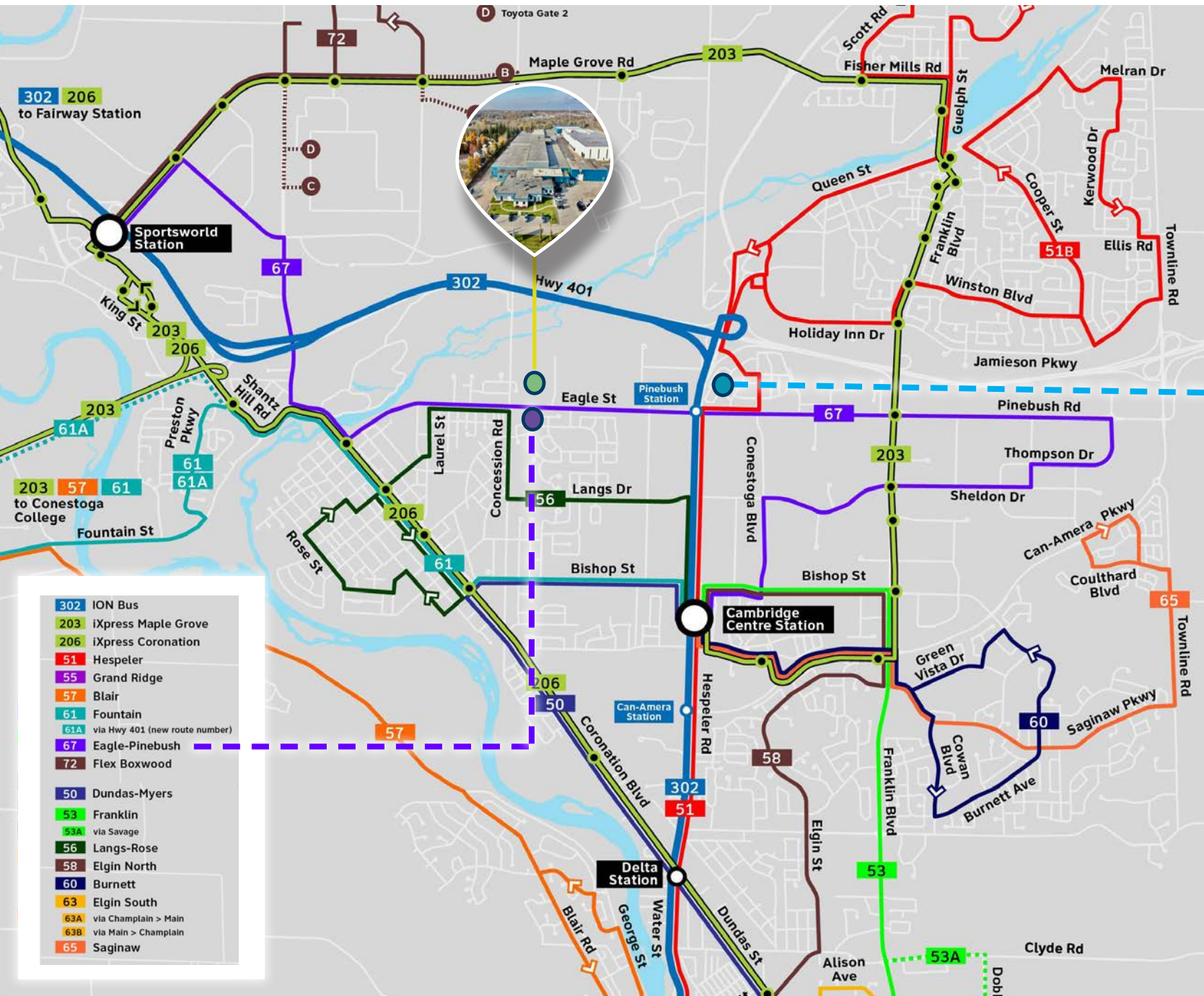
#### RESTAURANTS

11. Tim Hortons
12. Sunset Grill
13. Harveys
14. A & W
15. Black Shop
16. Saffron
17. Beer Town
18. Starbucks
19. McDonald's

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## LOCAL TRANSIT MAP



### EXCELLENT LOCAL CONNECTIVITY.

Go buses stop in the Cambridge SmartCentre on Hespeler Road near Highway 401, which provides service from Kitchener to Mississauga.

Grand River Transit (GRT) provides local bus service in the Region of Waterloo, including the city of Cambridge.

92% of Cambridge residents live within walking distance of 30-minute transit service.

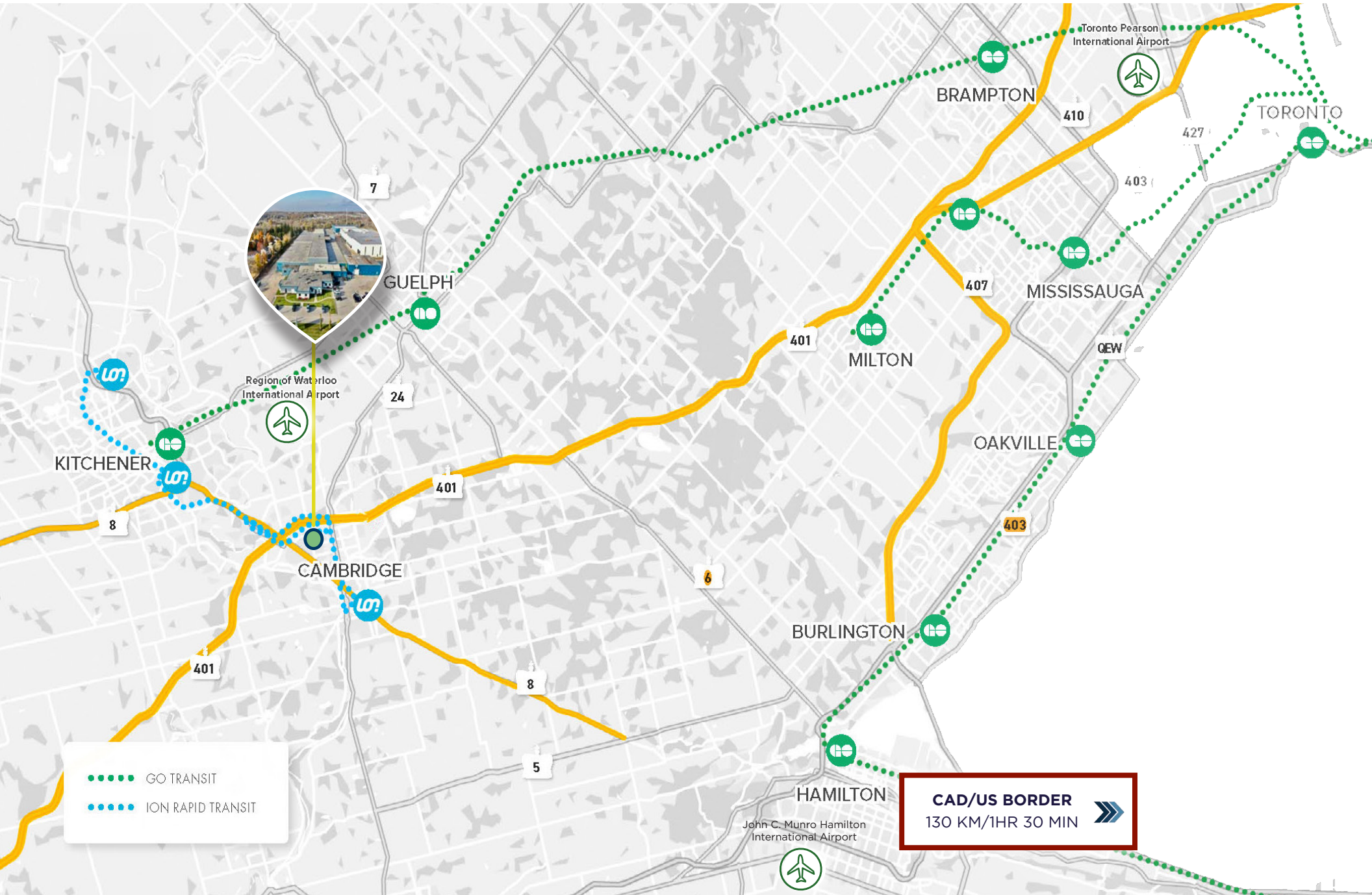
Coach Canada also offer bus service from Cambridge to Toronto, Hamilton, Niagara Falls and many more cities.

- 302 ION Bus
- 203 iXpress Maple Grove
- 206 iXpress Coronation
- 51 Hespeler
- 55 Grand Ridge
- 57 Blair
- 61 Fountain
- 61A via Hwy 401 (new route number)
- 67 Eagle-Pinebush
- 72 Flex Boxwood
- 50 Dundas-Myers
- 53 Franklin
- 53A via Savage
- 56 Langs-Rose
- 58 Elgin North
- 60 Burnett
- 63 Elgin South
- 63A via Champlain > Main
- 63B via Main > Champlain
- 65 Saginaw

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## GO TRANSIT & ION RAPID TRANSIT MAP



- GO TRANSIT
- ION RAPID TRANSIT

**CAD/US BORDER**  
130 KM/1HR 30 MIN

# CONTACT



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