INDUSTRIAL | FOR LEASE

CBRE

EAGLE STREET INDUSTRIAL PARK

1574 EAGLE STREET NORTH, CAMBRIDGE, ON.

INDUSTRIAL STRENGTH. STRATEGIC LOCATION.



PROPERTY DETAILS
BUILDING A

TOTAL LOT SIZE	29.70 Acres
TOTAL BUILDING SIZE	253,825 Sq. Ft.
TOTAL LEASABLE AREA	64,621 Sq. Ft.
CLEAR HEIGHT	17’ 10” - 30’
SHIPPING	7 Truck Level Doors (Manual Operation) 2 Oversized Drive-In Doors (Electric Operation)
POWER	2,000 Amps, 600 Volts
ZONING	M4
POSSESSION	Immediate
ASKING RATE	$10.95 Per Sq. Ft.
TMI (EST. 2026)	$4.25 Per Sq. Ft.
FENCED YARD FOR LEASE	1.25 Acres at $4,700 Per Acre Per Month

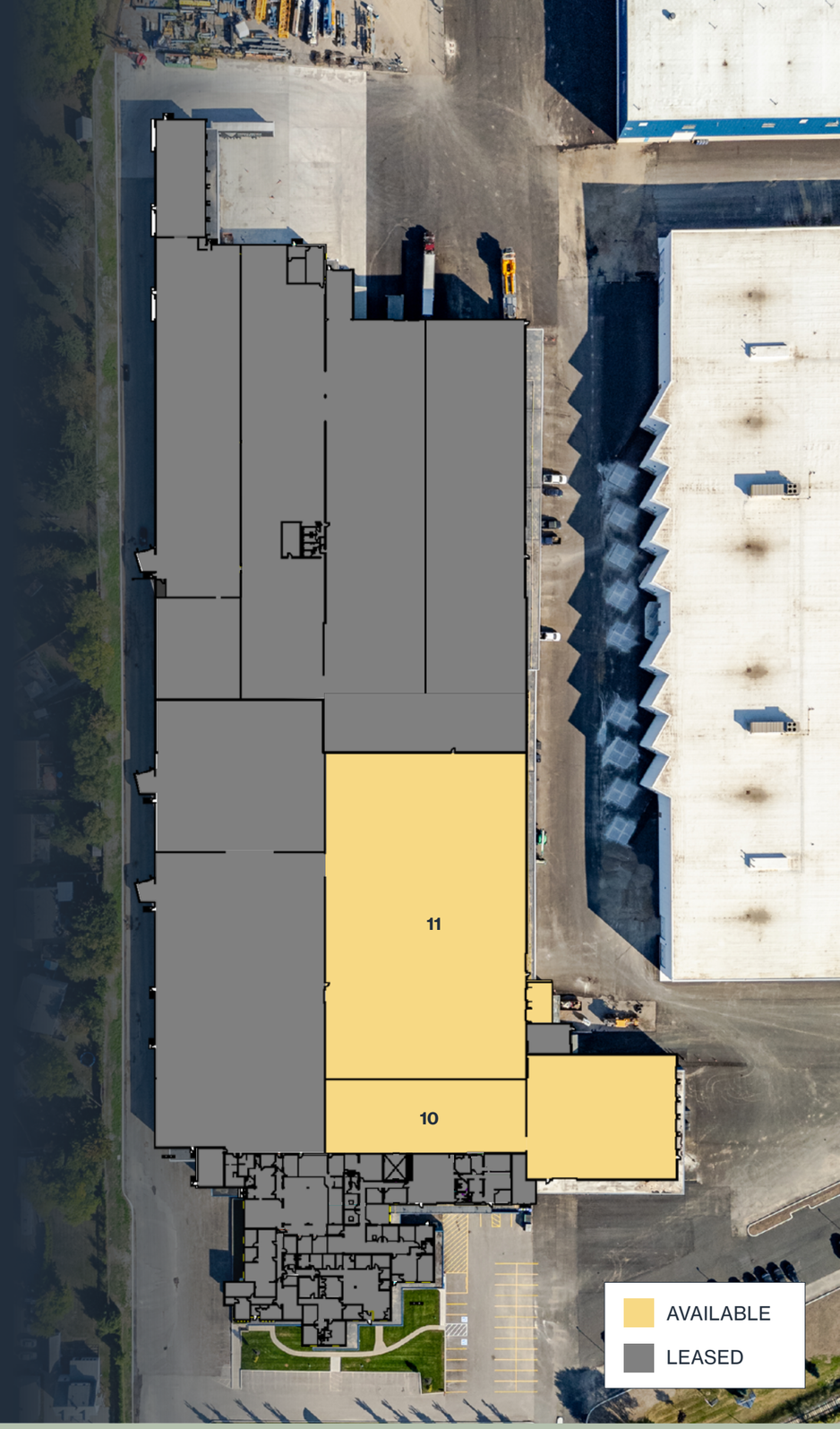
CLICK TO VIEW VIRTUAL TOUR OF UNIT 10

CLICK TO VIEW VIRTUAL TOUR OF UNIT 11

PROPERTY HIGHLIGHTS

Capital upgrades include new subgrade and asphalt, rebar reinforced concrete turning pads, a new transformer and switchgear, and a new roof with a 25-year manufacturer’s warranty.

All units delivered white-boxed with energy-efficient LED lighting with motion sensors, new thermally broken man doors, and new hot-dip galvanized staircases.



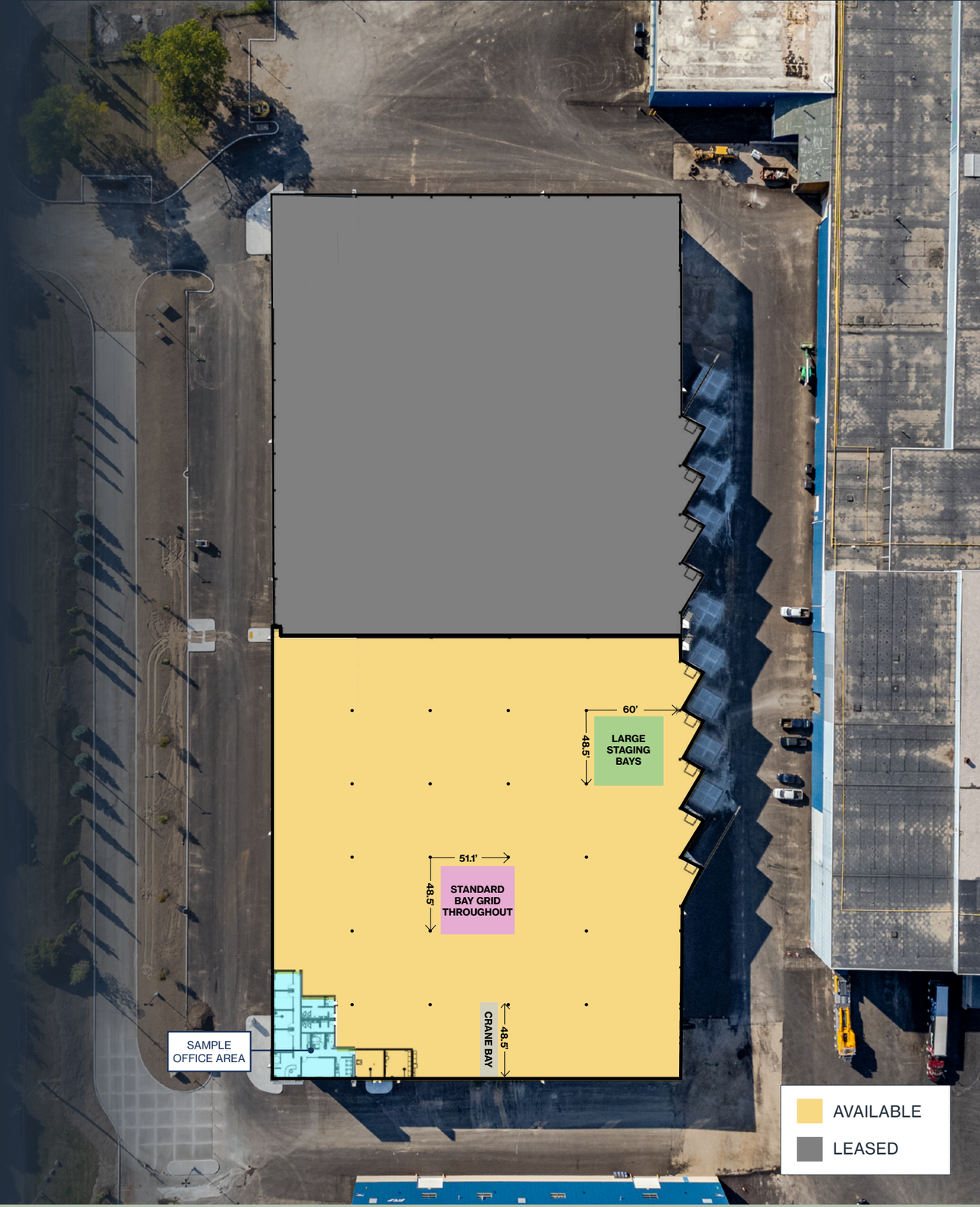
PROPERTY DETAILS
BUILDING C

TOTAL LOT SIZE	29.70 Acres
TOTAL BUILDING SIZE	158,000 Sq. Ft.
TOTAL LEASABLE AREA	79,000 Sq. Ft.
OFFICE AREA	Build-to-Suit
MEZZANINE	25,000 Sq. Ft. of Buildable Mezzanine
CLEAR HEIGHT	32’ 6”
SHIPPING	5 Truck Level Doors (Electric Operation) 2 Oversized Drive-In Doors (Electric Operation)
POWER	3,000 Amps, 600 Volts
ZONING	M4
POSSESSION	Immediate
ASKING RATE	$14.95 Per Sq. Ft.
TMI (EST. 2025)	$3.50 Per Sq. Ft.

PROPERTY HIGHLIGHTS

Ontario’s first and only Zero Carbon Building Design Standard V3 certified industrial facility, offering unrivaled cost savings and ESG alignment for tenants.

Sustainability features include Daikin cold-climate air source heat pumps with advanced air filtration technology, solar-ready roof, pre-engineered EV charging stations, and high-efficiency adjustable LED lighting with motion sensors.



ZERO CARBON SPECIFICATIONS

WHAT IS ZERO CARBON?

A Zero Carbon Building is one that is highly energy-efficient and designed to minimize greenhouse gas emissions from both building operations and building materials.

BENEFITS OF A ZERO CARBON FACILITY

LOWER OPERATING COSTS

An enhanced building envelope paired with high-efficiency systems reduces utility consumption, lowering tenant operating costs.

HEALTHIER WORKSPACES

Improved air quality and thermal comfort enhance employee well-being and productivity.

SUPPORT FOR ESG GOALS

Supports tenants' ESG objectives while strengthening their environmental reputation and leadership in sustainability.

FUTURE PROOFING YOUR BUSINESS

Meet evolving climate and energy standards ahead of regulations, helping tenants mitigate future carbon cap risks.

IMMEDIATE COST SAVINGS

UTILITY COST SAVINGS	ENERGY SAVINGS	GHG EMISSION SAVINGS
21%	**61%**	**84%**

INCREASED SAVINGS AS A DIRECT RESULT OF ZERO CARBON DESIGN COMPARED TO A CODE EQUIVALENT BUILDING

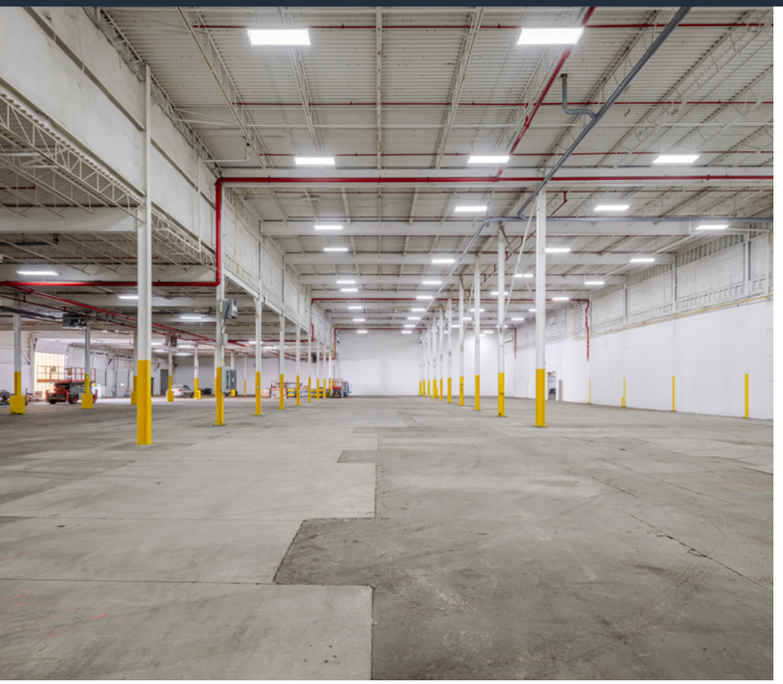
$0.67 - $0.92 PER SQ. FT. IN ANNUAL OPERATING SAVINGS

BUILDING SPEC COMPARISON	CODE-BUILT INDUSTRIAL FACILITY	1574 EAGLE STREET NORTH, BUILDING C
Wall and Foundation Insulation	R-18 Precast Wall R-10 Foundation	R-32 Precast Panels R-20 Foundation
Roof Insulation	R-35 Roof	R-40 Roof
HVAC System	Cambridge Gas Unit	High-Efficiency Cold Climate Air Source Heat Pump
Lighting	Standard LED Lighting	High-Efficiency Adjustable LED Lighting with Motion Sensors
Solar Readiness	No Reserve Load Capacity	Solar Ready Roof
Power Capacity	2,000 Amp Service	3,000 Amp Service for Full Electrification
Thermal Breaks	Minimal Thermal Breaks	Engineered Thermal Breaks at All Connecting Points

Upgraded Exterior R-32 Envelope for Enhanced Insulation

Solar Ready R-40 Roof for Future Solar Panel Installation

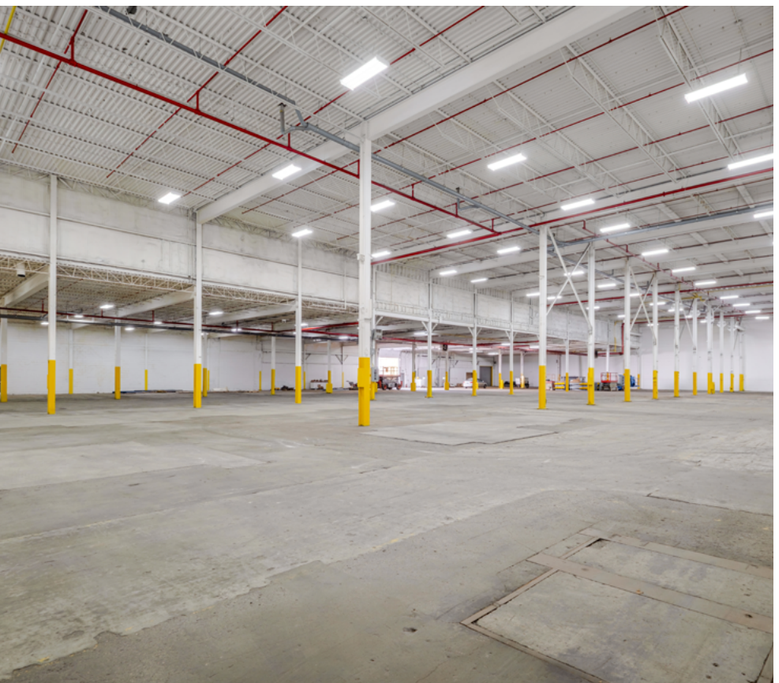
INTERIOR PHOTOS
BUILDING A







CLICK TO VIEW MORE PHOTOS







EXTERIOR PHOTOS
BUILDING A & C





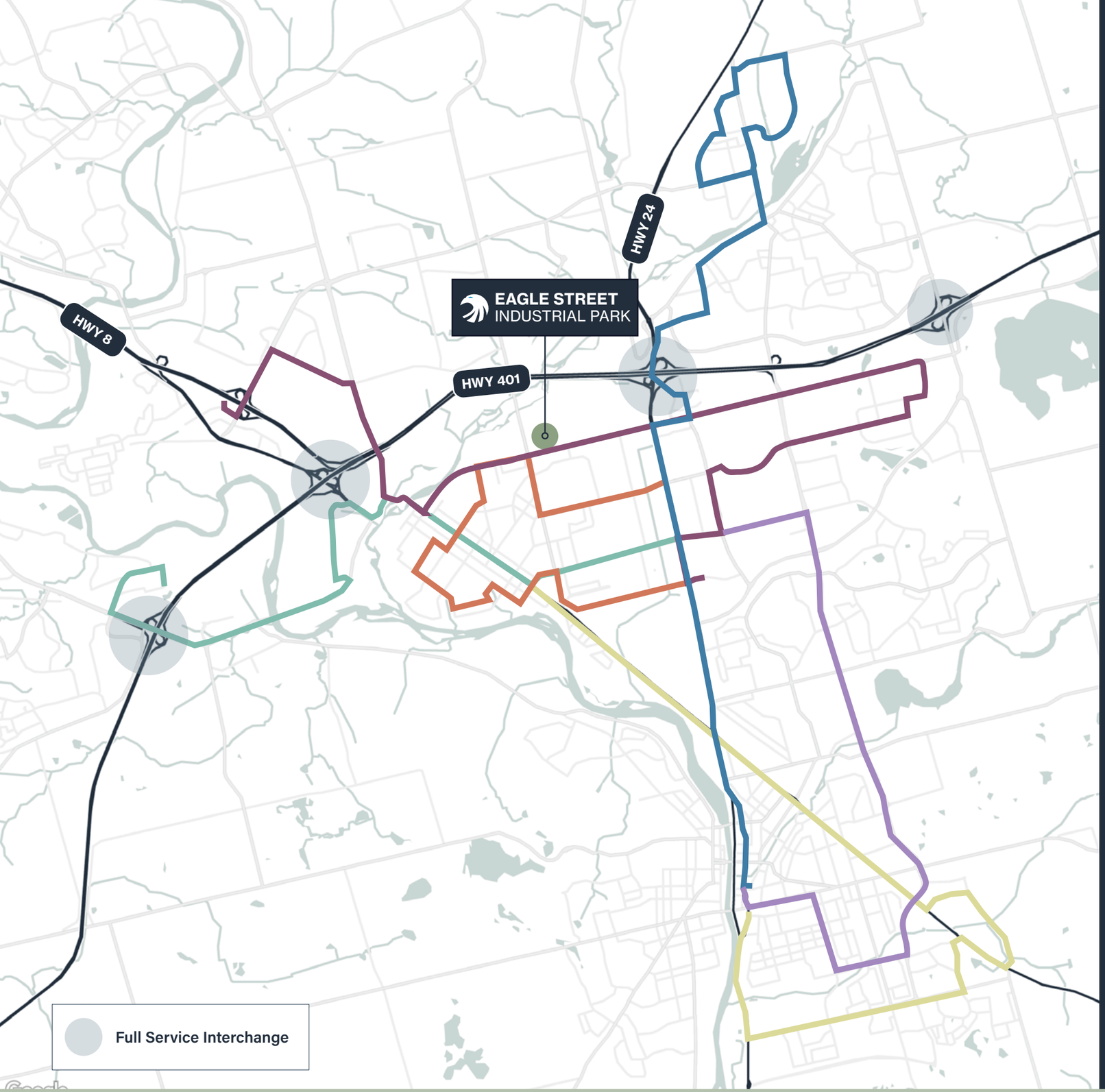


CLICK TO VIEW
MORE PHOTOS









LOCATION HIGHLIGHTS

DRIVE TIMES

	DISTANCE	TIME
HIGHWAY 24	1.5 KM	2 Mins
HIGHWAY 401	2.3 KM	3 Mins
HIGHWAY 8	6 KM	7 Mins
WATERLOO INTL. AIRPORT	8.8 KM	10 Mins
DOWNTOWN KITCHENER	14.9 KM	20 Mins
HIGHWAY 403	28 KM	30 Mins
HIGHWAY 407	52 KM	40 Mins
PEARSON INTL. AIRPORT	80 KM	50 Mins

TRANSIT ROUTES

- ROUTE 67 - EAGLE-PINEBUSH
- ROUTE 56 - DUNBAR
- ROUTE 51 - HESPELER
- ROUTE 61 - PRESTON
- ROUTE 53 - FRANKLIN
- ROUTE 61 - DUNDAS MYERS

DEMOGRAPHIC STATS

MAJOR EMPLOYMENT SECTORS

30KM RADIUS

102,957
WAREHOUSING & LOGISTICS

86,333
MANUFACTURING AND UTILITIES

47,771
COMPUTER ENGINEERING & SCIENCE

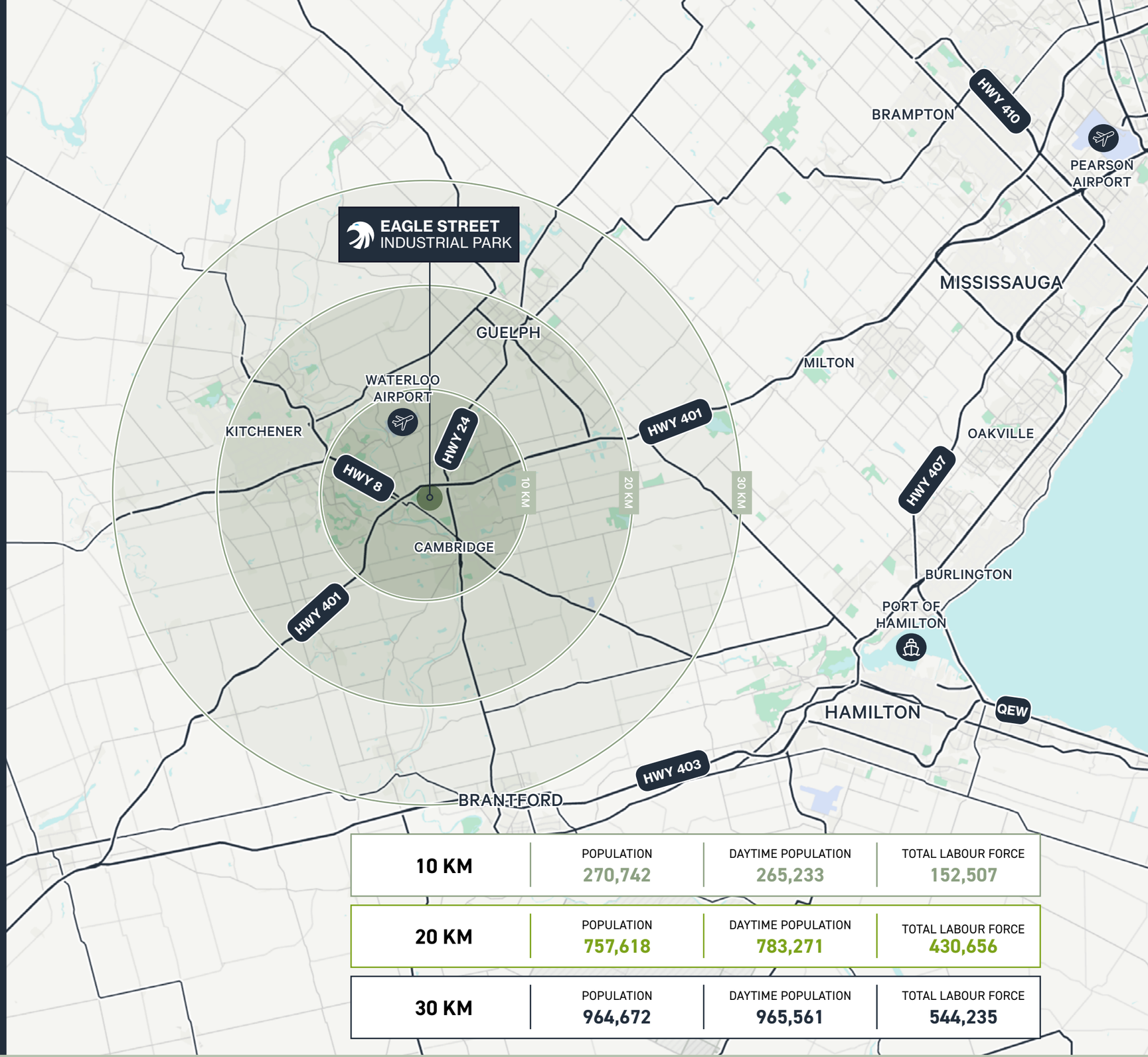
9,795
PRIMARY INDUSTRIES

Waterloo Region is home to **one of Canada's strongest labour pools for innovation** and advanced industries — spanning **technology, advanced manufacturing, automotive, aerospace, and precision metalworking**. The region has the **4th largest manufacturing workforce in Canada** and is recognized as **North America's #1 small tech talent market**.

Strategically located with **direct access to major U.S. border crossings, international shipping via Port of Toronto and Port of Hamilton**, and **150 million people within one day's trucking**.

Within a **one-hour drive** is access to a **labour force of more than 3 million** people and **five major post-secondary institutions**, producing **62,000 university students** and **15,000 college-enrolled students annually**.

Waterloo Region is **one of the fastest-growing regions in Ontario**, driven by **technology sector expansion** and **strong immigration**, welcoming **over 15,000 new residents annually**.



	POPULATION	DAYTIME POPULATION	TOTAL LABOUR FORCE
10 KM	270,742	265,233	152,507
20 KM	757,618	783,271	430,656
30 KM	964,672	965,561	544,235

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