

**320 | PINEBUSH ROAD**  
CAMBRIDGE, ON



**OFFICE AND INDUSTRIAL  
SPACE FOR LEASE**

3,398 sq.ft. to 17,449sq.ft  
Available immediately

**Chris Kotseff** (Listing Agents)  
Sales Representative  
CBRE Limited, Real Estate Brokerage

chris.kotseff@cbre.com  
1.519.340.2321

## Opportunities

Unit 4a	8,519 sq.ft.*
Unit 4b	8,930 sq.ft.*
Unit 5	3,398 sq.ft.

\*contiguous up to 17,449 sq.ft.

## Lease Details

Rental Rate: \$10.50-11.00/sq.ft.  
Taxes & Operating: \$6.45/sq.ft.  
Available: Immediately (unless otherwise indicated)

## Highlights



Accessible via Grand River Transit bus route 67.



Minutes from HWY 401 and Hespeler Road



Minutes to Hespeler Village and many local amenities including World Gym, restaurants, gas stations and grocery stores.



HWY 401 frontage  
Bicycle racks  
On-site parking available - 4 per 1,000 sq.ft.



## CONTACT

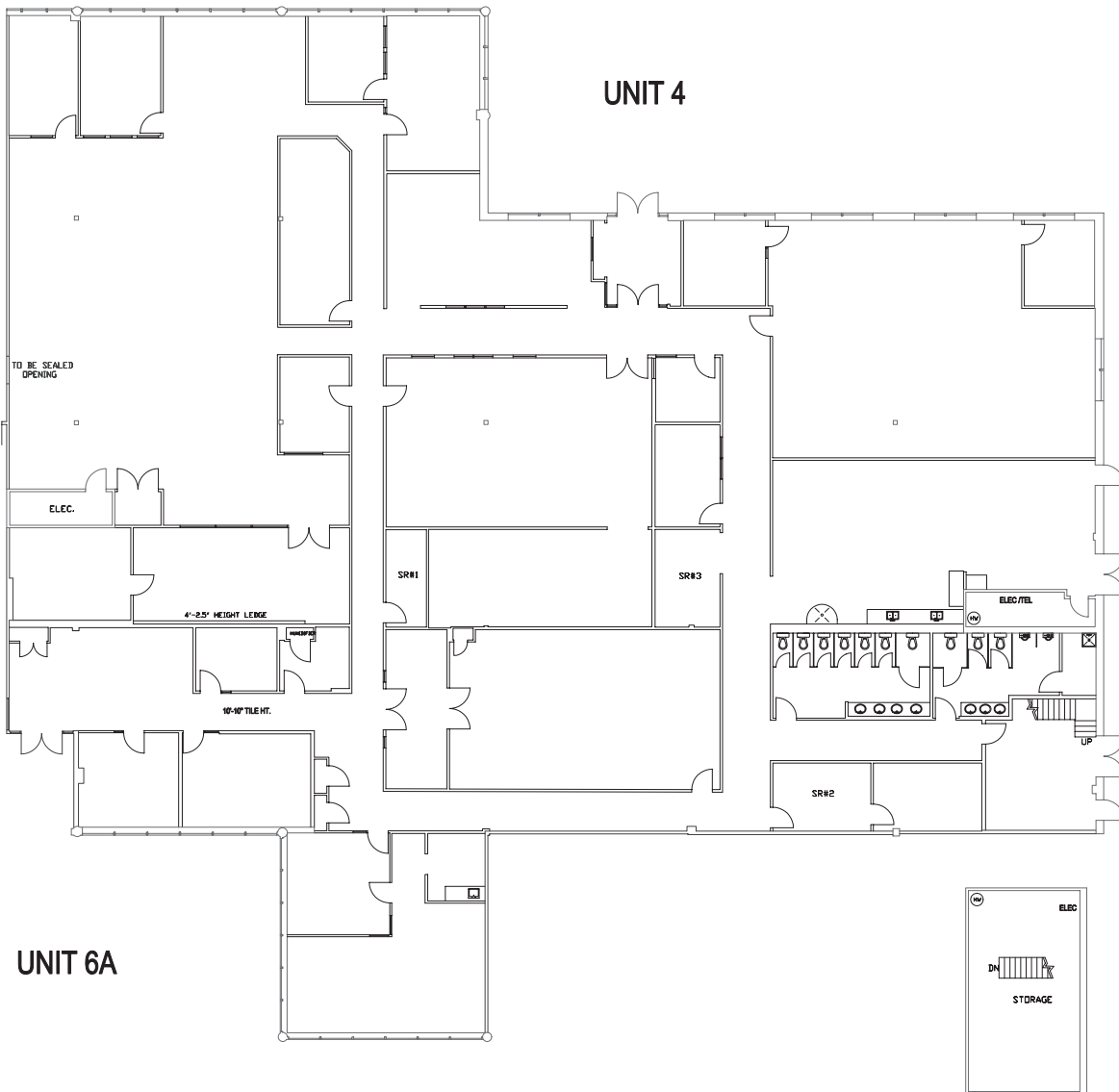
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## Available Space

Unit 4a - 8,519 sq.ft.

Unit 4b - 8,930 sq.ft.



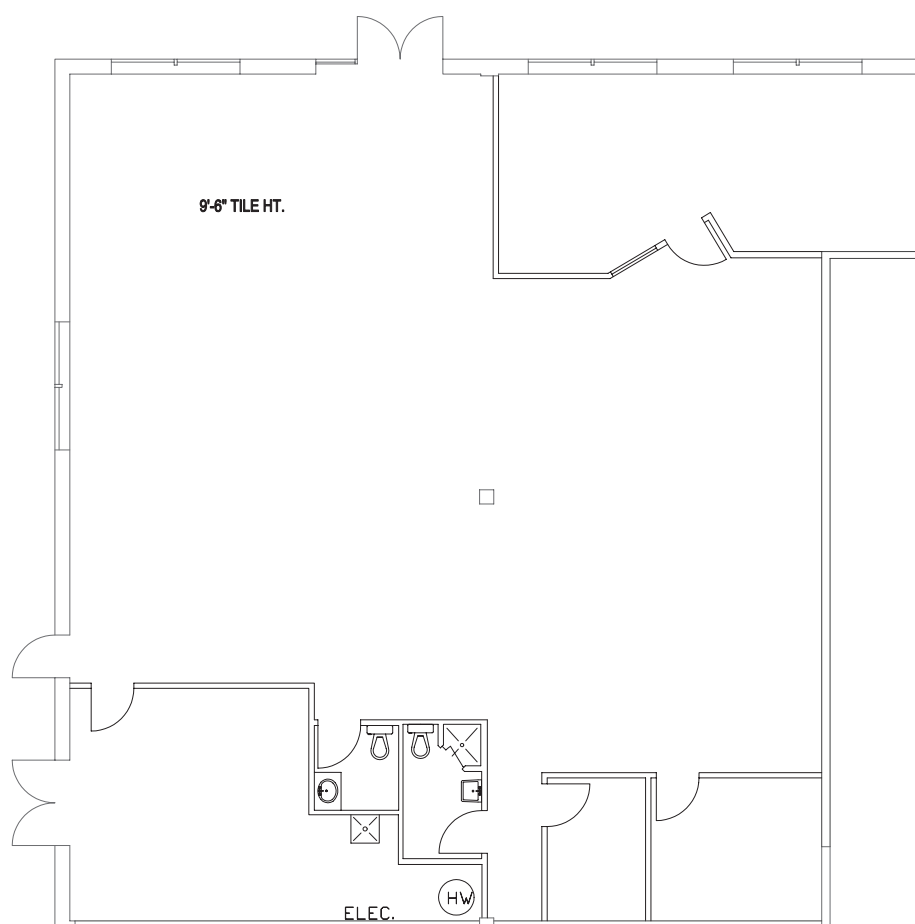
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## Available Space

Unit 5 - 3,398 sq.ft.



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