



For Lease

1177 & 1195 Franklin Boulevard
Cambridge, ON

Flex industrial units - 2,396 to 4,841 SF





Property overview

1177 & 1195 Franklin Boulevard offer prime small-bay industrial space in Cambridge's premier LG Lovell Business Park. These professionally managed properties feature units ranging from 2,396 SF to 4,841 SF, each equipped with full 53' trailer access to accommodate modern logistics operations.

Strategically positioned along Franklin Boulevard, the properties provide high visibility and immediate access to Highway 401, ensuring efficient regional connectivity. The business park is home to established industrial operators across manufacturing, distribution, and logistics sectors, creating a dynamic professional environment. Tenants benefit from comprehensive nearby amenities including retail, dining, banking, and professional services.



1177 Franklin Boulevard Cambridge, ON

	UNIT 4	UNIT 8
Total size	2,396 SF	2,426 SF
Zoning	M3	M3
Shipping	1T/L	1T/L
Asking Rate	\$16.50 psf net	\$16.50 psf net
TMI (2026 est.)	\$5.79 psf	\$5.79 psf





1195 Franklin Boulevard Cambridge, ON

UNITS 5-6

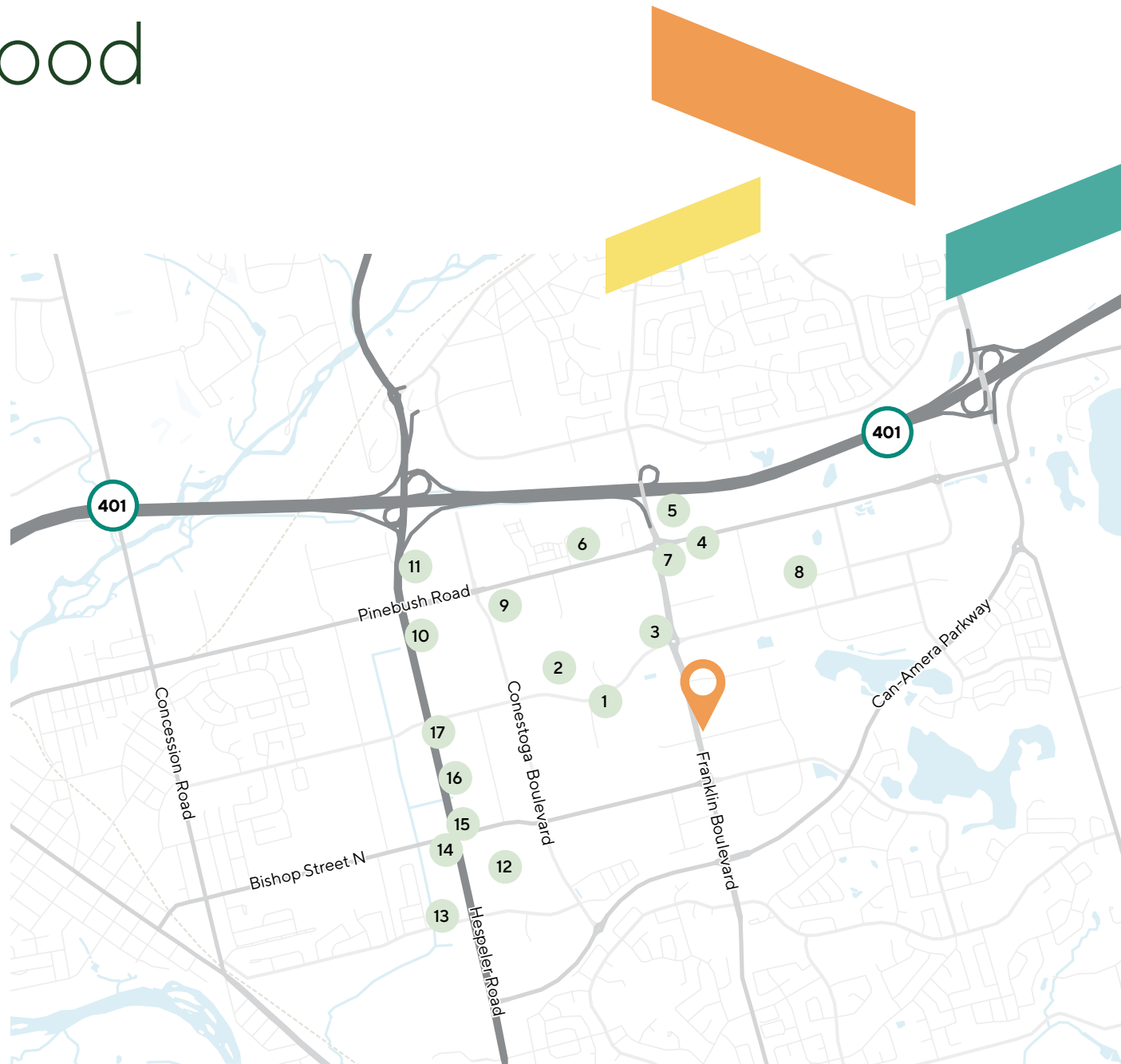
Total size	4,841 SF
Zoning	M3
Shipping	1 T/L, 1 D/I
Asking Rate	\$16.50 psf Net
TMI (2026 est.)	\$6.22 psf



Neighbourhood overview

 1177 & 1195
Franklin Boulevard

1. Honeywell
2. Aeon Industrial
3. Vision Truck
4. Pride Signs
5. Eclipse Automation
6. Greentec
7. Carter's Oshkosh Distribution Centre
8. Iron Mountain
9. Rona+
10. Home Depot
11. Walmart
12. Cambridge Centre
13. Farm Boy
14. McDonald's
15. Tim Hortons
16. Shoppers Drug Mart
17. Starbucks



Meet the team



BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 420 properties under our management representing over 67 million square feet of commercial and residential property (as of June 30, 2026), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 940 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.



Jones Lang LaSalle Incorporated (JLL) is a Fortune 500 company and one of the world's leading commercial real estate services firms, with over 240 years of experience shaping the future of real estate. Operating in more than 80 countries with 100,000+ professionals worldwide, JLL provides comprehensive real estate services including leasing, capital markets, property management, project management, and strategic advisory services to Fortune 500 companies, institutional investors, and property owners globally.

As a trusted advisor in the commercial real estate industry, JLL combines deep local market expertise with global reach and cutting-edge technology to deliver exceptional results for our clients. Our integrated platform of services, powered by JLL Technologies and data-driven insights, enables us to provide innovative solutions that optimize real estate portfolios, enhance workplace experiences, and drive sustainable value creation. JLL is committed to building a better tomorrow through our focus on ESG initiatives, including our goal to achieve net-zero carbon emissions by 2040, while maintaining our position as the industry leader in delivering world-class commercial real estate services and solutions.

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