FOR SALE/LEASE

15 SALTSMAN DRIVE

CAMBRIDGE, ON



JLL

FOR SALE

Opportunity to acquire a well-maintained multi-tenant industrial property in the highly desirable North Cambridge Business Park. The building is approximately 22,423 square feet with a 22-foot clear ceiling height on approximately 3.093 acres and is currently configured for four tenants, offering a combination of existing income and future flexibility. A pending vacancy will provide approximately 9,860 of available space, creating an opportunity for an owner-occupier looking to establish their business while benefiting from income generated by the remaining tenants. This configuration offers exceptional flexibility for owner-occupiers seeking operational space with rental income to offset ownership costs, or investors pursuing value-add lease-up opportunities.

asking price **speak to LA**



AVAILABLE AREA
22,423 SF

CLEAR HEIGHT
22'

SHIPPING
6 D/I (13.79' H X 11.79' W)
4 T/L (9.1' H X 7.8' W)

ACREAGE
3.093

ZONING
M3

POWER
600 AMPS / 600 VOLT

FOR LEASE

UNIT 1

Opportunity to lease a modern, well-maintained 3,695 SF industrial unit in Cambridge's Boxwood Business Park. The corner unit provides efficient 22' clear height, built-out office space with surrounding natural light, lunchroom/kitchenette, and a large drive-in door with the potential to add a dock-door through an existing knock-out panel.

UNIT 1
3,695 SF

CLEAR HEIGHT
22'

ZONING
M3

SHIPPING
1 D/I (13.79' H X 11.79' W)
1 T/L DOOR PUNCH OUT

ASKING RATE
$16.50 PSF NET

TMI (EST.2026)
$5.00 PSF

UNIT 3 & 4

Opportunity to lease a modern, well-maintained 6,200 SF industrial unit in Cambridge's Boxwood Business Park. The unit provides efficient 22' clear height, both dock and drive-in shipping, built-out office space, and temperature control through a portion of the unit.

UNIT 1
6,200 SF

CLEAR HEIGHT
22'

M3
ZONING

SHIPPING
2 D/I (13.79' H X 11.79' W)
1 D/I (9.1' H X 7.8' W)
1 T/L DOOR PUNCH OUT

ASKING RATE
$16.50 PSF NET

TMI (EST.2026)
$5.00 PSF





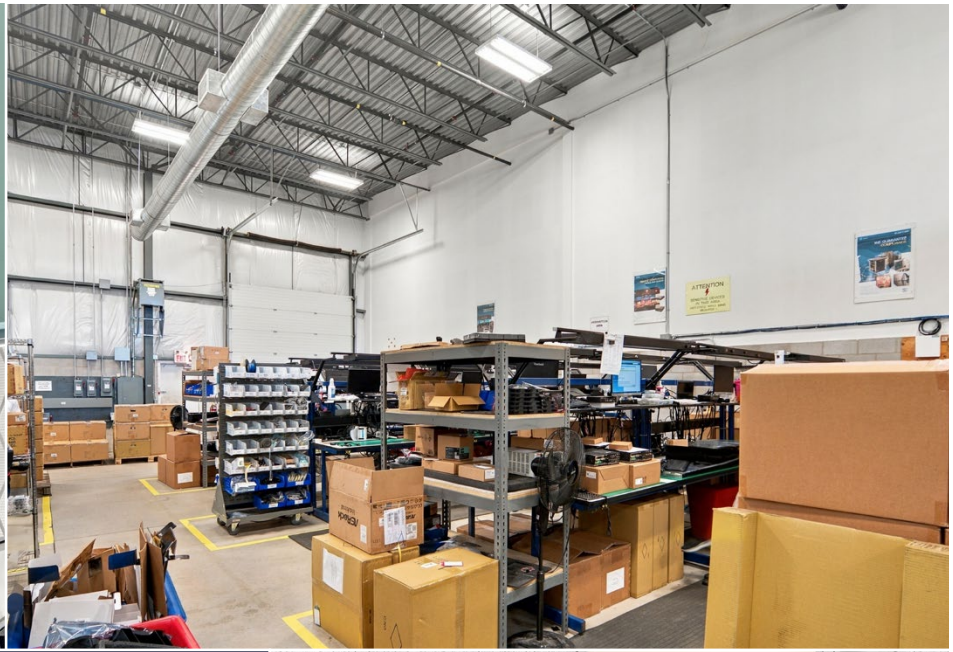


EXTERIOR
PHOTOS









INTERIOR
PHOTOS



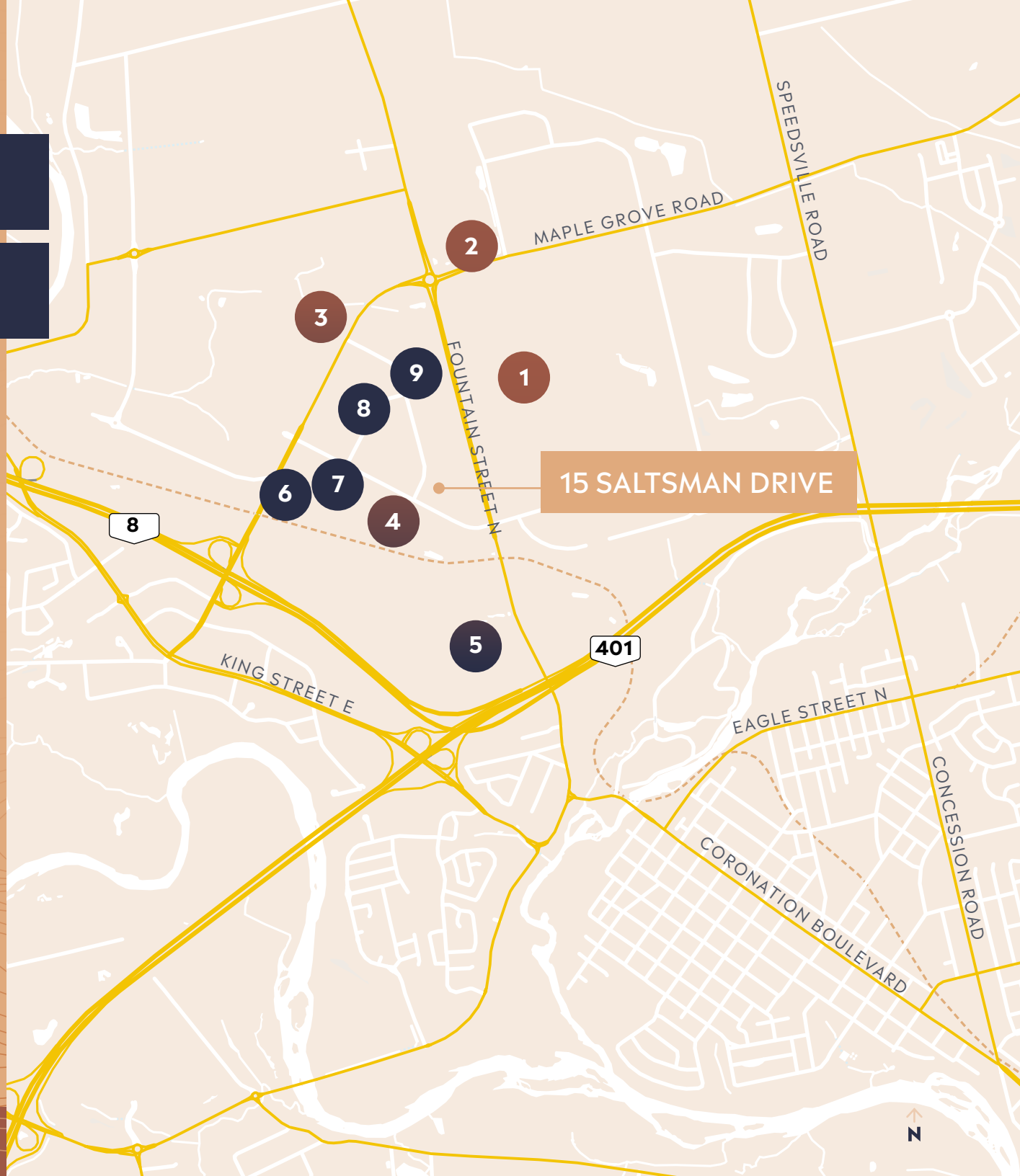


LOCATION & AMENITIES



CORPORATE NEIGHBOURS

1. TOYOTA MOTOR MANUFACTURING CANADA
2. LOBLAWS CAMBRIDGE
3. CHALLENGER MOTOR FREIGHT
4. DARE FOODS
5. ATS AUTOMATION
6. AMAZON
7. RUSSEL METALS
8. FEDEX SHIP CENTRE
9. PENSKE TRUCK RENTAL



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