

VIEW ONLINE 

[www.collierscanada.com](http://www.collierscanada.com)

Accelerating success.



# IP PARK

INDUSTRIAL CAMPUS  
PHASE 2 WEST | BUILDING 1

NOW LEASING | PRESTIGE FLEX INDUSTRIAL SPACE  
INTERMARKET ROAD, CAMBRIDGE



For more information please contact:

**Darren Shaw**

Vice President, Broker  
+1 519 904 7017  
[darren.shaw@colliers.com](mailto:darren.shaw@colliers.com)

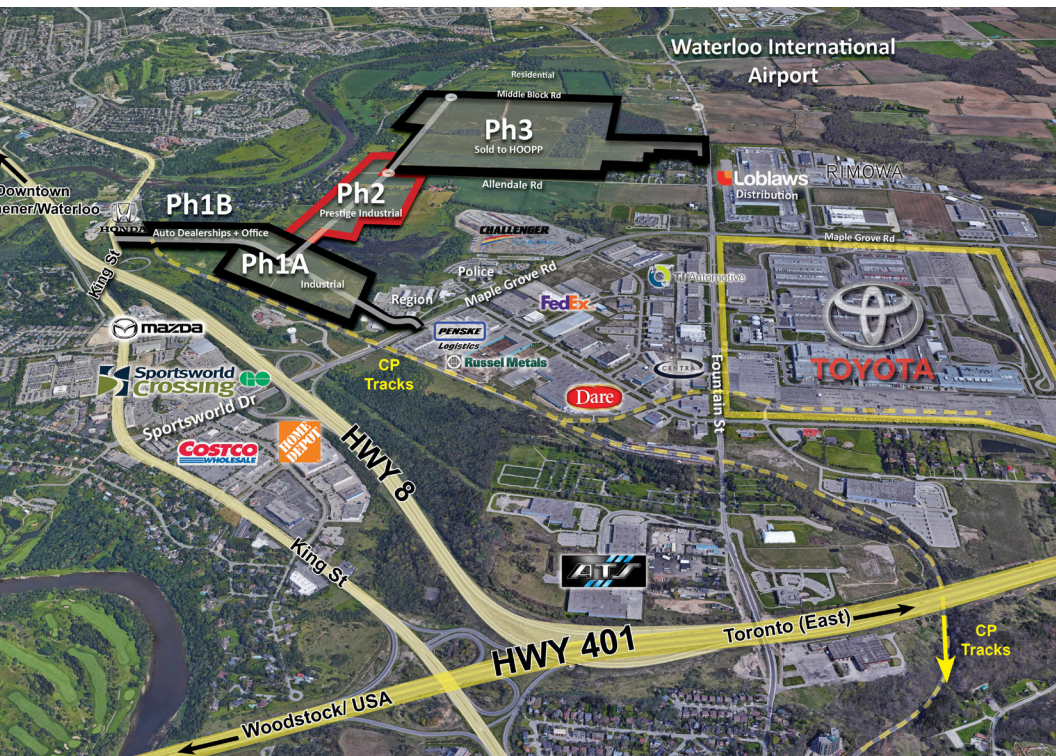
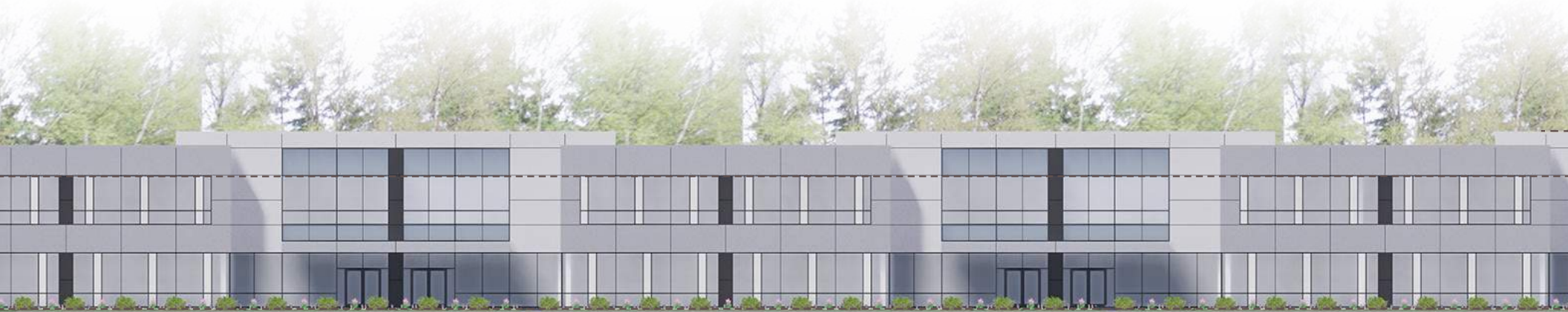
**Austin Randall**

Sales Representative  
+1 519 904 7024  
[austin.randall@colliers.com](mailto:austin.randall@colliers.com)

**Colliers International**  
305 King Street West | Suite 606  
Kitchener, ON | N2G 1B9  
P: +1 519 570 1330



# DEVELOPMENT IMAGES



# PROPERTY OVERVIEW

## DESCRIPTION

The first building being constructed in Phase 2 – West of IP Park is a high-quality flex industrial building of 86,806 square feet with units from 10,451 square feet. It's high-quality modern design includes insulated metal panel and expansive glazing. Located prominently at the intersection of Allendale and Intermarket Road, the 5.49-acre site provides for an ample amount of surface parking and convenient shipping and receiving access.

IP Park is the newest business park in Waterloo Region. The development is strategically located in the center of Region and is conveniently located to Highways 8, 24 and Highway 401. IP Park is located within minutes of the Waterloo Region International Airport and 80 km west of Toronto's Pearson International Airport.

## FEATURES

- Office areas can be constructed to suit
- Ideal for a wide range of uses including R&D facility, advanced manufacturing, laboratory

## LEASE RATE



PSF NET

## CAM & TAXES



PSF (2020)

## BUILDING DETAILS

|                |   |
|----------------|---|
| Building Area: | 86,806 SF (Divisible from 10,451 SF)                                  |
| Clear Height:  | 24'   |
| Bay Sizes:     | ' x '   |
| Zoning:        | xx  |
| Power:         | A   600V (Per unit)   |
| Shipping:      | 1 - ' x ' Truck Level (Per unit)<br>1 - 12' x 14' Drive In (Per unit) |
| Parking:       | xx stalls   |



Class A Building



Major Highways



Airport Access



Unrivaled Location



Public Transit



LED Lighting



ESFR Sprinklers



xxxxx



Q4 2021 Occupancy



xxxxx

VIEW ONLINE 

[www.collierscanada.com](http://www.collierscanada.com)



# IP PARK

INDUSTRIAL CAMPUS



For more information please contact:

**Darren Shaw**

Vice President, Broker

+1 519 904 7017

[darren.shaw@colliers.com](mailto:darren.shaw@colliers.com)

**Austin Randall**

Sales Representative

+1 519 904 7024

[austin.randall@colliers.com](mailto:austin.randall@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. Colliers Macaulay Nicolls Inc., Brokerage. \*Sales Representative \*\*Broker

**Colliers International**  
305 King Street West | Suite 606  
Kitchener, ON | N2G 1B9  
P: +1 519 570 1330

