

# CNDH Office Availabilities

## June 2015 Update

Map	Address	City	SF Available	Base Rent	Add'n Rent	Gross Rent	Positivies	Negatives	Comments
39	401 Fountain Street	Cambridge	30,500	\$8.50	\$1.93	\$10.43	Central location High office component with Shop	Building condition Layout inefficiency Limited developable acreage (14 ac useable) Expensive to upgrade to CNDH standards Not barrier free	Office space located in industrual building. Very tired, poor access.
40	125 McGovern Drive	Cambridge	20,000	\$9.95	\$6.54	\$16.49	Can be bought as condo	Linear building Older Significant Renos Expensive to bring to sustainable design Parking restrictions	Fully finished office space formerly occupied by ADT/Tyco. Suburban location with easy access to Hwy 401.
41	320 Pienbush Road	Cambridge	21,000	\$9.90	\$7.07	\$16.97	Ideal Square Footage Drive-up, Ground Floor Layout	Lease Only Industrialized Office Layout Parking Limited	High profile office location with Hwy 401 exposure.
42	485 Pinebush Road	Cambridge	17,000	\$12.95	\$8.50	\$21.45	Modern and light Many enviro positives	16000 SF, too small term one existing lease to fit On market for lease (was prev for sale)	New/never occupied office space in LEED quality building. Suburban location just off of Hwy 401.

CNDH Office Availabilities  
June 2015 Update

Map	Address	City	SF Available	Base Rent	Add'n Rent	Gross Rent	Positivies	Negatives	Comments
43	73 Water Street	Cambridge	35,000	\$11.00	\$9.83	\$20.83	Downtown location Political will Scenic environment	On market for lease, sale? Multi-floor layout Vintage - 40 yrs old Cost to reno to CNDH standard (sustainability) Status of contamination? Downtown location (vandalism, security, etc.)	Downtown Galt office building undergoing renovations. Parking available on-site, 2 spaces per 1,000 SF.
44	150 Main Street	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Region of Waterloo Owned No Lease Available	
45	96 Grand Ave S (Tiger Brand)	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Premium Pricing Servicing Time, Tear Down Environmental	
46	60 Grand Ave S (Southworks)	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Premium Pricing Servicing Time, Tear Down Environmental	

# CNDH Office Availabilities

## June 2015 Update

Map	Address	City	SF Available	Base Rent	Add'n Rent	Gross Rent	Positivies	Negatives	Comments
47	35 Ainsle St S (City of Cambridge)	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Premium Pricing Servicing Time, Tear Down Environmental	
48	60 Main St (Perimeter Building)	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Premium Pricing Servicing Time, Tear Down Environmental	
49	Shade St & Kerr St	Cambridge	TBA	TBA	TBA	TBA	Downtown location Political will Scenic environment	Premium Pricing Servicing Time, Tear Down Environmental	
50	1500 Bishop St N	Cambridge	TBA	TBA	TBA	TBA	Existing Owned Location	Temporary Location would be needed during renovation process GRCA Storm Management	

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
1	85 Jaffray Street	Babcock & Wilcox	Cambridge	10 AC	0 AC	Industrial	\$5,800,000	\$580,000	1. Size - Office Only 2. Premium Pricing-Residential 3. Enviro. Testing prohibited 4. Topography	Currently used for outdoor storage by B&W.
2	30 High Ridge Ct	Strathallen	Cambridge	9.59 AC	0 AC	Industrial	\$2,877,000	\$300,000	1. Size - Office Only 2. Limited Access 3. Historic contamination	M-3 zoned lands. Net developable acreage to be confirmed due to topography.
3	2310 Towline Road	Suncor Energy Inc	Cambridge	12.14 AC	0 AC	Industrial	\$7,950,000	\$654,860	1. Premium Pricing-Hwy Frontage 2. Size - Office Only	Industrial land along 401 corridor. Currently, two detached service-commercial buildings on site.
4	Westcliff Way & Bismark Dr	Brian Domms Farms Ltd	Cambridge	66 AC	5 AC	Farm	TBA	TBA	1. Premium Pricing-Residential 2. Development Underway 3. Residential Access 4. Servicing Timing	City of Cambridge Development Application has been submitted; Road alignment; Environmental Report underway

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
5	Roseville Rd & Blenheim Rd	Brian Domm	Cambridge	116 AC	29 AC	Farm	TBA	TBA	1. Premium Pricing-Residential 2. GRCA Wetlands 3. Residential Access	Water supply. Farm land. GRCA wetland with creek running down centre of property north-south.
6	South Blenheim Road & Roseville Rd	Grand Ridge Estates Ltd.	Cambridge	21 AC	5 AC	Farm	TBA	TBA	1. Sizw - Office Only 2. Premium Pricing - Residential	Water Supply. GRCA Wetland. Grand Ridge Estates Limited.
7	Hardcastle Dr & Salisbury Ave	Grand Ridge Estates Ltd.	Cambridge	35 AC	TBA	Farm	TBA	TBA	1. Premium Pricing - Residential 2. Limited Access - Residential 3. Servicing Timing	Water supply. Farm Land. Only access to city is through residential subdivision.
8	1058 Roseville Rd	Doris Domm	Cambridge	15 AC	TBA	Farm	TBA	TBA	1. Size - Office Only 2. Current Residence	Farm with Residence. Operations Only. Water Supply.



# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
9	Roseville Rd & Brown Ave	Mark Hermann	Cambridge	16 AC		Farm	TBA	TBA	1. Size - Office Only	Farm land. Operations Only. Water Supply.
10	Fountain St S & Limerick Rd	LynnRiver Heights Inc	Cambridge	54 AC	54 AC	Farm	TBA	TBA	1. 100% GRCA Floodplain	Water Supply. Entire plot is GRCA Engineered Floodplain.
11	Myers Rd & Water Street	City of Cambridge	Cambridge	23.5 AC	23.5 AC	Industrial	TBA	TBA	1. 100% GRCA Floodplain	City of Cambridge Owned Land. Located on GRCA Engineered floodplain. Water supply.
12	498 Eagle Street N	Kimshaw Holdings	Cambridge	18.5 AC	18.5AC	Industrial	TBA	TBA	1. GRCA Floodplain 2. Size - Operations Only 3. Fully Leased - Demolition Req'd 4. Premium Pricing - Residential	Fully leased industrial/office property near Preston.

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
13	25 Reuter Drive	Can First Capital	Cambridge	35 AC	0.00	Industrial	TBA	Guidance \$350,000/Ac	1. North of Hwy 401 2. Topography 3. Premium Pricing - Hwy Frontage 4. Limited Access	Highway exposure. Former Blackberry/ATS facility. Building may come available but excess lands for development.
14	1200 Franklin Blvd	Syngenta	Cambridge	37.5 AC	0.00	Industrial	TBA	TBA	1. Contaminated Site 2. Lot Size - Severance Required 3. Topography	High profile site, portions with contamination.
15	1380 Beaverdale Rd	Hazel Sittler	Cambridge	33 AC	5 AC	Farm w Residence	TBA	TBA	1. North of HWY 401 2. Current Residence 3. Topography 4. GRCA Floodplain	Water Supply. GRCA Engineered Floodplain.
16	Maple Grove Rd & Briardean Rd	Hunt Club Valley Inc	Cambridge	29 AC	5 AC	Farm	TBA	TBA	1. North of HWY 401 2. Premium Pricing - Residential 3. Limited Access	Water Supply. GRCA Wetlands & Floodplain North East Corner of Property.

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
17	810 Clyde Road	Jim Collishaw	Cambridge	25 AC		Zoned for M-3	\$2,000,000	TBA	1. HWY 24 Proposed By-Pass 2. Servicing Timing	Possible Water Supply Extension. 40 meter allotment along west side of property for Hwy 24 By-pass.
18	1140 Main St E	Lloyd Boomer	Cambridge	44 AC	1 AC	Industrial; M4	\$3,900,000	\$88,646.36	1. Severance Required 2. Neighbouring Issues to the North 3. Servicing Timing 4. Topography	Potential for Water Main connection; extension would be needed. CBRE Listing.
19	2855 Greenfield Rd	M-CON Pipe	Ayr	92.41 AC	TBA	Industrial	TBA	TBA	1. North Dumfries (Ayr) Location 2. Servicing Timing	Large industrial site outside village of Ayr. Dry services.
20	140 Old Mill Rd	Mill-Gate Holdings Inc	Cambridge	64 AC	8 AC	Future Employment	TBA	TBA	1. Severance Required 2. Servicing Timing 3. Premium Pricing - HWY401 Frontage	Water Supply. Property possess Residential. GRCA wetlands with creek running east/west.



# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
21	445 Dickie Settlement Road	Teresa Gedja	Cambridge	133.00	22.5 AC	Farm	\$4,500,000	\$33,834.59	1. Severance Required 2. Servicing Timing 3. NW Location	Possible Water Supply Extension. Future development lands
22	South East of Old Mill Rd	Peter Glaser	Cambridge	64 AC	4 AC	Farm	TBA	TBA	1. Severance Required 2. Servicing Timing 3. NW Location	Possible Water Supply Extension.
23	North Blenheim Rd & Roseville Rd	Hallman Construction Limited	Cambridge	188 AC	23.5 AC	Farm	TBA	TBA	1. Premium Pricing - Residential 2. Severance Required 3. Servicing Timing	Water Supply. GRCA Wetland. Hallman Construction Limited.
24	1060 Cedar Creek Rd	Roch & Tracy Belanger	Cambridge	35 AC	9 AC	Agriculture	TBA	TBA	1. Current Residence 2. GRCA Wetlands 3. Servicing Timing	Farm land with Residence. Water supply. East portion of land on GRCA wetland.

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
25	1107 Cedar Creek Road	2033288 Ontario Inc	Cambridge	184 AC	TBA	Farm	TBA	TBA	1. Severance Required 2. Neighbouring Uses - Aggregate	Half of land to the west is currently used by Dufferin Aggregates. East is farming land. Water supply. Great location to city. 70 Acres Currently Usable.
26	1004 Spragues Rd & 1366 Alps Rd	J&D Seeds Inc.	Cambridge	168 AC	TBA	Farm	TBA	TBA	1. Premium Pricing - Aggregate 2. Severance Required 3. Servicing Timing	Water Supply. Cambridge Aggregates.
27	1083 Spragues Rd	Brian Domms Farms Ltd	Cambridge	86 AC	14 AC Tree'd Lot	Farm	TBA	Guidance \$40,000/ac	1. Severance Required 2. Servicing Timing	Water Supply. Great Access to City. Bare Farm Land.
28	#L2 West River Rd	918621 Ontario Ltd.	Cambridge	97 AC	31 AC	Agriculture	\$1,199,900	\$12,370	1. Severance Required 2. Topography 3. Servicing Timing	Water supply. Land located near Grand River; 31 Acres of steep embankment running east to west along property. Listing agent has interest in property. *Brendan Clancy @ Homelife Realty

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
29	Cheese Factory Rd & Gouda Pl	Saul & Lucinda Cruz	Cambridge	31 AC	0.00	Farm	TBA	TBA	1. HWY 24 Proposed By-Pass 2. Topography 3. Severance Required 4. Servicing Timing	Water Supply. Untouched land with brush/forrest coverage.
30	1034 Branchton Rd	1541179 Ontario Inc	Cambridge	90 AC	3 AC	Farm/Residental	TBA	TBA	1. HWY 24 Proposed By-Pass 2. Severance Required 3. Servicing Timing	Farm land with Residence. Water supply. Close access to City. Proposed possible HWY 24 Bypass location.
31	Branchton Rd & Lilywood Dr	Activa Holdings Inc	Cambridge	79 AC	2.5 AC	Farm	TBA	TBA	1. HWY 24 Proposed By-Pass 2. Premium Pricing 3. Severance Required 4. Servicing Timing	Water supply. Some GRCA wetland. Proposed HWY 24 Bypass location.
32	Branchton Rd & Dundas St S	Evert, Anita, Gerald, John, Joy Bos	Cambridge	66 AC	32 AC	Farm	TBA	TBA	1. Development Underway 2. Severance Required 3. Servicing Timing	City of Cambridge Development Application has been submitted; Road alignment; Environmental Report underway

# CNDH Land Availabilities

## June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
33	345 Franklin Blvd	Kirtaff Holdings INC	Cambridge	54 AC	3 AC	Farm	TBA	TBA	1. Premium Pricing - Retail 2. Severance Required	Property located at corner of Franklin Blvd & Main St; Water Supply;
34	Franklin Blvd & Savage Dr	7095163 Canada Inc	Cambridge	21 AC	0 AC	Industrial; M3	\$6,258,000	\$298,000	1. Previous Contamination 2. Premium Pricing	Full services. Colliers Listing. Previously contaminated, seeking Record of Site Condition/Risk Assesment.
35	1140 Townline Rd	Saveiro & Emma Epifano	Cambridge	55 AC	29 AC	Residential	TBA	TBA	1. GRCA Wetlands 2. Contiguous Lands 3. Servicing Timing	Water Supply. GRCA wetlands/Approximate Floodplain
36	230 Pinebush Road	HOOPP Realty Inc	Cambridge	24.48	0 AC	Industrial	TBA	TBA	1. Premium Pricing - HWY Frontage	HOOP owned land at the corner of Franklin Blvd and Pinebush Road.

CNDH Land Availabilities  
June 2015 Update

Map	Address	Party To:	City	Lot Size	GRCA Wetland/Floodplain	Current Use	Sale \$	Sale \$/Acre	Negatives	Comments
37	390/396/410/420 Pinebush Rd	Multiple Land Owners	Cambridge	20.63 AC	2 AC	Industrial	TBA	TBA	1. Premium Pricing - HWY Frontage 2. Size - Operations Only	Multiple Land Owners
38	Can-Amera Business Park	Slotegraaf Limited	Cambridge	24.48	0 AC	Industrial	TBA	TBA	1. Premium Pricing - Industrial	