

125 GODDARD CRESCENT

CAMBRIDGE INDUSTRIAL CONDOS



125 **GODDARD
CRESCENT**
CAMBRIDGE INDUSTRIAL CONDOS

9-UNIT BUILDING
(FROM 3,372 TO 3,511 SF)

IMMEDIATE
OCCUPANCY

24' CLEAR
CEILING HEIGHT

14x14 OVERSIZED
LOADING DOORS

PROPERTY OVERVIEW

**125 GODDARD CRESCENT
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CONDOS IS A BRAND-NEW
DEVELOPMENT IN THE
DESIRABLE BOXWOOD
BUSINESS PARK IN
CAMBRIDGE, ONTARIO.**

The facility offers flexible ownership opportunities with units available from 3,372 sq. ft. to 30,858 sq. ft. The units feature 24' clear height, large drive-in doors, and unit heaters. The buildings have been designed with a modern and professional façade, providing an exceptional signage opportunity.

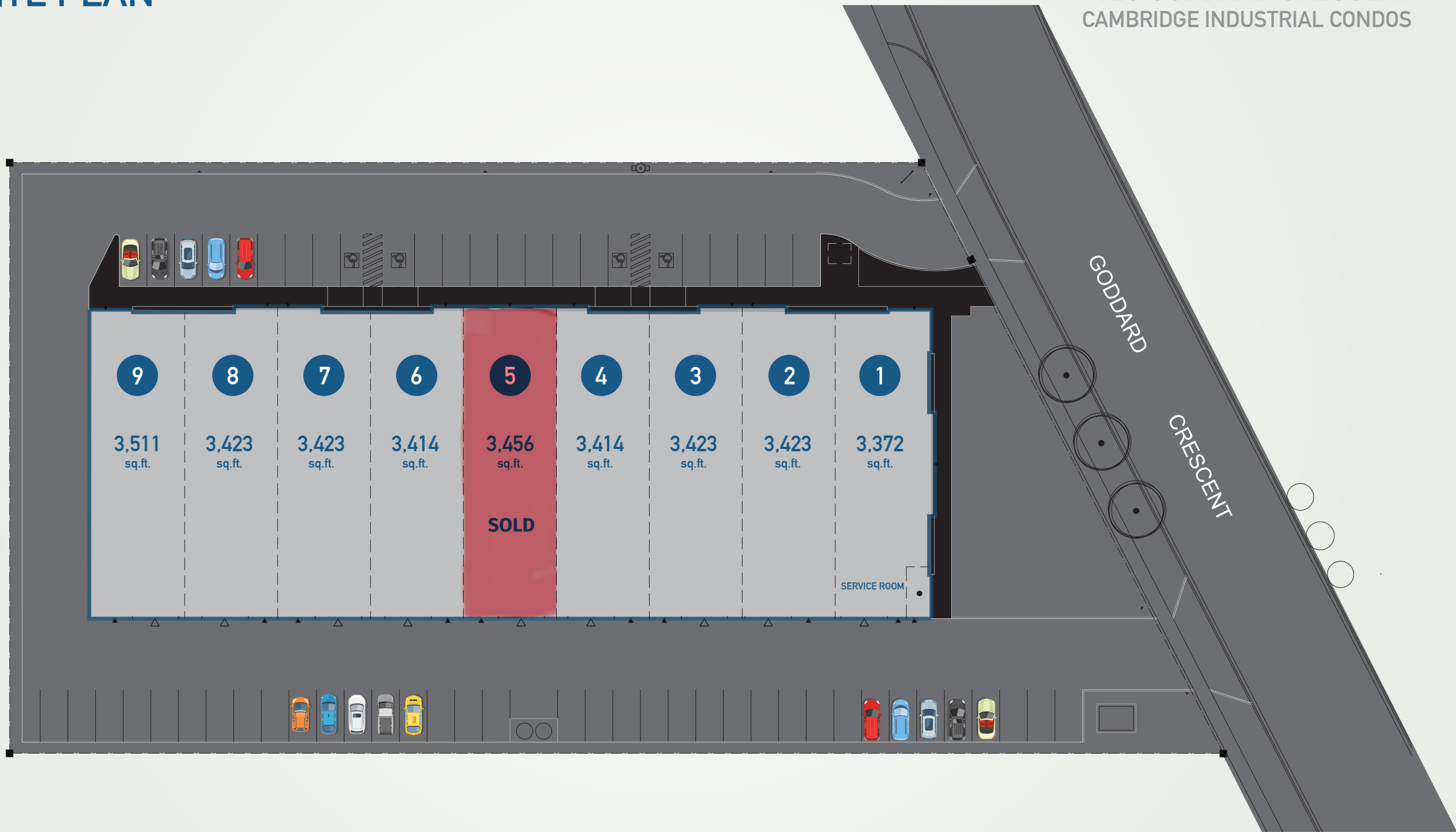
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- LOT SIZE:** 1.71 Acres
- TOTAL AVAILABLE SIZE:** 30,858 SF
- UNITS:** 9 (Sizes from 3,372 to 3,511 SF)
- ZONING:** M3 Industrial
- CEILING HEIGHT:** 24' Clear
- OCCUPANCY:** Immediate
- LOADING:** 9 Drive-In Doors
- POWER:** 100A/600V per unit



SITE PLAN

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BENEFITS OF OWNERSHIP

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OWN VS. LEASE

THE BENEFITS OF OWNING VS LEASING

CREATE AND PRESERVE WEALTH

Industrial condominiums values have witnessed an annual appreciation of 10.81% (Avg) over the past 10 years making it one of the best performing investment in the GTA.

CONTROL YOUR COSTS

Mitigate risk for your business and avoid the high costs of rent and landlord fees in today's market. Industrial Rents have increased 169% in the past five years. A fixed mortgage rate avoids these risks while you build equity.

SECURE YOUR BUSINESS FUTURE

Significant leasehold costs are involved in preparing your business premises let alone the importance of employee and customer retention. Invest in something you own and pay rent to yourself.

FINANCIAL BENEFITS

Several opportunities exist from mortgage interest expense and operating cost deductibility, depreciation, and the potential of capital gains. A multitude of options to consider with your tax advisor.

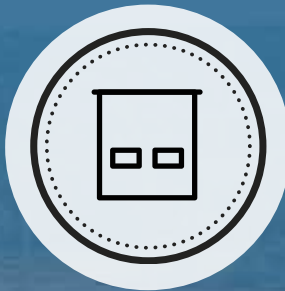


KEY FEATURES

NEW MODERN
CONSTRUCTION



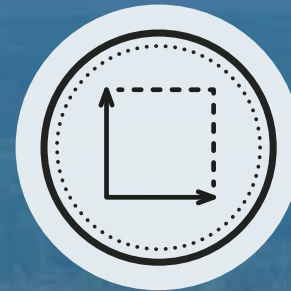
OVERSIZED
DRIVE-IN DOORS
(14X14)



24' CLEAR HEIGHT



COMBINE UNITS TO
SUIT YOUR NEEDS



SKILLED LABOR
POOL



AMPLE PARKING



IMMEDIATE
OCCUPANCY
AVAILABLE



PROXIMITY TO
HWY 401



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DEPOSIT STRUCTURE



[VIEW ZONING INFO](#)



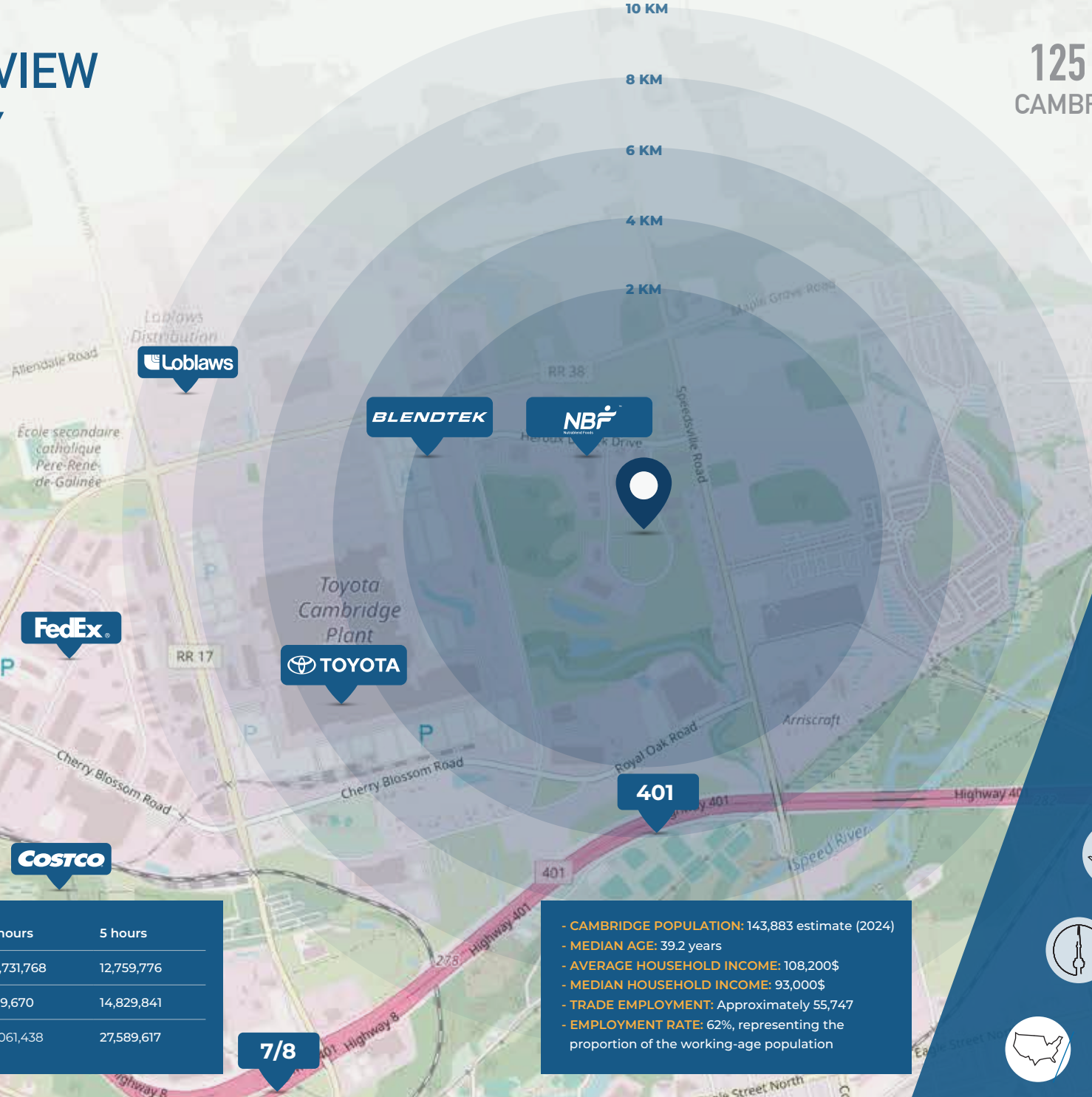
[SPEC SHEET](#)



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LOCATION OVERVIEW
& CONNECTIVITY

- Located near Highway 401 and Highway 7/8, providing quick access to the GTA and U.S. border crossings.
- 1.8 km from the Toyota Motor Manufacturing plant.
- 5.3 km from a Highway 401 on-ramp.
- Situated in Canada's Technology Triangle with a strong local labor pool.
- Within commuting distance of key cities like Kitchener, Waterloo, Guelph, and Mississauga.
- KWC area has a population of 674,000 and is growing rapidly (2024 estimate).



DRIVE TIME RADIUS	1 hour	2 hours	5 hours
CANADIAN POPULATION	3,094,241	10,731,768	12,759,776
U.S. POPULATION	-	329,670	14,829,841
TOTAL POPULATION	3,094,241	11,061,438	27,589,617

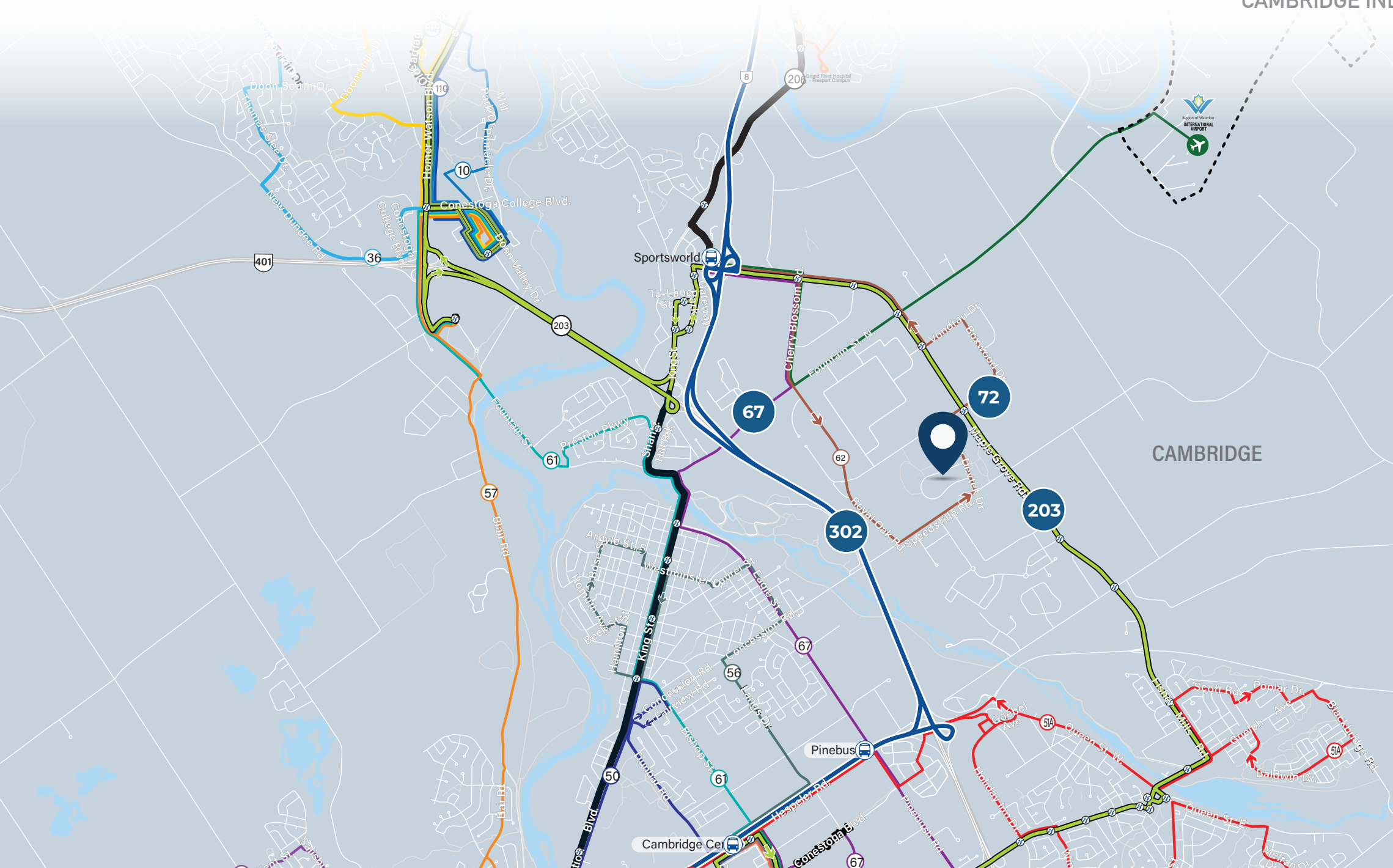
- CAMBRIDGE POPULATION: 143,883 estimate (2024)
- MEDIAN AGE: 39.2 years
- AVERAGE HOUSEHOLD INCOME: 108,200\$
- MEDIAN HOUSEHOLD INCOME: 93,000\$
- TRADE EMPLOYMENT: Approximately 55,747
- EMPLOYMENT RATE: 62%, representing the proportion of the working-age population

DRIVE
TIMES

- HWY 401 5 MIN
- HWY 24 6 MIN
- HWY 7/8 7 MIN
- HWY 427 28 MIN
- CN RAIL BRAMPTON 18 MIN
- PEARSON AIRPORT 30 MIN
- DOWNTOWN TORONTO 60 MIN
- U.S. BORDER 80 MIN

TRANSIT ROUTES

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ROUTE 72
Flex Boxwood

ROUTE 302
Eagle-Pinebush

ROUTE 67
Eagle-Pinebush

ROUTE 203
Maple Grove

MEET THE TEAM



RIPPLE DEVELOPMENTS is a nimble and opportunistic real estate investment and development company that produces exceptional results for its investors, tenants, and buyers.

The company begins with a **vision and, through intelligent, strategic decisions, turns those visions into reality.** Its growth through the acquisition of choice real estate and a hands-on development process enables it to achieve its targets and exceed its goals.

Geographically, Ripple Developments is committed to the Greater Golden Horseshoe and the strong demographics that support this region's growth in population and employment.

The company has extensive hands-on experience dealing with complex residential and commercial development projects, ranging from low-rise residential to large-scale industrial development and repositioning.

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CITI BROKERS REALTY INC. is a privately owned Boutique Real Estate Brokerage that deals with all spheres of Real Estate Services. We are highly focused on commercial/Industrial developments all over GTA. Our services include facilitating consultations in development projects from inception to the final delivery of the product.

Our corporate culture is geared towards one thing only and that is 'Customer'. For us every customer is unique and special and we are committed to provide highest quality professional and ethical services to our clients. We pride ourselves in staying ahead of the curve and creating innovative solutions for the ever-changing market dynamics. Professionalism, Honesty and Hard Work are the core values that define **Citi Brokers Realty**.

CONTACT US

TEAM OF EXPERTS

For any inquiries regarding the Property or requests for further information please reach out to the following:

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