







Designed for your needs today and your plans for the future

An ecosystem fuelled by the spirit of entrepreneurship and collaboration

An ideal location with world-class talent and Fortune 500 neighbours













Boychuk Drive, Cambridge

# Prestige modern industrial building in a master planned business park

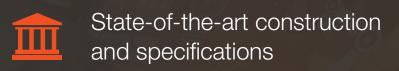
Grow sustainably here, in a campus designed to mark the start of your future.

IP Industrial Park presents an exciting opportunity to secure smart industrial space in the thriving Toronto-Waterloo Innovation Corridor.

Prominently located between Intermarket Road and Maple Grove Road, this 6.076 acre site will be home to an 102,997 SF state-of-the-art flex industrial building offering the unit sizes from 28,567 SF. Cutting-edge specifications paired with modern aesthetics make this development ideal for a wide range of uses including high-tech automation, research & development, training, advanced manufacturing, engineering labs, and beyond.



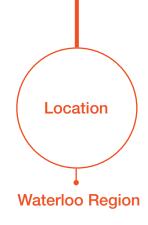




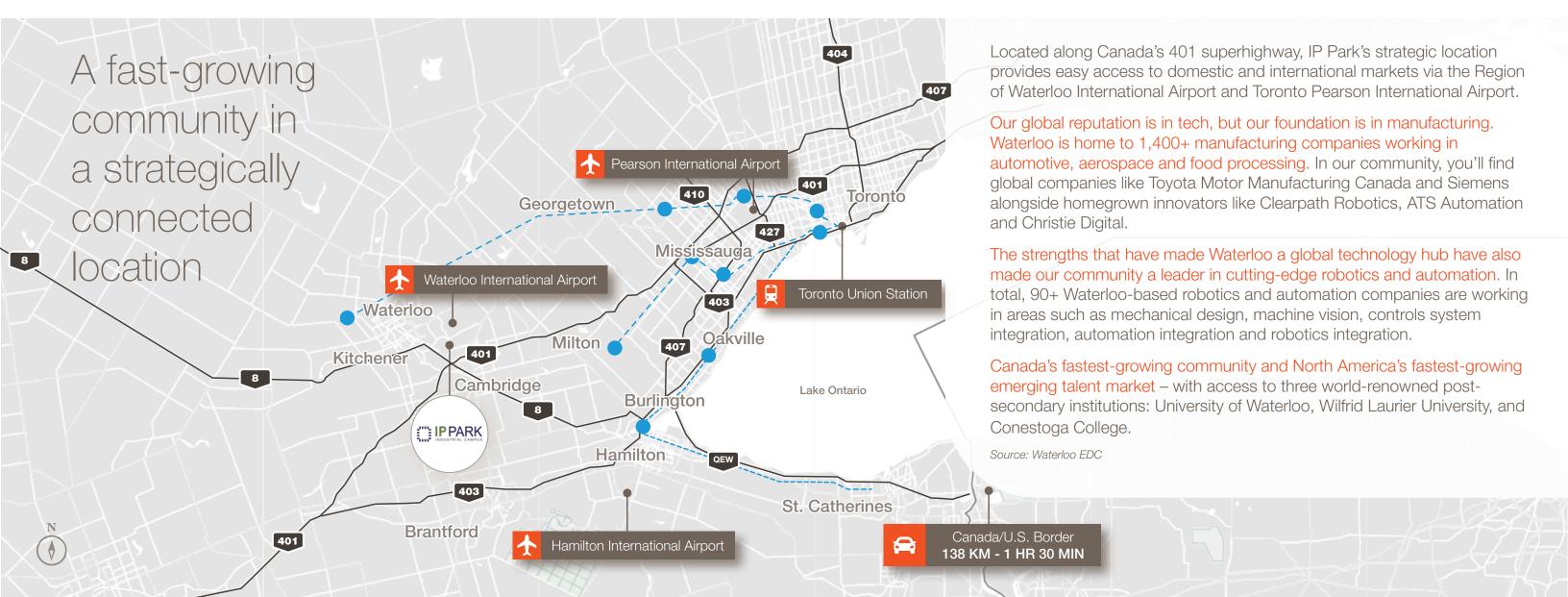


July 2023\*

\*Tenant can start fit-up work in Jan 2023, with occupancy in Summer 2023









**Corporate Neighbours** 



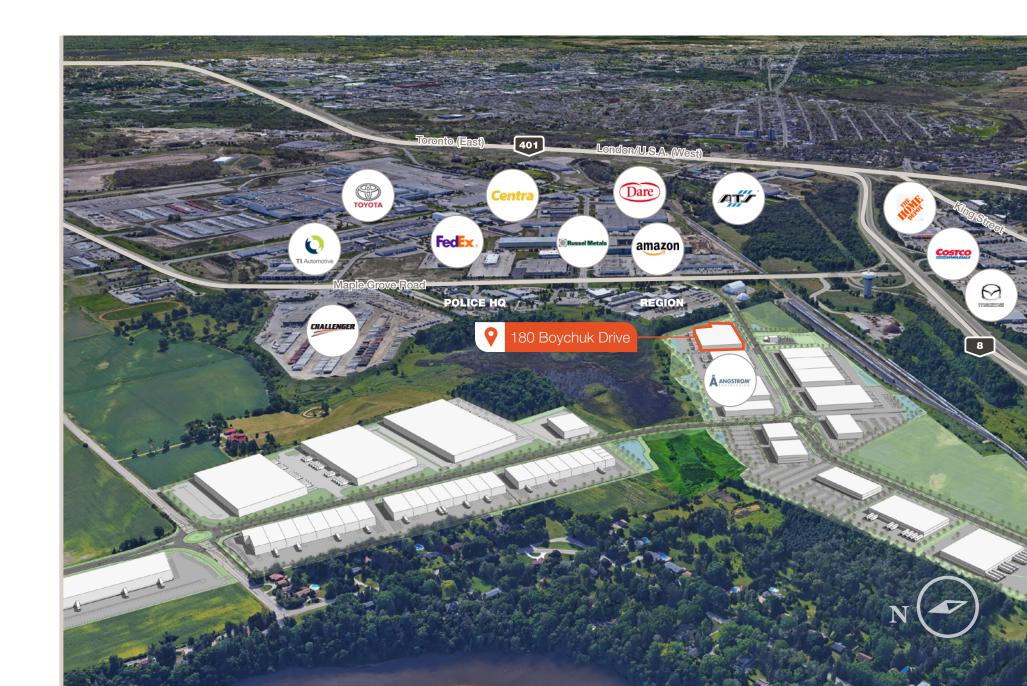
The development is entrenched within an industrial tech ecosystem that includes Cambridge Business Park, Boxwood Business Campus, and iPort Cambridge. The IP Park Industrial Campus, is part of a 400 acre master planned park that can accommodate phased growth and development from Highway 8, expanding north. Industrial, office, tech, research and development, data centres, manufacturers and distribution companies have the ability to function in a fully integrated environment.

#### Within a 10 minute drive, users will have access to:

10 Restaurants 5 Cafes

2 Gas Stations 5 Retail Plazas









#### **Advanced Manufacturing**

# A dynamic tech ecosystem driven by highly skilled local talent

IP Park from its proximity to homegrown talent. The talent pool of 77,000+ students are trained and educated by three internationally recognized post-secondary institutions – University of Waterloo, Wilfrid Laurier University, Conestoga College. Not just a tech hub, Waterloo also boasts incredibly deep talent pools in research and development, advanced manufacturing, business and finance.

20%

Manufacturing accounts for 20% of all jobs in Waterloo

28

Consecutive years University of Waterloo has been hailed "Canada's Most Innovative University"

Source: https://uwaterloo.co news/canadas-innovationuniversity 34%

Local MBA graduates who start a business following their studies 2+

Years of relevant, real-world work experience students hold when they graduate

Source: https://uwaterloo.ca/ future-students/missing-manual/ careers/what-expect-co-op













Total Building Area

102,997 SF

Divisible from

28,567 SF



Can be finished to suit the tenant



Land Area

6.076 AC



Shipping/Receiving

8-8 FT x 9 FT TL 12 FT x 14 FT DI

Typical Bay Sizes 44 FT x 54 FT



Parking

239 Stalls



M1 (S.4.1.46(c))



Exterior

Prefinished insulated metal panel and architectural precast



Power

1700 Amps 600 Volts



Clear Ceiling Height

28 Feet



Occupancy

January 2023



Sprinklers Yes



6" slab on grade

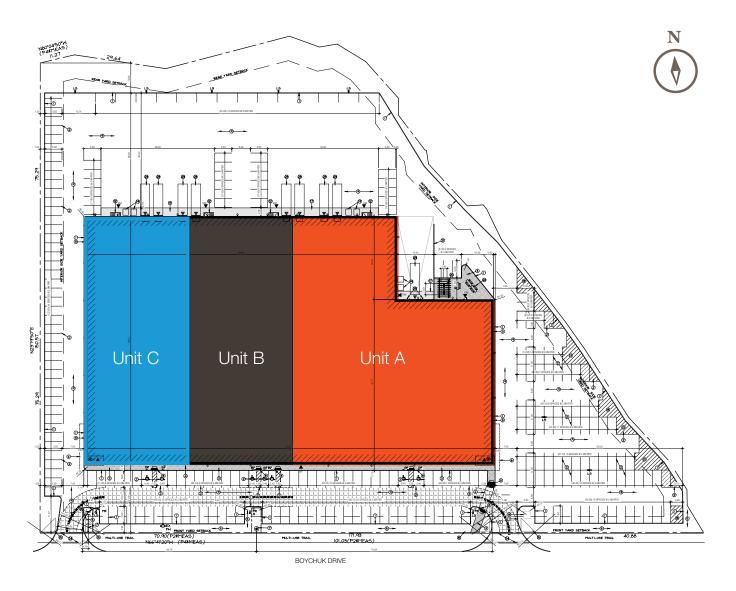




# Specifications construction to put your needs first

Project Timelime	
Site Work	May - June 2022
Shell Construction	July 2022 - January 2023
Interior Fit up	February - March 2023
Final Site Works	April - June 2023

Unit	Size
A	45,821 SF
В	28,567 SF
С	28,567 SF
A-B	74,389 SF
B-C	57,134 SF









## Developer

Established in 1997, Intermarket Real Estate Group is an award-winning Toronto-based real estate development and management company that provides services via three (3) key business units: Advisory and Consulting, Investment Management and Development. Intermarket has extensive experience in providing a wide range of real estate services to both private and public sector clients.



#### **Architecture**

With an exceptional portfolio of award-winning work, MartinSimmons Architects has earned a reputation for working with progressive clients who require compelling design solutions.

Serving Southern Ontario for over 70 years, MartinSimmons Architects provides insightful feasibility studies, as well as inspiring architectural and interior design services for a wide range of clients and building types. Our portfolio includes a broad mix of corporate, educational, mixed-use infill, residential, and adaptive reuse developments.

### Lennard:

## Leasing Inquiries

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations large and small.

Today, over 40 years later and with more than 125 employees across 5 office including 3 in the GTA, Ottawa and Waterloo Region and Guelph, Lennard's entrepreneurial spirit still thrives and we continue to grow.





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