

Reduced  
Price!

SWM

Hwy 401

Dumfries Road

For Sale: Industrial Land

2194 Dumfries Road

Located in the 401/97 Industrial Area in Cambridge

**Lennard:**

210-137 Glasgow Street, Kitchener  
519.340.5900

[lennard.com](http://lennard.com)





Hwy 401

**SOLD!**

SWM

**SOLD!**

**Part 1**

Dumfries Road



# 2194 Dumfries Road

7.781 acres of industrial development land available for sale in the 401/97 Industrial Area of Cambridge, with easy access to Highway 401.



Land Area

**7.781 Acres**



Part 1

~~\$12,495,000~~ **\$10,950,000**

Part 2

~~\$10,246,000~~ **Sold!**

Parts 3-6

~~\$18,120,000~~ **Sold!**



Availability

**Immediate**



Zoning

**Industrial Z.9 &  
Open Space Z.12**

Zoning permits a wide range of industrial uses including warehouse, distribution, manufacturing, transportation operations, & outside storage.



Services

**Well & Septic Required**



[Click Here to View  
Property Video](#)



Listing Agent

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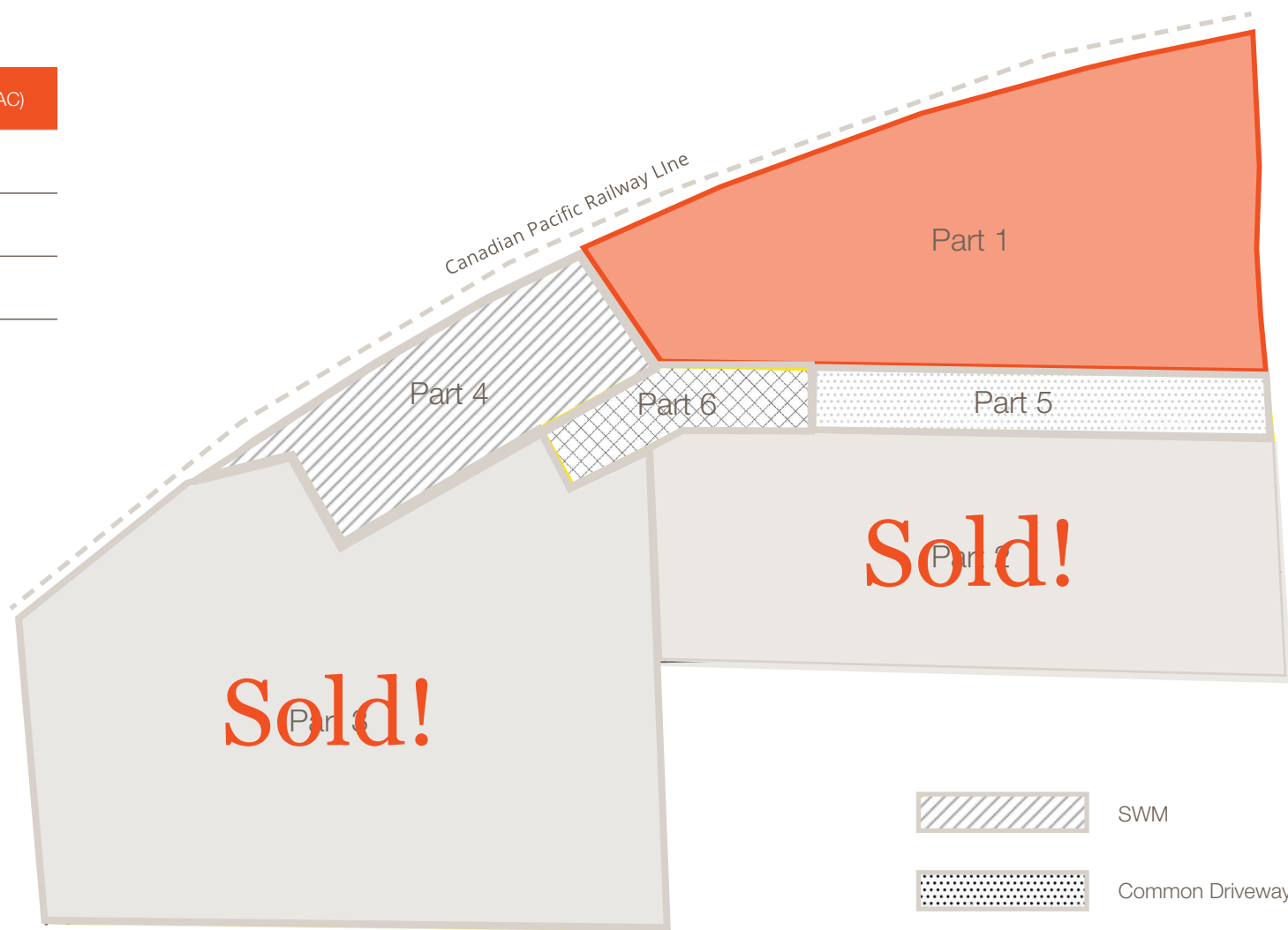


The Seller has completed all necessary agreements, engineering studies, planning and obtained all approvals from the Township of North Dumfries and CP Rail for the severance and development subject lands. The Seller has paid for the Regional Road improvements necessary for the development of the lands and will construct the new entrance, private road and SWM at its expense as part of the sale of the lands. Construction of the mutual drive way and storm water management is now completed. The Region of Waterloo will complete road improvements on Dumfries Road before the end of 2023.

# 2194 Dumfries Road

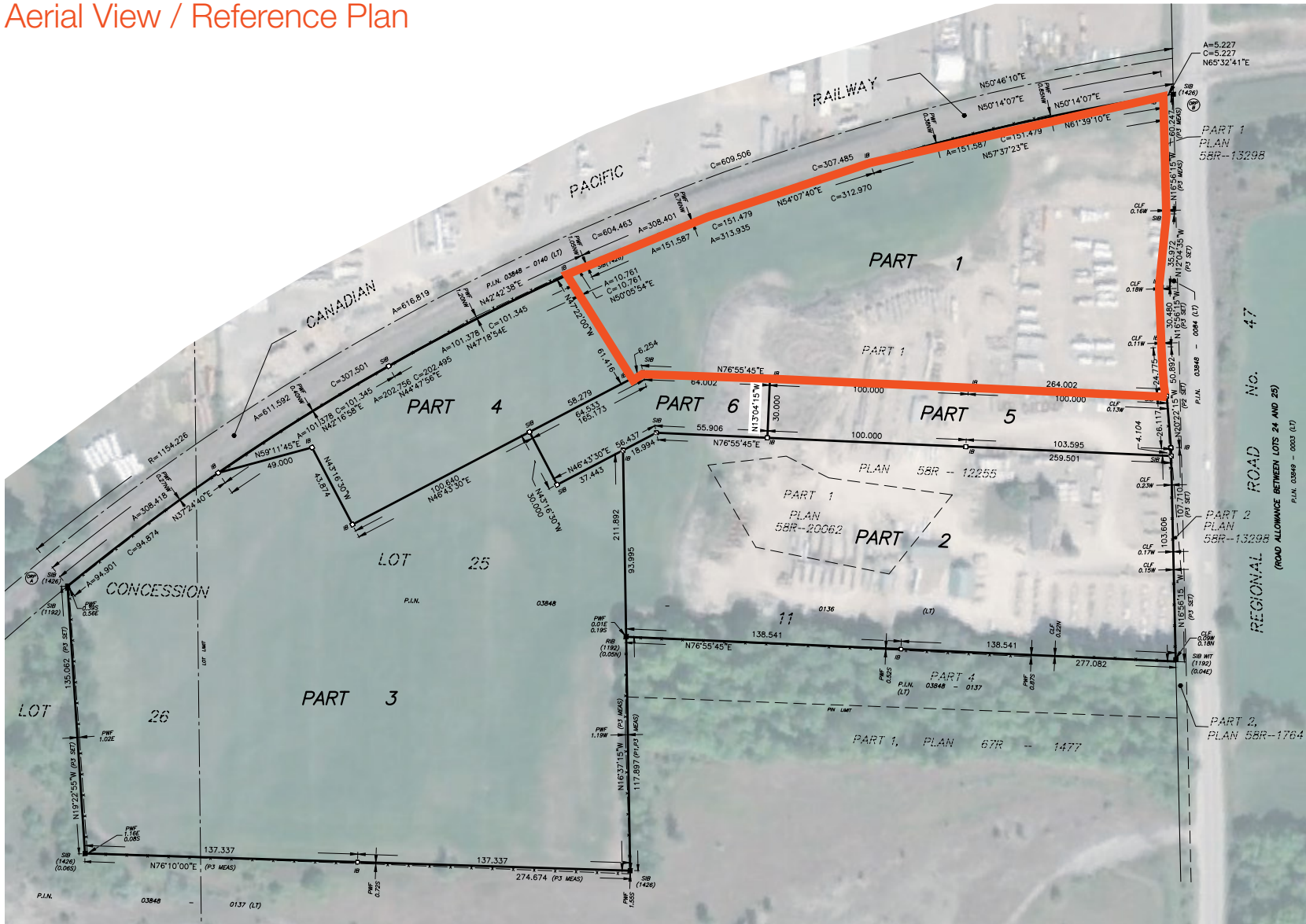
## Site Plan

Part	Land Area (AC)
1	7.781
2	7.05
3 - 6	17.88



# 2194 Dumfries Road

Aerial View / Reference Plan

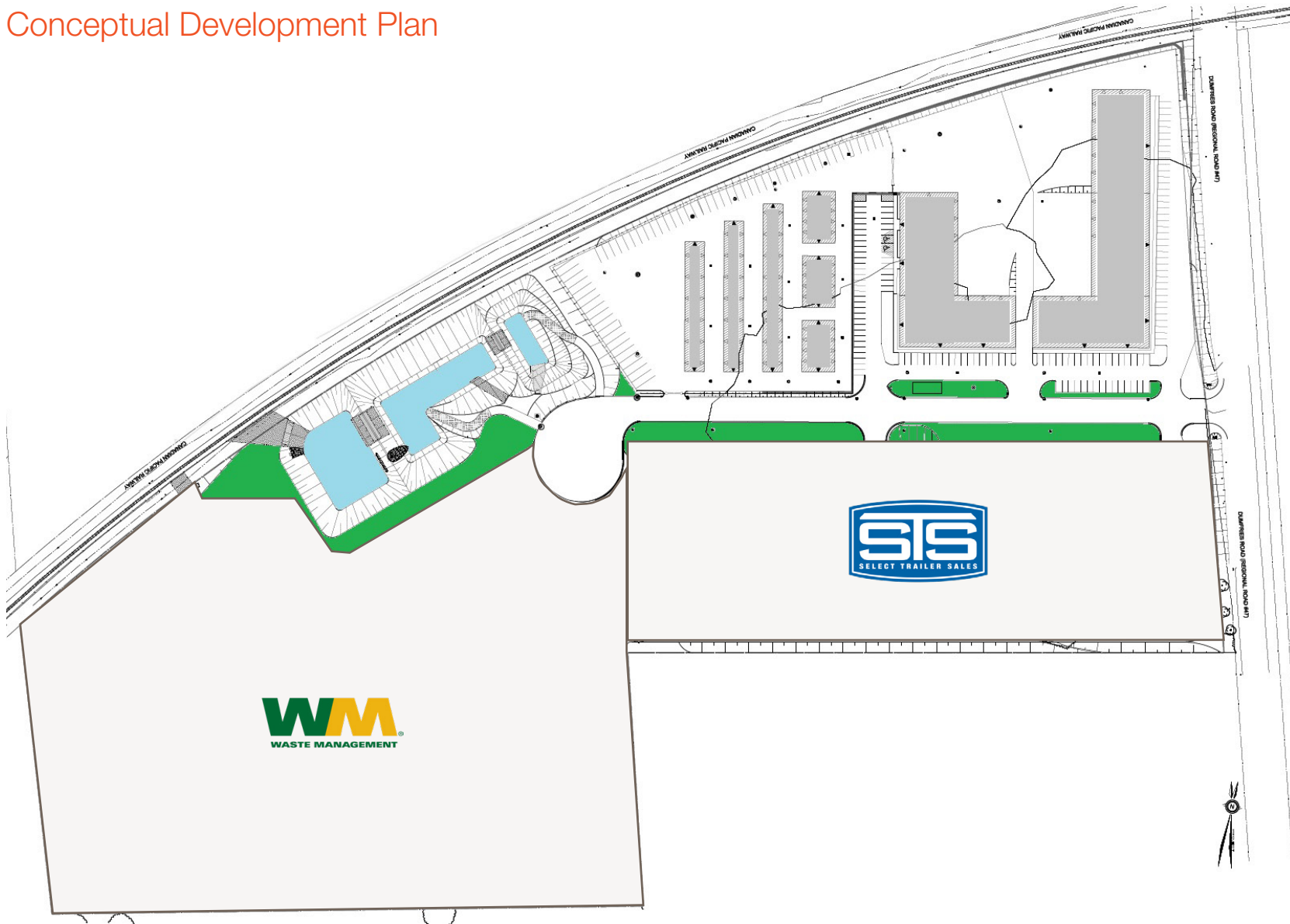


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# 2194 Dumfries Road

## Conceptual Development Plan





# 2194 Dumfries Road

## Site Access

Proximity and easy access to Highway 401 allows for quick travel times to major cities across Waterloo Region & surrounding cities.



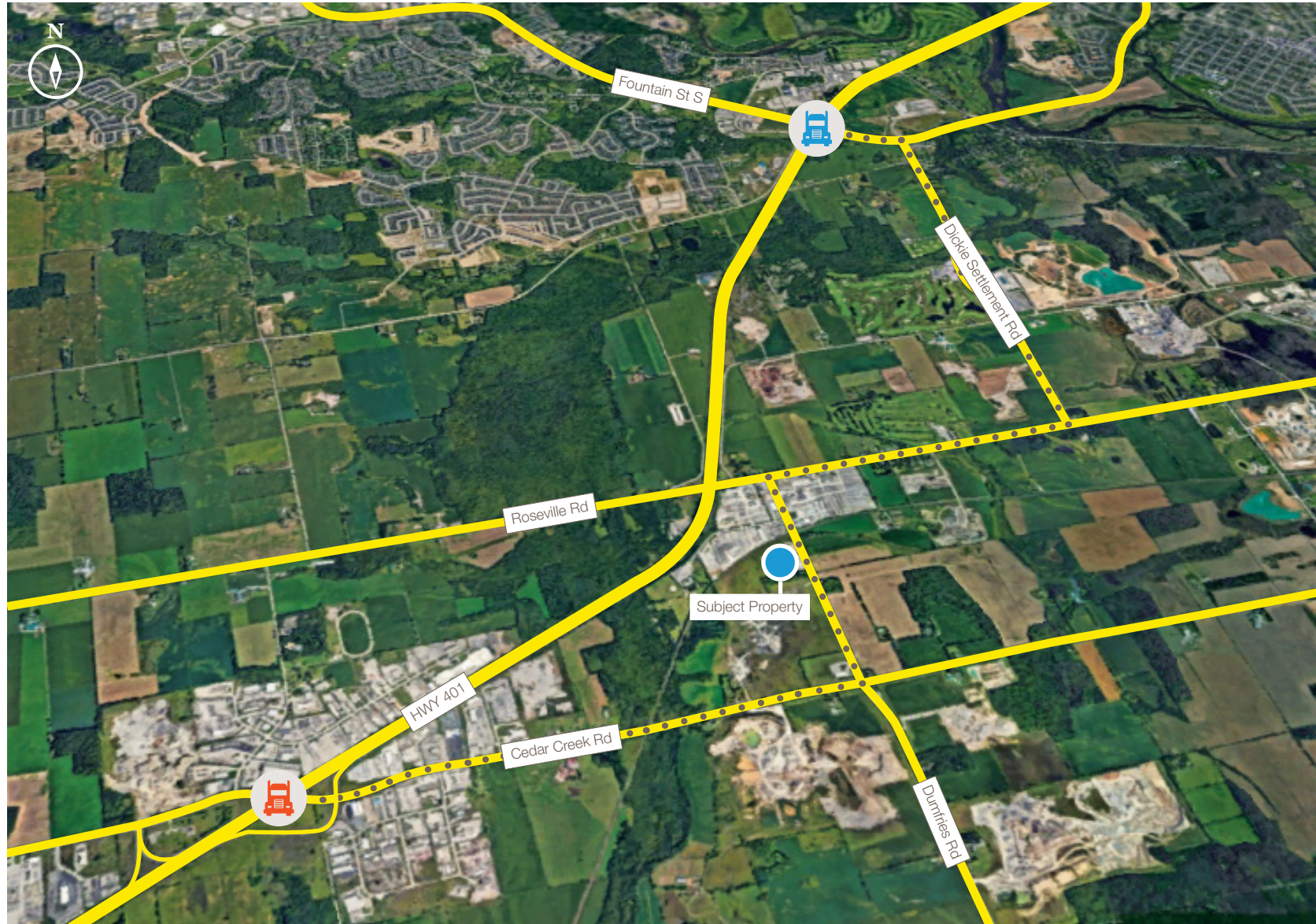
6 Mins

Highway 401  
Westbound via  
Cedar Creek Road



8 Mins

Highway 401  
Eastbound via  
Dickie Settlement Road



# 2194 Dumfries Road

## Drive Times

Situated directly on Canada's 401 Highway, connecting Waterloo Region with many large Canadian and U.S. cities and more than 150+ million customers within a 1,200 km radius.

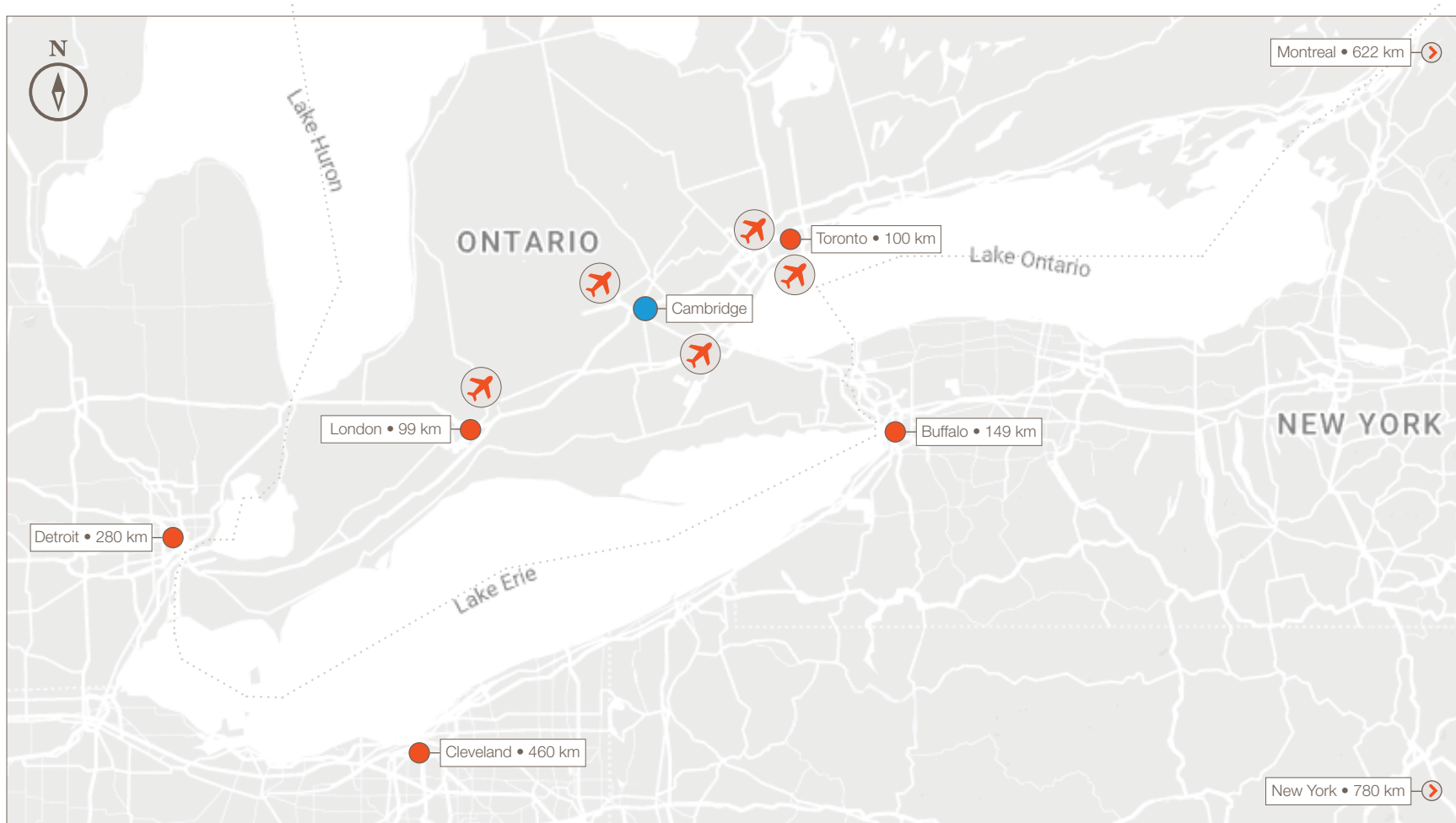


## 5 Airports

5 International Airports within 112 km drive of Waterloo Region

## • 6 Borders

6 Canada-US border crossings in close proximity with access to 150 consumers





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401/97 Industrial Area



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