

FOR LEASE

dream 

ALLENDALE

UP TO 440,479 SF OF PREMIUM INDUSTRIAL SPACE | LEED CERTIFIED



475 Allendale
CAMBRIDGE ON

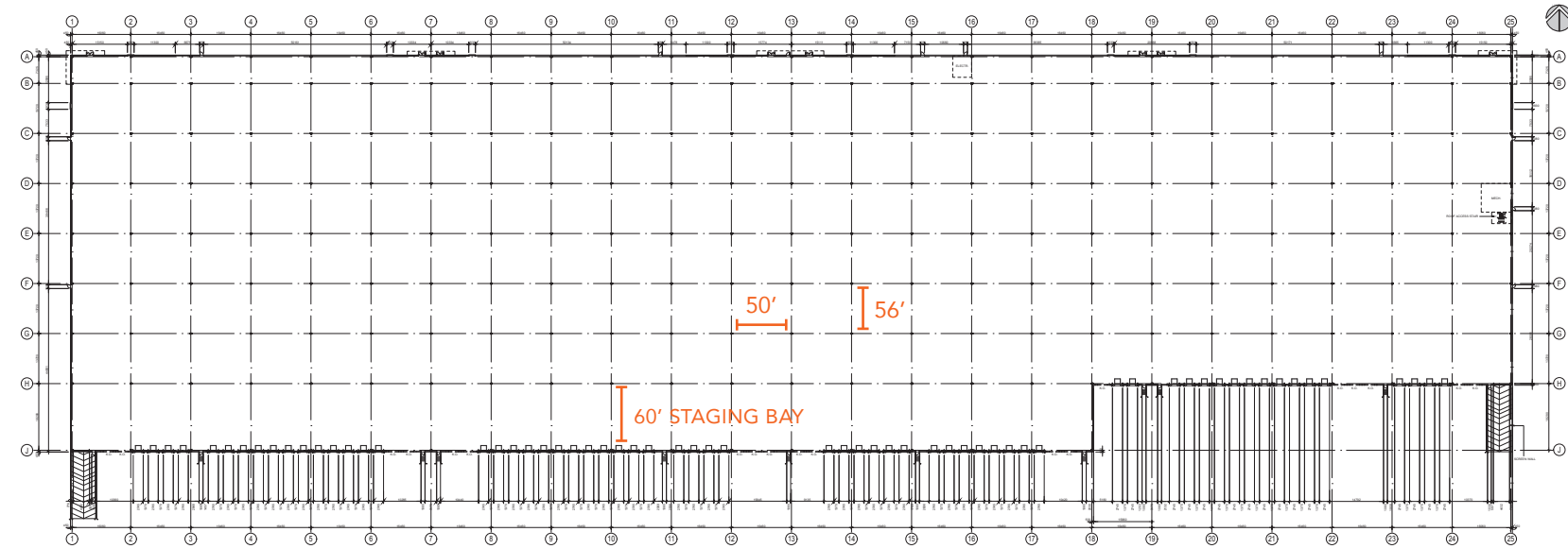




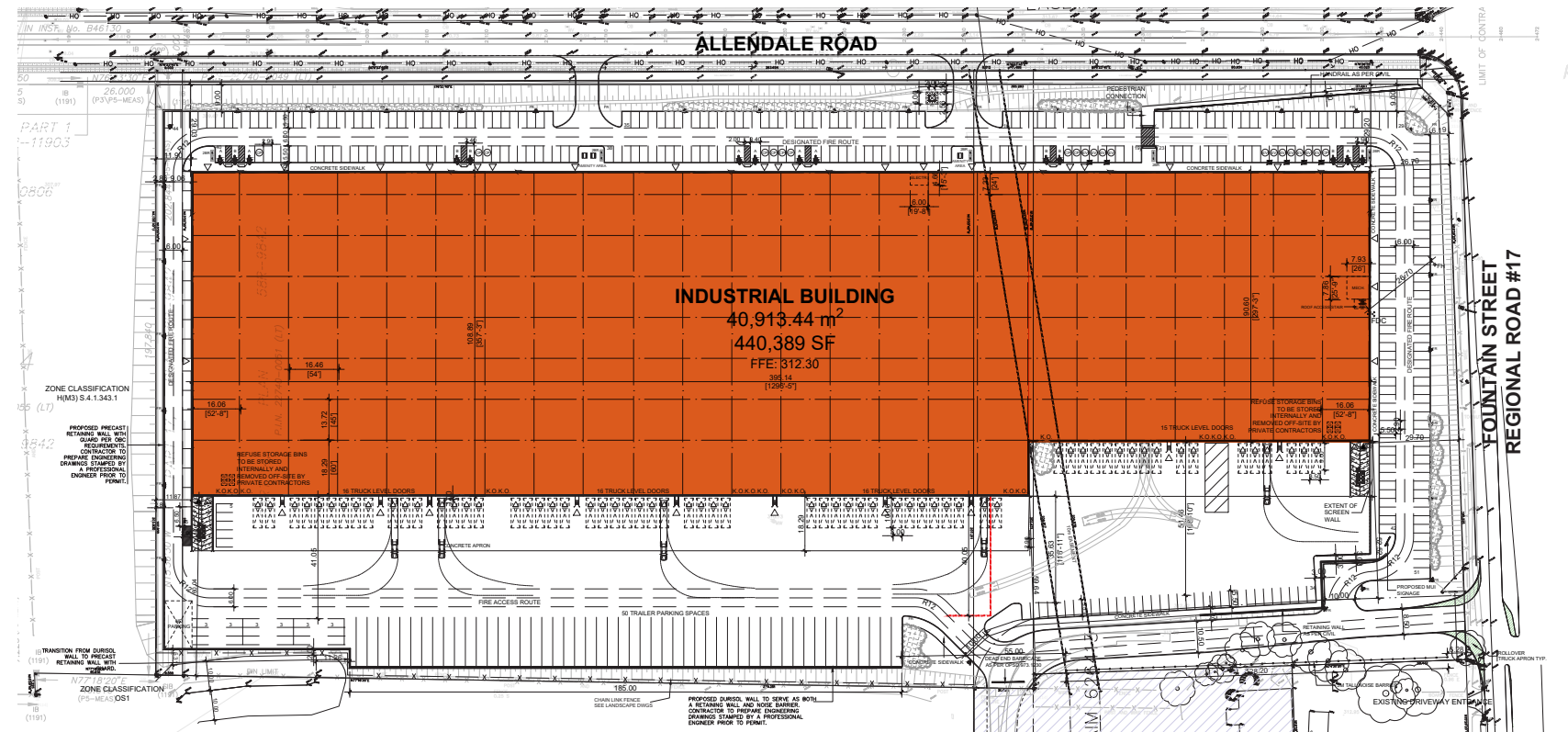
Premium Logisites & Industrial Development

Dream Industrial REIT and JLL Canada are pleased to announce the planned speculative construction and availability of up to 440,479 SF of premium logistics and industrial space. 475 Allendale Road, Cambridge offers modern design and efficiencies in one of the most desirable markets in Canada. The facility features 40' clear ceiling height, high quality pre-cast construction, ample shipping doors and 50' x 56' bays. The site is strategically located just one hour west of the Greater Toronto Area (GTA) and within 145 kilometers of the US border. Positioned within close proximity to Hwy #8 and Hwy #401. 475 Allendale Road delivers access to a population of 11 million within a 2-hour drive and 187 million within a one day's drive (1,200 km/745 mi radius).

FLOOR PLAN



SITE PLAN



Designed For Your Advantage

Available Size	440,479 sq. ft.
Divisible	Yes
Office	Up to 3% of floor area, built to suit
Ceiling Height	40' Clear
Loading	63 Docks, 2 Drive ins
Bay Size	50' x 56'
Staging Bay	60'
Power	600V/2500A
Trailer Storage	41 Trailer Stalls
Occupancy	Q2 2024
Zoning	M2 Industrial
Lighting	LED
Sprinklers	ESFR



Connectivity

475 Allendale Road is centrally located for distribution and manufacturing, offering exceptional access to the Greater Toronto Area (GTA) and U.S. border crossings via Highway 401. The property is positioned in the desirable Waterloo Region, globally known as “Canada’s Technology Triangle” for its number of technology and advanced manufacturing companies. Cambridge offers a strong local labour pool, and the city is within commuting distance of Kitchener, Waterloo, Guelph, Brantford, Mississauga, Milton, Hamilton and several smaller communities in between. The location offers direct access to a population of 3,094,241 within a 1-hour drive time radius, 11,061,438 within 2-hours and 27,589,617 within 5-hours on both sides of the border (Source: esri).

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

Travel Distances

Highway 401
4.4 km – 7 min

Highway 403
34 km – 39 min

Highway 407
58 km – 46 min

Toronto (West)
80 km – 45 min

Hamilton (West)
55 km – 45 min

London (East)
98 km – 1 hr

Buffalo, NY
172 km – 2 hrs

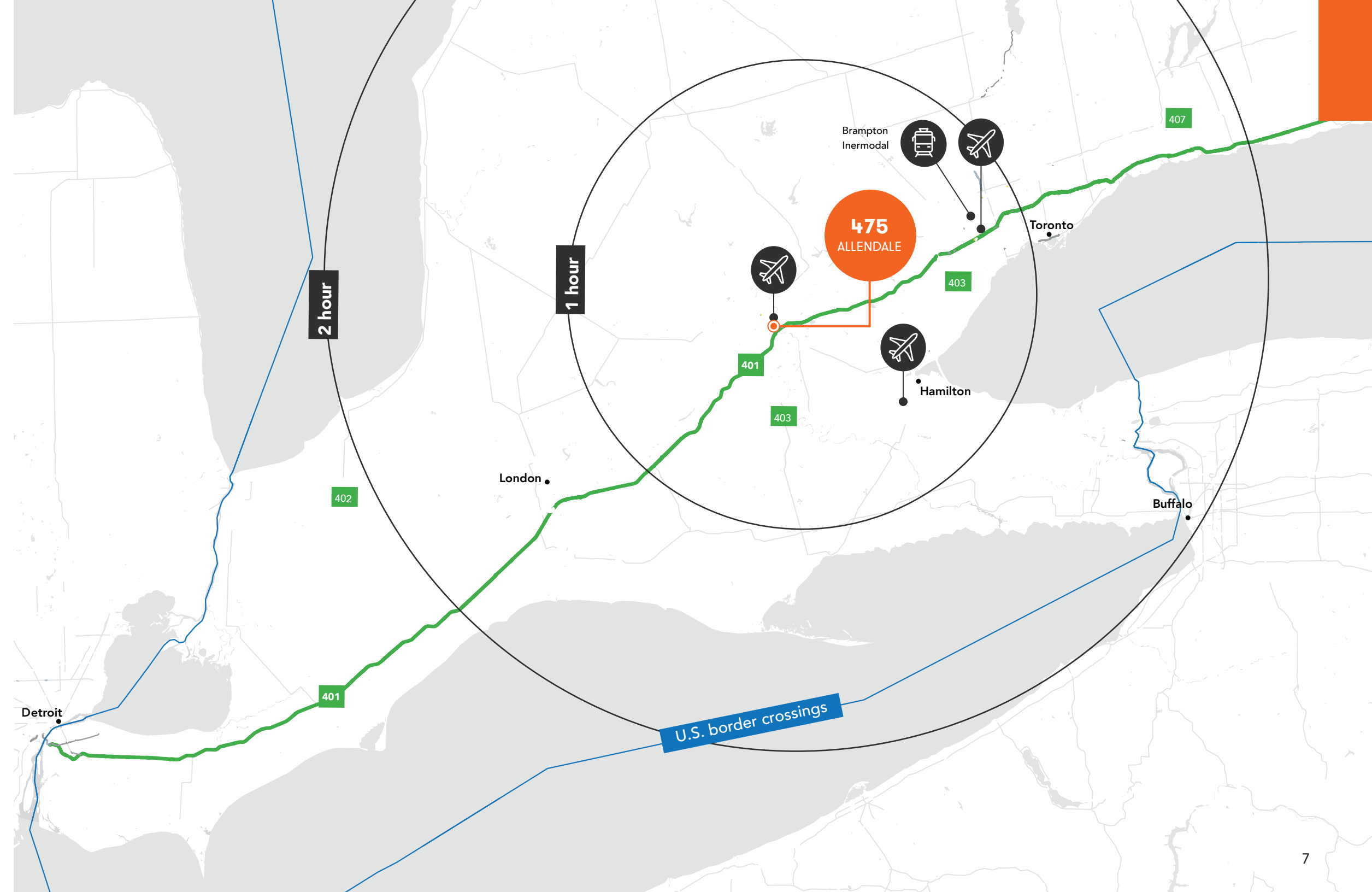
Detroit, MI
292 km – 3 hrs

**Waterloo Region
International Airport**
4 km – 5 min

**Toronto Pearson
International Airport**
78 km – 1 hr

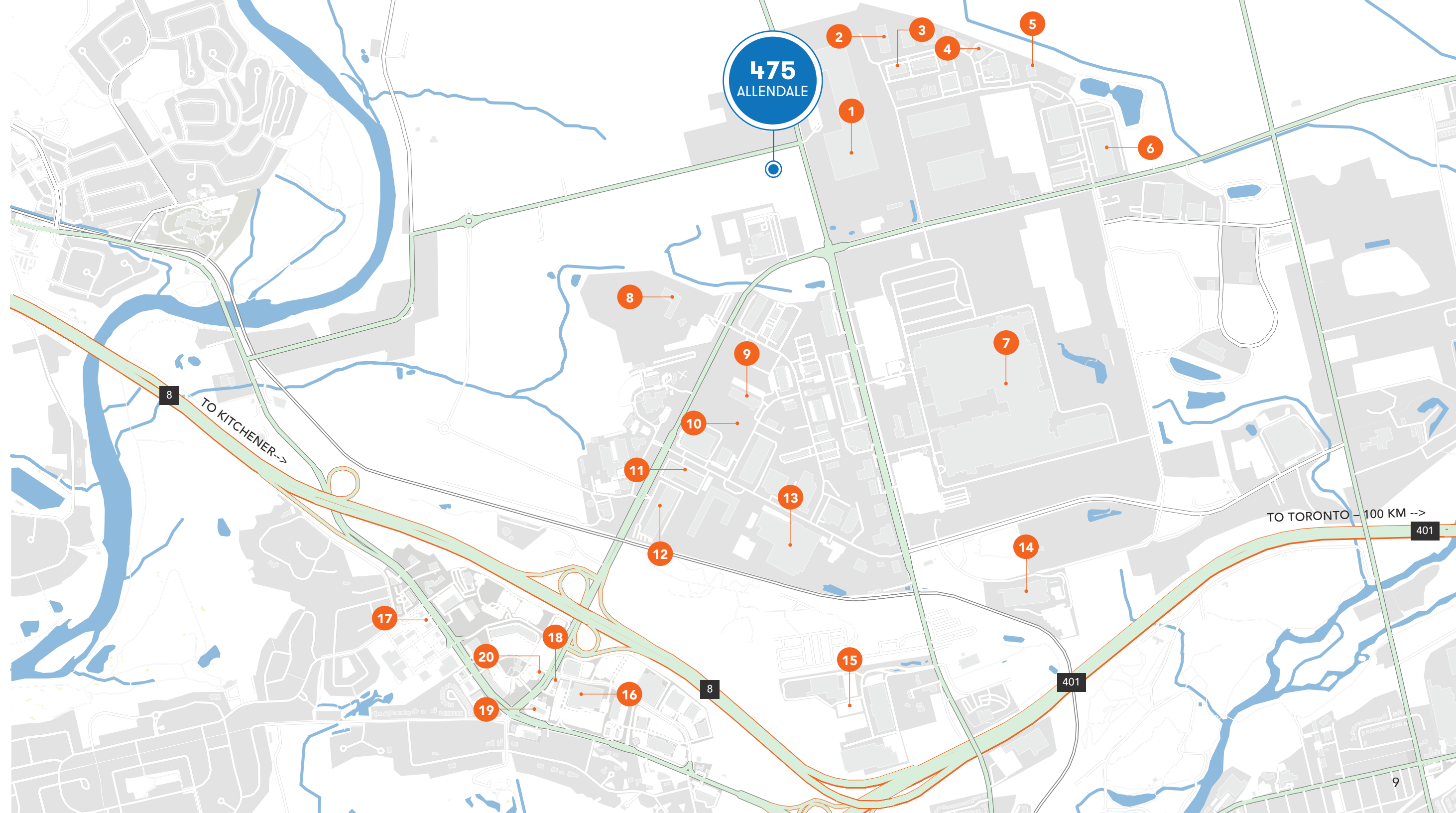
Hamilton Airport
66 km – 1 hr

Brampton Intermodal
77 km – 1 hr



Neighbouring Tenants

- ① Loblaw – Maple Grove Distribution Centre – 1105 Fountain St N, Cambridge
- ② Rimowa North America Inc – 90 Vondrau Drive, Cambridge
- ③ FilterVac – 95 Vondrau Drive, Cambridge
- ④ Grand River Foods – 190 Vondrau Drive, Cambridge
- ⑤ Harman Heavy Vehicle Specialist – 645 Boxwood Drive, Cambridge
- ⑥ NAPA Auto Parts – 525 Boxwood Drive, Cambridge
- ⑦ Toyota Motor Manufacturing Canada – 1055 Fountain St N, Cambridge
- ⑧ Challenger Motor Freight – 300 Maple Grove Road, Cambridge
- ⑨ FedEx Ship Centre – 50 Barnes Road, Cambridge
- ⑩ Kenworth Trucks – 44 Barnes Road, Cambridge
- ⑪ JMP Solutions – 5 Cherry Blossom Road, Cambridge
- ⑫ Amazon - 125 Maple Grove Road, Cambridge
- ⑬ Dare Foods LTD – 25 Cherry Blossom Road, Cambridge
- ⑭ Conestoga College – 25 Reuter Drive, Cambridge
- ⑮ ATS Automation – 730 Fountain Street N., Cambridge
- ⑯ Costco – 4438 King Street E, Kitchener
- ⑰ Tim Hortons – 4235 King St E, Kitchener
- ⑱ Starbucks – 45 Sportsworld Dr, Kitchener
- ⑲ Tim Hortons – 4396 King Street E, Kitchener
- ⑳ McDonald's – 40 Sportsworld Drive, Kitchener



Globally Recognized Talent

- The Waterloo Region is the tenth largest census area in Canada, with an estimated total population of 623,930. The Region was the fastest growing metropolitan area in the Country from 2017 to 2018 and recorded a further increase of 1.35% from 2018 to 2019. The population is expected to grow to 835,000 by 2041.
- The Waterloo Region is home to a strong and diverse workforce, supported by three highly-ranked post-secondary institutions and more than 77,000 students.
 - Currently partnered with over 900 companies, Wilfrid Laurier University offers the largest business co-operative education program in Canada and is ranked #1 in student satisfaction.
 - The University of Waterloo consistently leads Canadian university reputational rankings and is world renowned for its research and technological fields. University of Waterloo has the #1 ranked Engineering program, #2 ranked computer science program in Canada, and has the world's largest co-operative education program with more than 24,000 students graduating with two years of relevant industry experience.
 - As the Region's only provider of polytechnic education, Conestoga College plays an integral role in the success of the community: 65 per cent of graduates remain in the area after completing their education, contributing more than \$2.3 billion each year to the local economy.



POPULATION
623,930



LOCAL
WORKFORCE
338,600



LOCAL
UNEMPLOYMENT
RATE 9.6%



10TH LARGEST
WORKFORCE IN
CANADA



4TH LARGEST
MANUFACTURING
WORKFORCE IN
CANADA





Project Team

LANDLORD

DREAM INDUSTRIAL REIT

Founded in 1994, with a vision to revolutionize the way people live and work, Dream Unlimited Corp. (TSX: DRM) ("Dream") is one of Canada's leading real estate companies, with over \$17 billion in assets under management across North America and Europe. Responsible for some of the country's most iconic and transformative projects, we always invest with purpose, embracing creativity, passion and innovation and delivering strong returns, while positively impacting the communities and the world around us. Dream manages approximately 50 million square feet of industrial assets across Canada, the U.S. and Europe including over 4 million square feet under development.



LEASING

JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 92,000 as of June 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.



jll.ca

475 ALLENDALE

CAMBRIDGE ON

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