



**Colliers**

*For Sale*

# 10,800 SF Industrial Building in L.G. Lovell Business Park

440 Thompson Drive, Cambridge

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Accelerating success.

*\*Sales Representative*



**440 Thompson Drive, Cambridge**

# The Opportunity

## First Class Industrial Building in Premium Location

Colliers is pleased to offer for sale 440 Thomson Drive, a first class warehouse/manufacturing building. The building is 10,800 square feet and sits on a large 1.27 acre fenced lot. Building features include 1,300 square feet of well finished office space, 22' clear height, 20-ton and 5-ton cranes, and 1 drive-in shipping doors. Premium location in Cambridge's L.G. Lovell Industrial Park providing excellent access and exposure to Highway 401.



### Property at a glance



**10,800**  
Square Feet



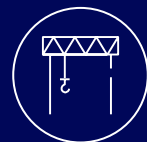
**1.27**  
Acres



**22'**  
Clear Height



**1 Drive-In**  
Shipping Door



**20-ton & 5-ton**  
Cranes



# Property Specifications

440 Thompson Drive, Cambridge | **For Sale**

<b>Building Area</b>	10,800 SF
<b>Office Area</b>	1,300 SF Main Floor 1,300 SF Mezzanine
<b>Land Area</b>	1.27 AC
<b>Clear Height</b>	22'
<b>Power</b>	600 Volt 400 Amp
<b>Shipping</b>	1 Drive-In
<b>Cranes</b>	20-ton and 5-ton
<b>Zoning</b>	M1
<b>Property Taxes</b>	\$39,739.47
<b>Asking</b>	\$4,590,000











[View Online Listing](#)

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