



FOR SALE

229 OLD MILL ROAD, CAMBRIDGE

15 ACRES | FUTURE DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is pleased to present a prime 15.39-acre land opportunity directly across from Amazon’s newly built 1M SF fulfillment centre. Located at 229 Old Mill Road in Cambridge, Ontario, the site offers exceptional exposure and seamless connectivity to Highway 401 via Fountain Street and Homer Watson Boulevard.

Currently zoned Agricultural (A1) and designated Rural, the property is ideally positioned for future development. With no conservation encumbrances under GRCA mapping, the site is well suited for land banking, custom estate use, or long-term rezoning to industrial or residential (subject to approvals).

Surrounded by major corporate users and rapid infrastructure growth, 229 Old Mill Road offers investors and developers a strategic location in the heart of the Waterloo Region’s dynamic growth corridor.

PROPERTY DETAILS:

PIN	03771 - 0026
TOTAL SIZE	15.39 Gross Acres
ZONING	A1 - Agriculture
OFFICIAL PLAN	Designated Rural Area
SERVICING	Septic & Well Water
FRONTAGE	± 483’ along Old Mill Road
ASKING PRICE	\$500,000 / Acre



PROPERTY IMAGES



AERIAL FACING SOUTHWEST



AERIAL FACING SOUTH



AERIAL FACING SOUTHWEST

ZONING

The subject lands are currently zoned Agricultural (A1) under the City of Cambridge Zoning By-law No. 150-85. This zoning applies to rural and undeveloped lands and permits a limited range of low-density agricultural, residential, and open space uses.

While the current zoning does not permit industrial or employment uses, the property may be designated for other future uses under the City's Official Plan, which outlines long-term land use planning goals.

Key considerations for A1 zoning include:

- Permits farming operations, single detached dwellings, and home occupations in accordance with Section 2.2.1 of the By-law
- Does not permit outside storage, warehousing, or employment uses as-of-right
- Requires a Zoning By-law Amendment (ZBA) to permit any industrial or employment-related development not currently permitted

The A1 zoning reflects the site's current undeveloped or agricultural state but does not preclude future development. Should a proposed use align with the Official Plan and meet planning criteria, the site may transition through formal planning applications and approvals.

For more information on The City of Cambridge Zoning by-laws: [Click Here](#)



CAMBRIDGE OFFICIAL PLAN | DESIGNATED RURAL

The subject lands are designated Rural Area under the City of Cambridge Official Plan (2018 Consolidation). This designation applies to properties outside the Urban Area boundary, with the intent of protecting agriculture, preserving the rural landscape, and limiting non-agricultural development.

While current zoning permits agricultural and limited residential uses, the Rural Area designation establishes clear policy direction:

- Supports ongoing agricultural operations, farm-related residential uses, and limited home occupations.
- Restricts severances and lot creation to maintain large, contiguous farm parcels.
- Limits non-agricultural uses to those that directly support farming or rural needs.
- Requires planning approvals and alignment with Provincial and Regional policies for any redesignation.

Importantly, the site faces no conservation encumbrances under GRCA mapping and is situated directly across from Amazon's newly built 1M SF fulfillment centre. This rare combination provides both near-term certainty for agricultural use and long-term positioning for redevelopment potential, whether through rezoning to industrial or residential (subject to approvals).

For more information on The City of Cambridge Official Plan: [Click Here](#)

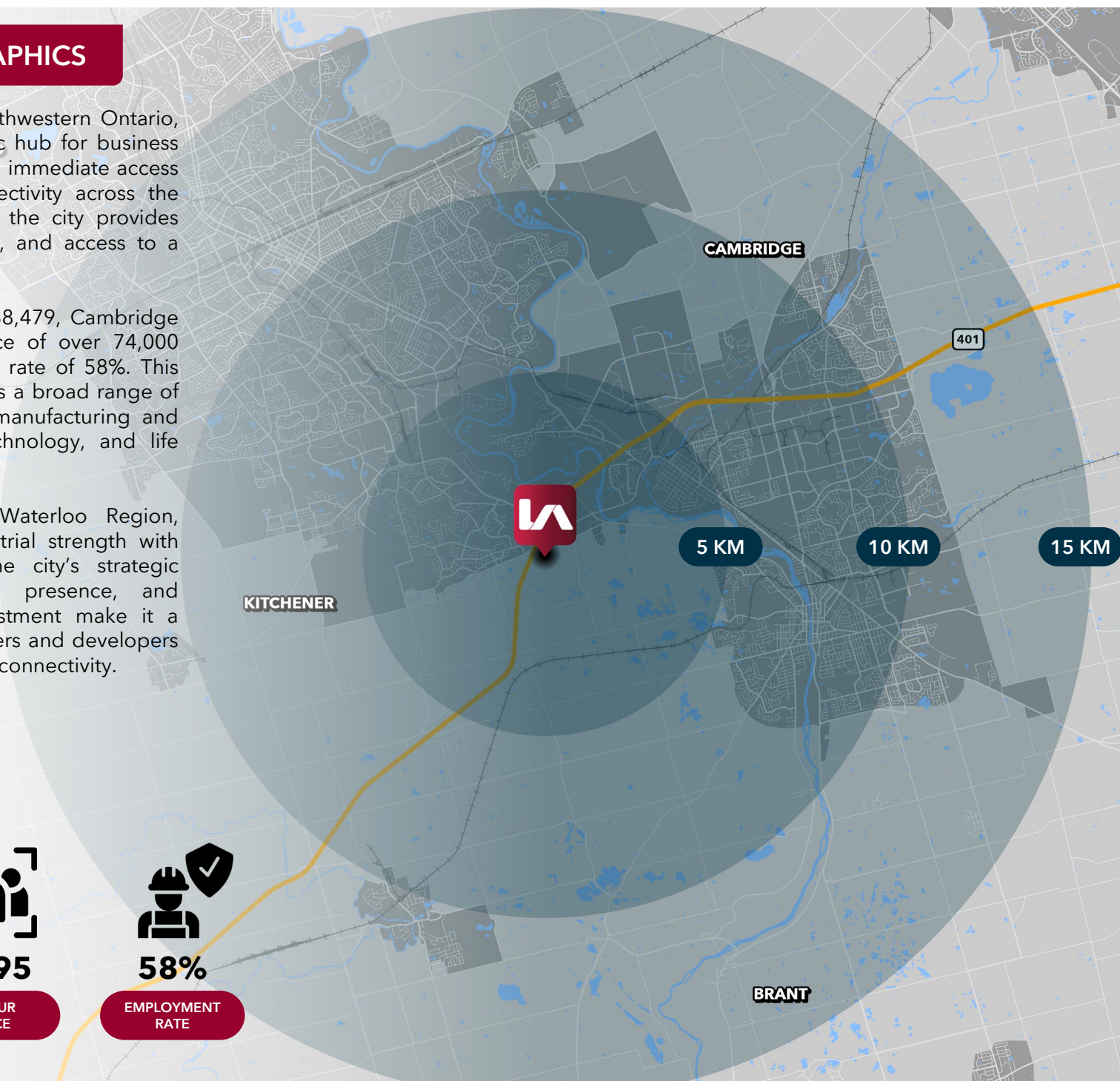


LABOUR & DEMOGRAPHICS

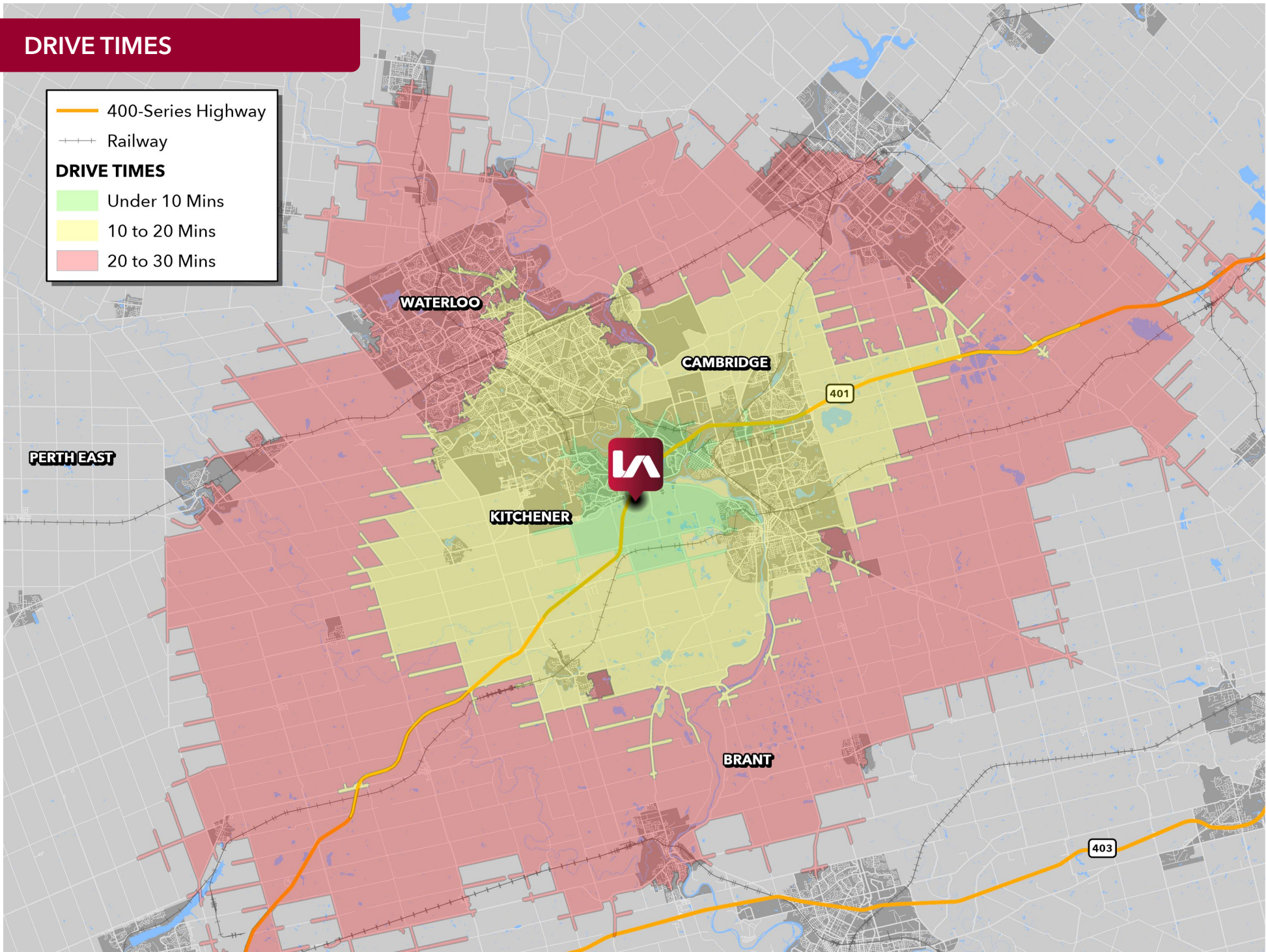
Located in the heart of Southwestern Ontario, Cambridge offers a strategic hub for business growth and investment. With immediate access to Highway 401 and connectivity across the Greater Golden Horseshoe, the city provides scalability, logistics strength, and access to a highly skilled workforce.

Home to a population of 138,479, Cambridge benefits from a labour force of over 74,000 people and an employment rate of 58%. This dynamic talent pool supports a broad range of industries, from advanced manufacturing and automotive to logistics, technology, and life sciences.

As part of the thriving Waterloo Region, Cambridge combines industrial strength with research-driven growth. The city's strategic location, major corporate presence, and ongoing infrastructure investment make it a premier location for employers and developers seeking long-term value and connectivity.

**138,479**TOTAL
POPULATION**74,395**LABOUR
FORCE**58%**EMPLOYMENT
RATE

DRIVE TIMES





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