

# \$ - 935 Cambrian Heights, Sudbury

MLS® #2123591

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0 Bedroom, 0.00 Bathroom,  
Other on 3.00 Acres

N/A, Sudbury, Ontario

New construction in central Cambrian Heights location. Located minutes from main corridor of Notre Dame (traffic light), this building is roughly 49,000 square feet of combined office and industrial/warehouse space across two floors. The layout is flexible in that the building is designed for four separate tenants, but can be leased out any combination of the four units. There will be 81 paved parking spaces on the site. The back (north) side of the building features twelve 8' x 10' loading dock doors and four 16' x 16' grade-level overhead doors. If rented to four separate tenants, each unit will be assigned three of the loading docks and one overhead door. Clearance height varies depending on the unit (middle units have higher ceilings due to the roof slope) and positioning, given there are 4' deep beams running east-west every 20'. In end units, clearance height directly below these beams is between 24' and 27', while in between beams it is between 27' and 29'. Middle units have 27-29'; clearance directly below the beams and 32-34' clearance in between the beams. The building structure is mass timber - specifically glued-laminated timber (Glulam) columns and beams and cross-laminated timber (CLT) floor and roof decking. The exterior walls consist of insulated metal panels mounted directly to the mass timber frame. They contain 8' of continuous rigid insulation, resulting in a true continuous R-32 rating that far surpasses current energy efficiency requirements. Above the wood roof deck is 7 1/2" of continuous



insulation capped with a standing metal roof , which provides a continuous R-40 rating. The remainder of the south face of the building will be finished with stone and glass. Filtering period is expected in the early fall. Unit size starts at 11,926 SF. CAM \$5.00. (id:6289)

## Essential Information

Listing #	2123591
Bathrooms	0.00
Acres	3.00
Type	Other
Sub-Type	Freehold

## Community Information

Address	935 Cambrian Heights
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3C5C3

## Amenities

Parking	Shared
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## Interior

Heating	Overhead Heaters
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## Exterior

Exterior	Steel
Roof	Steel
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)
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Listing information last updated on October 12th, 2025 at 11:31pm PDT