

FOR LEASE

Up to 2,900 AMPS



Up to 75,000 SF Industrial Units with Highway Exposure

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**ARDELT PLACE
KITCHENER, ONTARIO**

WHITNEY
Commercial Real Estate Services

Up to 75,000 SF Industrial Units with Highway Exposure

Up to 75,000 SF of premier industrial space available for lease, with demisable options ranging from 15,449 SF - 59,551 SF. The building is well maintained with 37'2" ceiling heights, highway exposure, dock level and drive-in loading, 15 cranes, 2,900 Amps / 600 Volts and ample on-site parking. Office space area over 2 levels with collaborative workspace, lunchroom, and private offices. Building is well suited for manufacturing or warehousing. Flexible M-4 zoning allows a variety of industrial uses.

TOTAL BUILDING AREA | ~75,000 SF

NET RENT | \$11.95 / SF NET

ADDITIONAL RENT | \$3.62 / SF

ZONING | M-4

AMPS | Up to 2,900

CLEAR HEIGHT | 37'

MEZZANINE CLEAR HEIGHT | 12'5"

CRANES 13 - 1 to 2 ton jib cranes
 1 - 7.5 ton (14' under hook)
 1 - 3 ton standing crane (20' under hook)

LOADING 1 Drive In Door - 22' x 22'
 1 Drive In Door - 12' x 14'
 1 Drive In Door - 7' x 8'
 3 Dock Level Doors - 9' x 10'

BAYS Side Bay - 36'8" W x 180' D
 Main Bay - 70' W x 403'6" D



PERMITTED USES

- Craftsman Shop
- Exhibition Facility
- Laboratory
- Manufacturing
- Office

- Printing Establishment
- Repair Service
- Transportation Depot
- Truck Transport Terminal
- Warehouse



Highway Exposure



3 Drive-in & 3 Dock Level Doors



13 Jib Cranes
3 Ton & 7.5 Ton Crane



Flexible M-4 Zoning



Contact Listing Agents for more information



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