SHORT-TERM / LONG TERM LEASE OPTIONS

DEMO NOW COMPLETE

54,497 SF of Warehouse / Manufacturing Space with Loading

50
NORTHLAND ROAD - UNIT 100
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

▸ **Attractive lease rates and incentives**
▸ **Short-term or long-term lease options**

WHITNEY
Commercial Real Estate Services

RUPERT ST

NORTHLAND RD

TOTAL LEASEABLE AREA | 54,497 SF

FLEX / INDUSTRIAL AREA | 47,559 SF

OFFICE AREA | 6,918 SF

LEASE RATE | $9.95 / SF Net

ADDITIONAL RENT | $4.82 / SF

ZONING | E3-27

SHORT-TERM LEASE RATE
$1.10 / SF Gross / Month
Utilities included

PERMITTED USES (Complete list available upon request)

- Advanced tech
- Automobile service centre
- Business incubator
- Data centre
- Food and beverage manufacturing industry
- Industrial assembly, manufacturing and processing
- Laboratory

- Manufacturing
- Office
- Pharmaceutical industry
- Printing establishment
- Tech office
- Truck depot
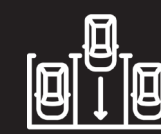- Warehouse (no retail)
- Wholesaler (no retail)

Ideal for logistics and storage companies, or any business looking for long-term or short-term storage space. Temperature controlled manufacturing / warehouse unit with 1,200 amp service. Demo has been completed to restore the premises to traditional manufacturing / warehouse space and add additional dock level loading. Ceiling heights are 17'8" clear and the unit has extensive power distribution.
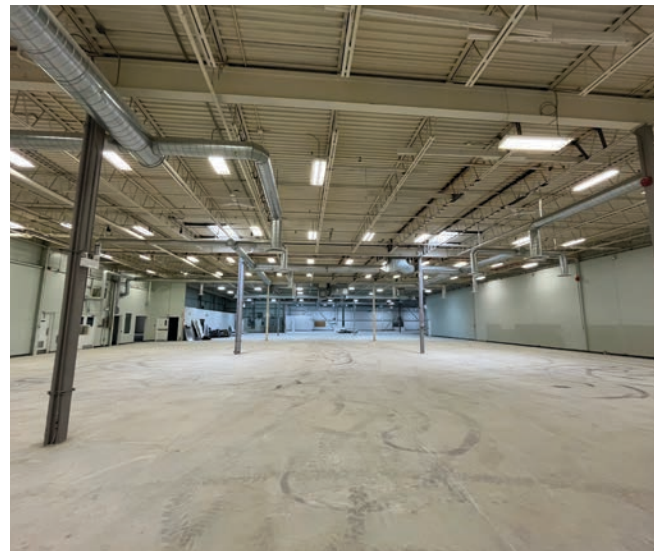
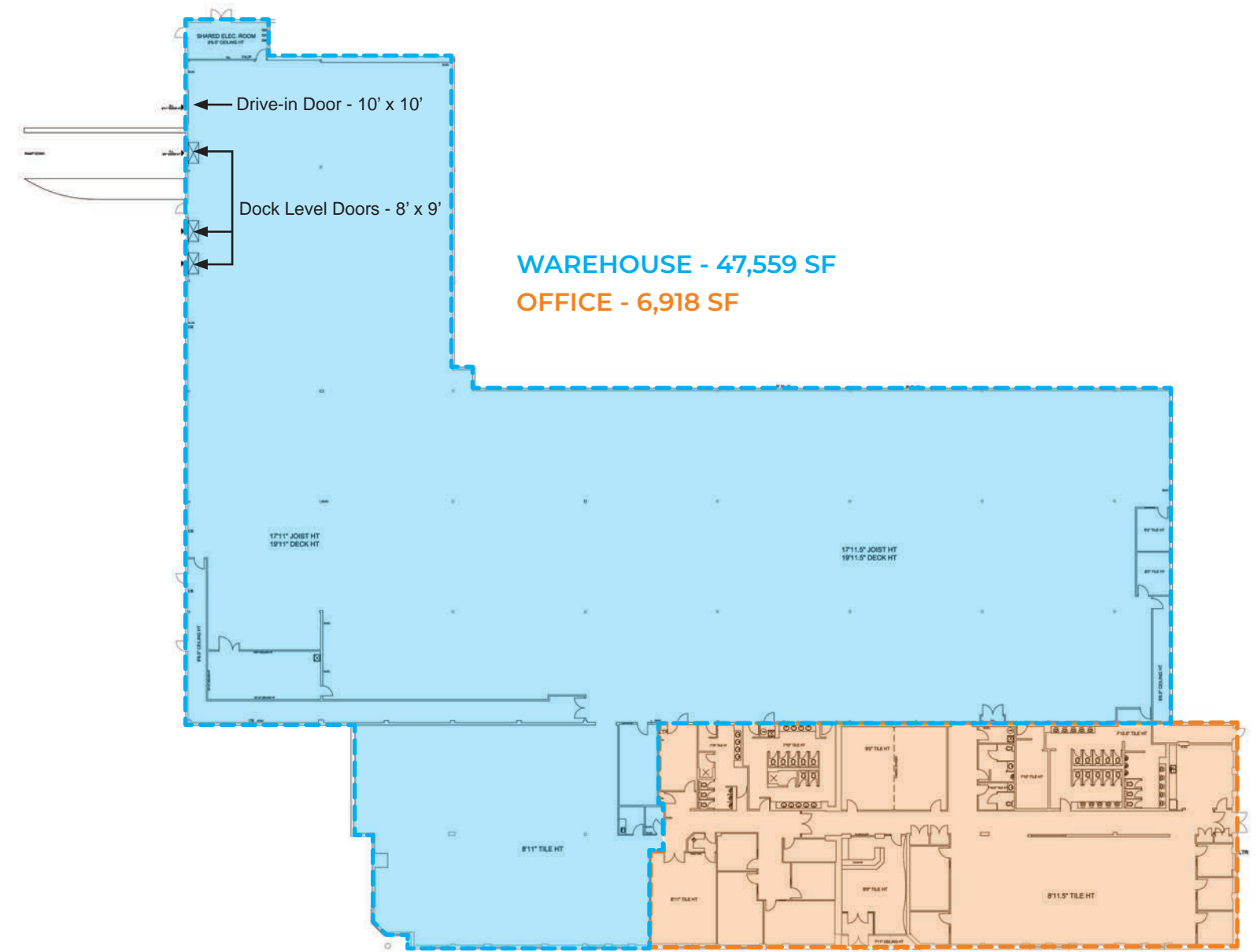Drive-in / Dock Level Doors

Temperature Controlled

Ample Parking

LRT Nearby

FLOOR PLAN

Drive-in Door - 10' x 10'

Dock Level Doors - 8' x 9'

WAREHOUSE - 47,559 SF
OFFICE - 6,918 SF

PROPERTY SPECS

- 54,497 SF
- 1 - 10' x 10' drive-in door
- 3 - 8' x 9' dock level doors
- 17'8" clear height
- 600 volts / 1,200 amps

- Temperature controlled
- Boardrooms
- Kitchen and lunchroom
- Quick access to Hwy 85
- Ample on-site parking

20 KM TO HIGHWAY 401
2 KM TO HIGHWAY 85

50 NORTHLAND RD

Contact Listing Agents for more information

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