# FOR LEASE

# 42 KEVCO PLACE KITCHENER, ONTARIO

## Freestanding Industrial Building

WHITNEY
Commercial Real Estate Services

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**BUILDING AREA** | 8,905 SF

**LAND AREA** | 0.75 Acres

**LEASE RATE** | $14.00 / SF NET

**ADDITIONAL RENT** | $2.00 / SF

**ZONING** | EMP-2

**CLEAR HEIGHT** | 11' - 13'5"

**LOADING** | 1 - 10' x 10' Dock Level Door
1 - 10' x 8' Dock Level Door
1 - 12' x 10' Drive-in Door
2 - 12' x 14' Drive-in Doors

## PERMITTED USES (Complete list available upon request)

- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Fitness Centre
- Heavy Repair Operation
- Indoor Recycling Operation
- Manufacturing
- Outdoor Storage
- Printing or Publishing Establishment
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Warehouse

## THE PROPERTY

8,905 SF industrial building located on 0.75 Acres. The building features a mix of open office and clear span industrial space, with clear height ranging from 11' - 13'5". Dock and drive-in loading with a fully fenced yard. EMP-2 zoning allows for a wide variety of industrial uses, including tradesperson or contractor establishment, manufacturing and outdoor storage. Situated in the Trillium Industrial Park and 2.3 km to Hwy 85. Building will be sold vacant.

Outdoor Storage

Ample Parking

Drive-in Doors & Dock Level Doors

Highway Access

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## DISTANCE FROM 42 KEVCO PLACE, KITCHENER

Highway 85 - 2.3km
Waterloo - 13.2km

Cambridge - 14.3m
Guelph - 25.6km

Mississauga - 82.5km
Toronto - 105km

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