

FOR LEASE



Freestanding Industrial Building - Offering Long Term Lease

525

CONESTOGO RD
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

Freestanding Industrial Building

Freestanding industrial building conveniently located near HWY 85, offering a lease term of 10 years.

The building features a newly installed roof. Boasting approximately 1,000 SF of dedicated space for shipping and administrative offices, the property is equipped with 8 - 8' x 8' dock level doors and ample on-site parking.

AVAILABLE SPACE | 77,673 SF

LEASE RATE | \$11.75 / SF NET

ADDITIONAL RENT | \$1.75 / SF

ZONING | E3

CLEAR HEIGHT | 17'11"

POWER | 2,500 Amps

LOADING DOORS | 8 Dock Level



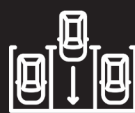
Highway #85
Access



8 Dock Level
Loading Doors



17'11"
Clear Height



On-site
Parking





DISTANCE FROM 565 CONESTOGO RD, WATERLOO

HWY 85 - 500 M
HWY 401 - 20 KM

Guelph - 30.7 KM
Hamilton - 73 KM

Mississauga - 92.7 KM
Toronto - 115 KM

Buffalo - 178 KM
Detroit - 297 KM

Contact Listing Agents for more information.



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