

FOR SUBLEASE



Clear Span Industrial Unit with Drive-in Door

168

LEXINGTON COURT
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

Clear Span Industrial Unit

Clear span industrial space available for sublease with 15' clear height, 12'x10' drive-in door, 125 amps / 600 volts and a private washroom. This space is available for immediate possession.

Located within close proximity to Conestoga Parkway with many nearby amenities. Head Landlord would consider a direct lease.

AVAILABLE AREA | 1,300 SF

LEASE RATE | \$21.50 / SF Gross

ZONING | E1-27

LOADING | 1 - 12' x 10' Drive-in Door

CLEAR HEIGHT | 15'



PERMITTED USES

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing

- Makerspace (Class A)
- Medical Clinic
- Office
- Parking Facility
- Printing Establishment
- Tech Office
- Training Facility



Drive-in Door



1,300 SF Clear Span Space



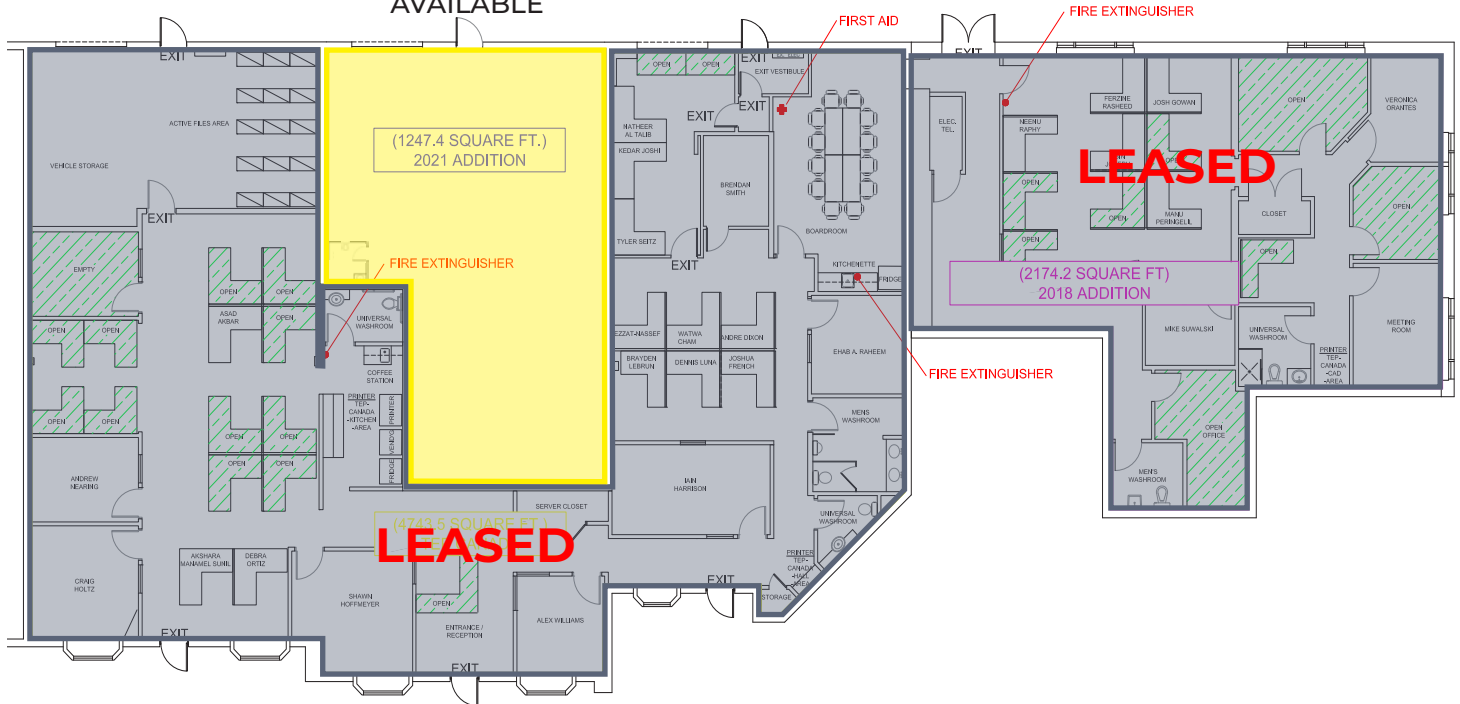
15' Clear Height

FLOOR PLAN

■ AVAILABLE

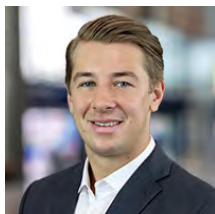
■ LEASED

UNIT H - 1,300 SF
AVAILABLE





Contact Listing Agents for more information.



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