

FOR LEASE



Office / R&D Space in Huron Business Park

221

MCINTYRE DRIVE - Unit #1
KITCHENER, ONTARIO

WHITNEY
Commercial Real Estate Services

Office / R&D Space in Huron Business Park

High quality, office and flex industrial space, located in Huron Business Park. The unit features open workspaces, kitchenette, two washrooms, and industrial space with a 10' x 8' drive-in door. EMP-5 zoning allows for a wide variety of uses, including outdoor storage. The landlord is open to flexible lease terms and unit improvements.

TOTAL LEASEABLE AREA | 4,412 SF

LEASE RATE | \$13.50 / SF Net

ADDITIONAL RENT | \$6.00 / SF

ZONING | EMP-5

POWER | 600 Volts / 225 Amps

LOADING | 1 - 10' x 8' Drive-in Door



PERMITTED USES

- Automotive Detailing & Repair Operation
- Catering Service Establishment
- Craftsperson Shop
- Financial Establishment
- Fitness Centre
- Health Clinic
- Heavy Repair Operation
- Industrial Administration Office
- Manufacturing
- Office
- Print Shop
- Warehouse



1 - 8' x 10'
Drive-in Door



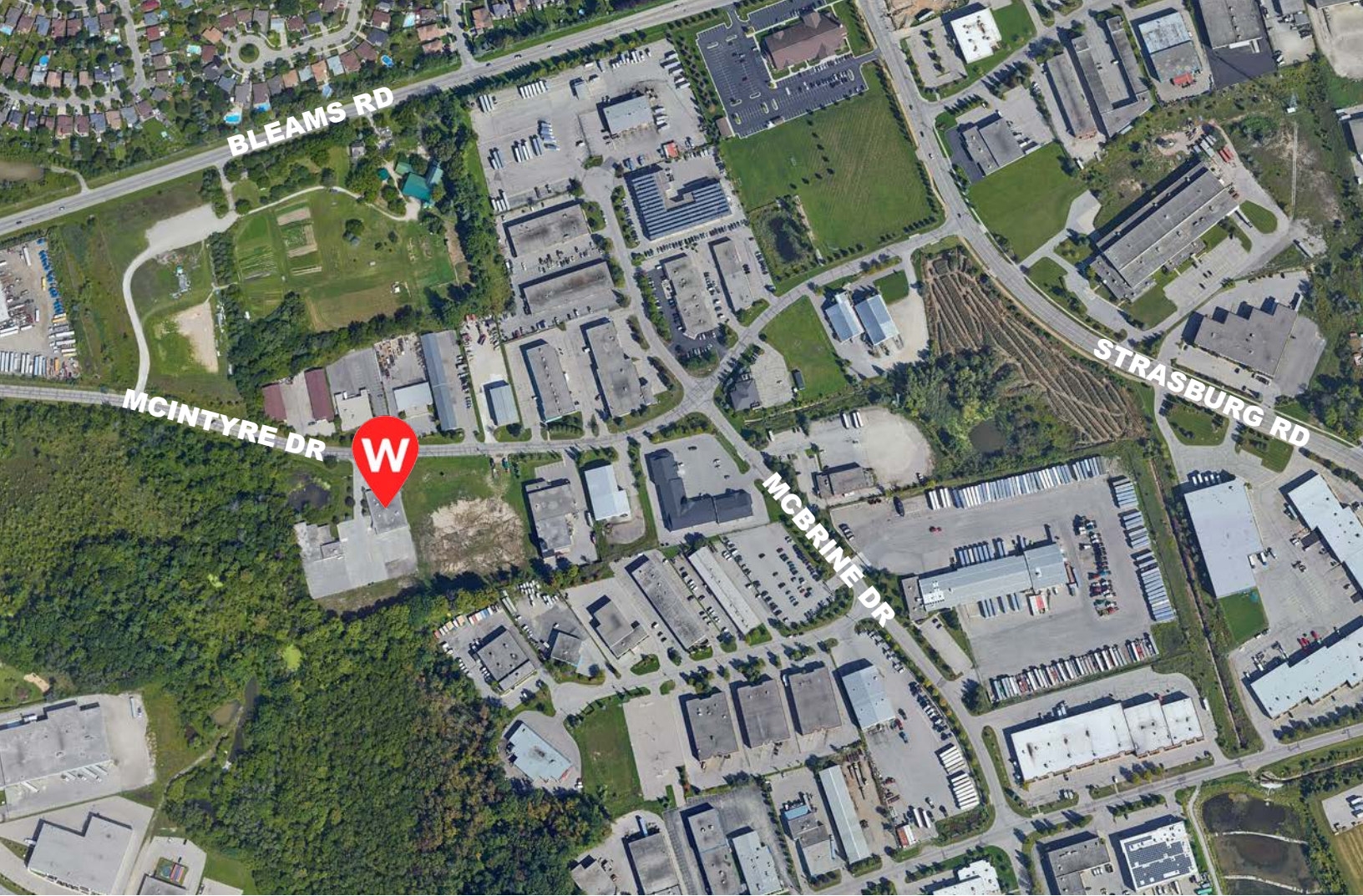
On-site
Parking



Expressway
Nearby



Flexible Lease
Terms



Contact Listing Agents for more information.



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