

**FOR LEASE**



North Waterloo Warehousing Unit with Dock Level Loading

**620** COLBY DRIVE  
WATERLOO, ONTARIO

**WHITNEY**  
Commercial Real Estate Services

# North Waterloo Warehousing Unit with Dock Level Loading

7,000 SF of improved warehousing space available for lease in North Waterloo. The space features 10'-14' clear height, LED lighting, epoxy floors, white-washed walls / ceilings and 2 dock level doors.

Available for immediate possession.

**BUILDING AREA** | 7,000 SF

**LEASE RATE** | \$12.50 / SF Net

**ADDITIONAL RENT** | \$6.00 / SF (Utilities Included)

**ZONING** | E3-27

**CLEAR HEIGHT** | 10'-14'

**POWER** | 600 Amps / 600 Volts

**LOADING DOORS** | 2 Dock Level



## PERMITTED USES

- Advanced Tech
- Automobile Service Centre
- Communication Production
- Custom Service Shop
- Data Centre
- Food And Beverage Manufacturing Industry
- Government Use
- Industrial
- Laboratory

- Microbrewery
- Office
- Parking Facility
- Pet Services (Class B)
- Printing Establishment
- Tech Office
- Training Facility
- Veterinary Hospital
- Warehouse



LED  
Lighting



Dock Level  
Loading



600 Amps /  
600 Volts



Highway  
Accessible

# FLOOR PLAN

7,000 SF





Contact Listing Agents for more information.



**Richie Evanoff**  
Sales Representative  
226.752.7197  
richie.evanoff@whitneyre.com



**Xavier Ayora**  
Sales Representative  
226.929.4667  
xavier.ayora@whitneyre.com

**WHITNEY**  
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WHITNEY & Company Realty Limited, Brokerage | 103 Bauer Place, Suite 2 | Waterloo, Ontario | N2L 6B5  
[www.whitneyre.com](http://www.whitneyre.com) | 519.746.6300

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