

North Waterloo Warehousing Unit with Dock Level Loading

620 COLBY DRIVE WATERLOO, ONTARIO



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

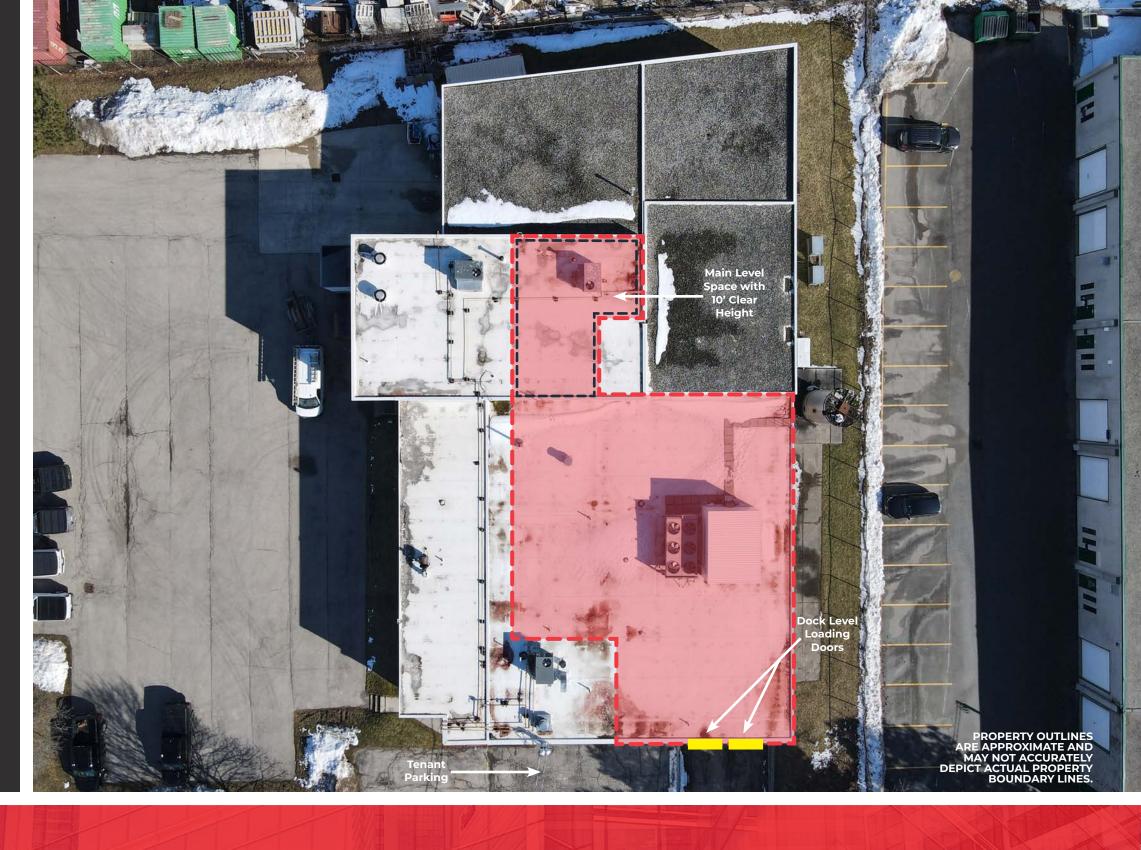
ADDITIONAL RENT | \$6.00 / SF (Utilities Included)

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
- Industria
- Laboratory

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









600 Amps / 600 Volts



Highway Accessible

FLOOR PLAN







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 & Company Realty Limited, Brokerage | 103 Bauer Place, Suite 2 | Waterloo, Ontario | N2L 6B5 www.whitneyre.com | 519.746.6300