

FOR SALE



R&D / Service Industrial Building with Excess Land

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**NORTHLAND ROAD
WATERLOO, ONTARIO**

WHITNEY
Commercial Real Estate Services

R&D / Service Industrial Building with Excess Land

Purpose-built, 9,128 SF, R&D / Service Industrial Building with separate gas & hydro meters for each unit. The building features a mix of private offices, LED lighting, 5 drive-in doors, floor drains, 15'7" clear height, wash bay, back up generator, 600 amps, and 76 on-site parking stalls on 1.27 acres. A new TPO roof was installed in April 2023. Phase 1 and Phase 2 environmental reports are available following execution of the listing brokerage's CA.

Airways Transit lease expires May 31st, 2024 and Fuel Positive lease expires May 31st, 2025. Both tenant's have no renewal options, but would like to renew. E3-27 Zoning permits a wide variety of industrial uses including outdoor storage.

AVAILABLE SPACE | 9,128 SF *Including 354 SF of Mezzanine Space*

LAND AREA | 1.27 Acres

ASKING PRICE | \$4.397M

TAXES | \$31,700.34 (2023)

ZONING | E3-27

CLEAR HEIGHT | 15'7"

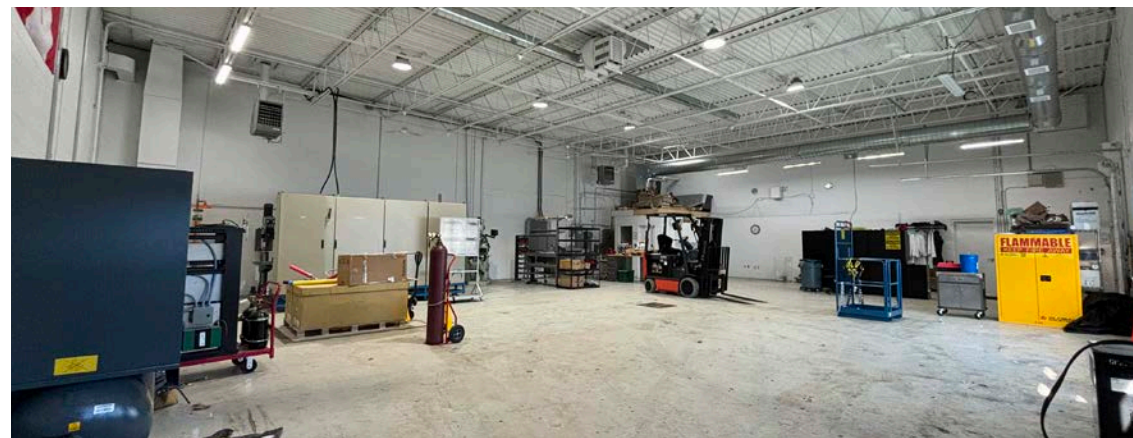
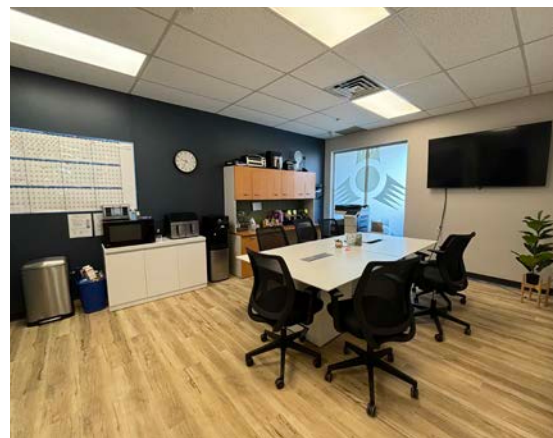
POWER | 600 Amps / 600 Volts

LOADING DOORS

- 3 - 10' x 10' power operated drive-in doors
- 1 - 13' x 14' power operated drive-in door
- 1 - 10' x 10' drive-in door



Property outlines are approximate and may not accurately depict actual property boundaries.



PERMITTED USES

- Advanced Tech
- Automobile Service Centre
- Communication Production
- Food & Beverage
- Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial or Construction
- Microbrewery
- Truck Depot
- Warehouse (no retail)
- Wholesaler (no retail)



2021 Clean Environmental Reports



Flexible E3-27 Zoning



Ample On-site Parking



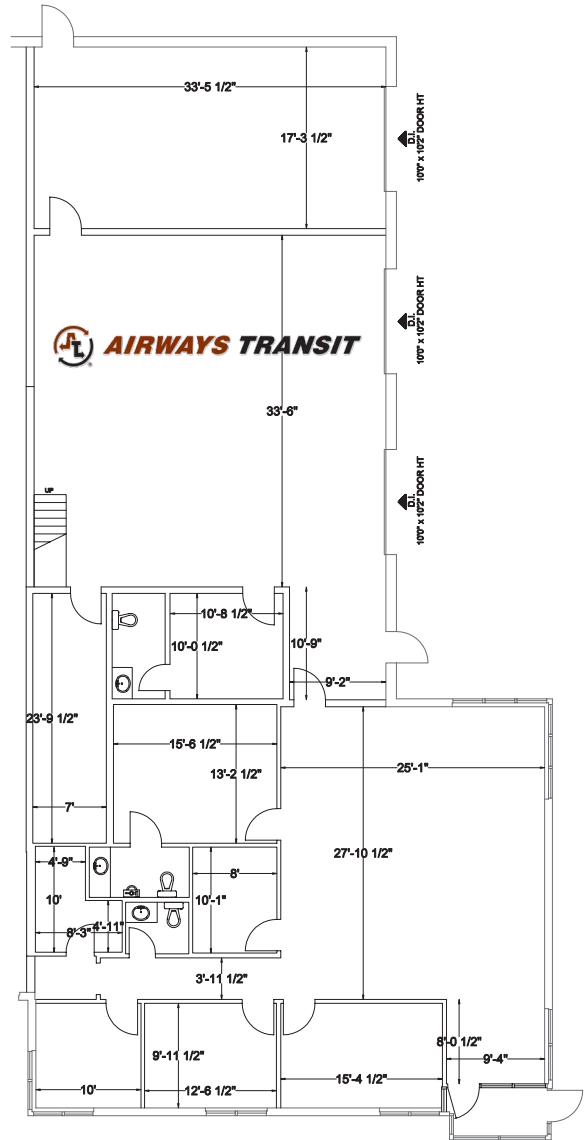
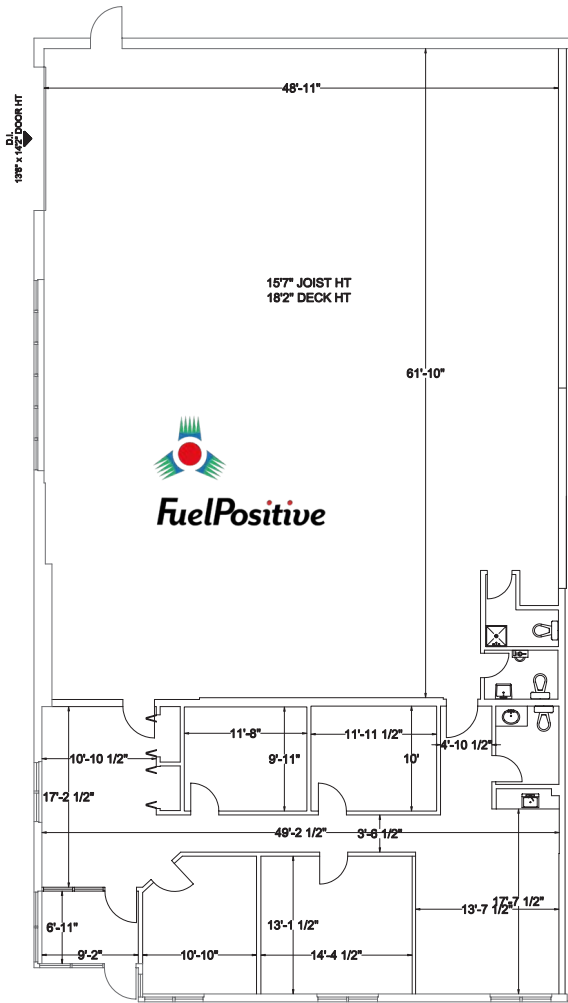
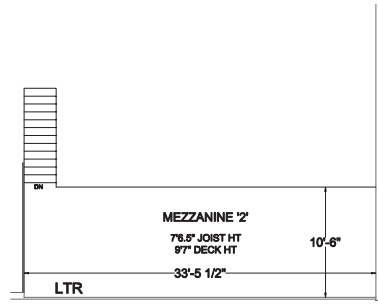
600 Amps of Power



Outdoor Storage

FLOOR PLAN

AVAILABLE SPACE: 9,128 SF



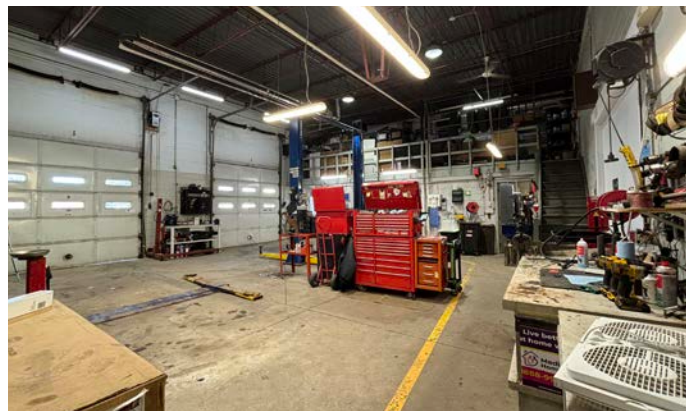
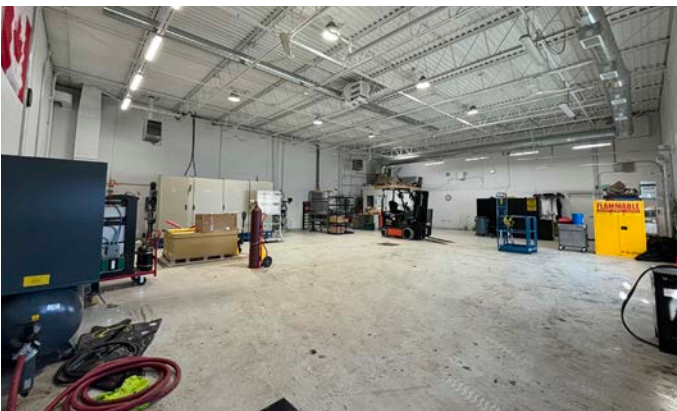
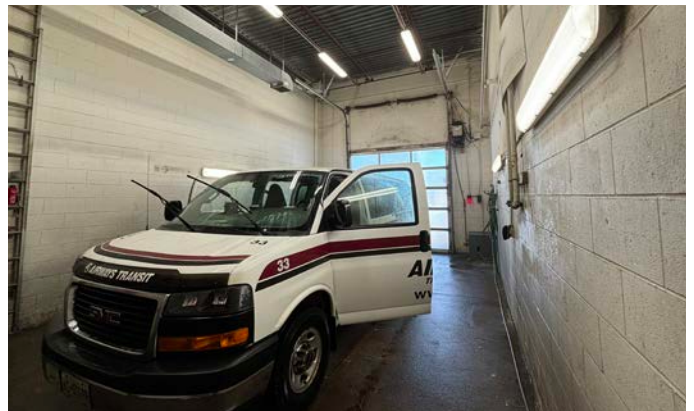
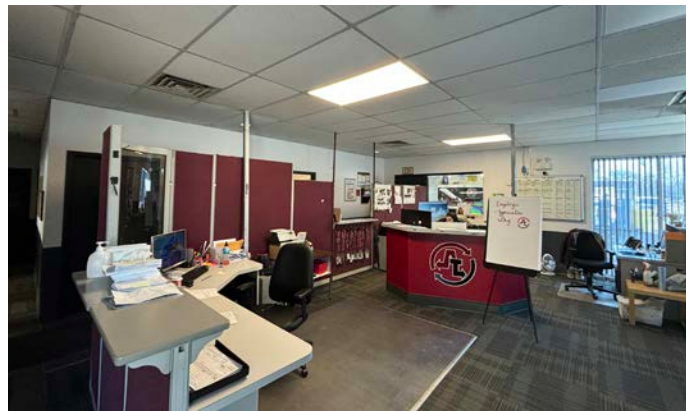
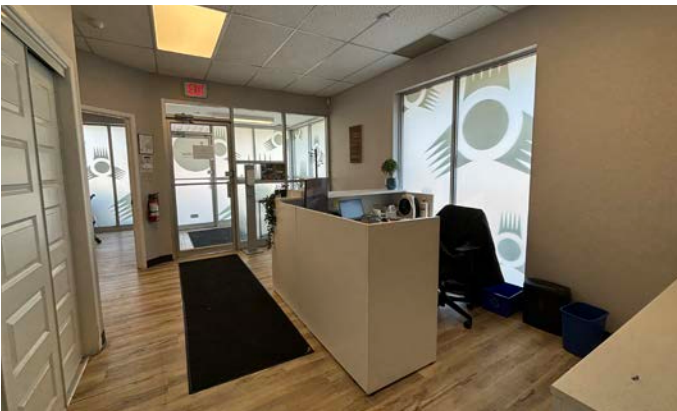
UNIT	TENANT	LEASE EXPIRY	SF	LEASE RATE	RENEWAL
A	AIRWAYS TRANSIT	05/31/2024	4,548	\$16.00 / SF Net	None
B	FuelPositive	05/31/2025	4,580	\$14.80 / SF Net	None



FuelPositive
Fuel For A Mindful World



AIRWAYS TRANSIT





Contact listing agents for more information.



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