

FOR LEASE



4,800 SF Industrial Unit for Lease

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**SHOEMAKER STREET - UNIT 14
KITCHENER, ONTARIO**

WHITNEY
Commercial Real Estate Services

4,800 SF Industrial Unit for Lease

4,800 SF Industrial unit available for lease in Trillium Industrial Park.

The unit offers a 14'x14' drive-in door, 16' clear height, radiant heat, LED lighting and is situated a mere 4km from Highway #7/8.

The unit has an additional +/- 700 SF mezzanine for storage. EMP-4 zoning offers a wide variety of industrial uses including automotive detailing, warehouse, manufacturing, print shop, fitness centre and many more.

AVAILABLE SPACE | 4,800 SF

ZONING | EMP-4

DRIVE-IN DOORS | 1 - 14' x 14'

CLEAR HEIGHT | 16'

LEASE RATE | \$12.50 / SF Net

ADDITIONAL RENT | \$5.90 / SF



PERMITTED USES

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Car Wash
- Catering Service Establishment
- Craftsperson Shop
- Financial Establishment
- Fitness Centre
- Healthy Clinic
- Heavy Repair Operation
- Industrial Administrative
- Office
- Major Equipment Supply and Service Manufacturing
- Veterinary Services
- Warehouse



EMP-4 Zoning



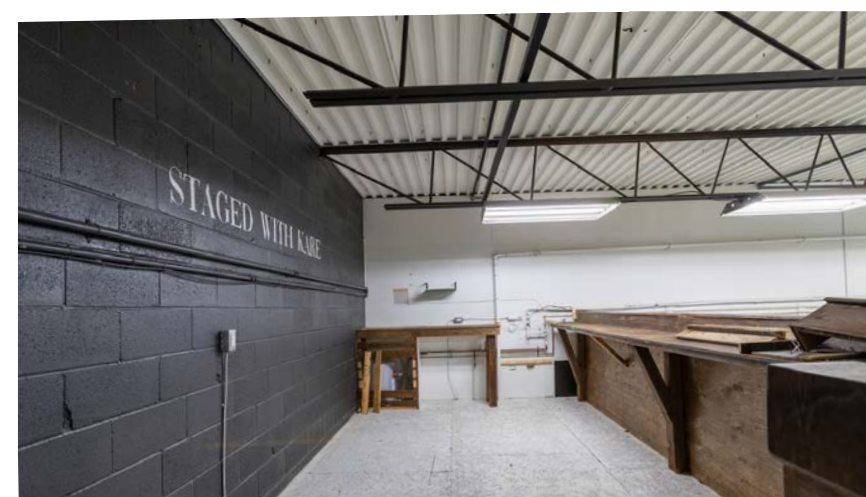
16' Clear Height



Close Proximity To The Highway 8



14' x 14' Door





HIGHWAY 401 6KM
 CAMBRIDGE 15KM
 MILTON 55KM
 HAMILTON..... 63KM

MISSISSAUGA 82KM
 LONDON 101KM
 SARNIA BORDER 200KM
 WINDSOR BORDER 279KM

Contact us for more information



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**Broker *Sales Representative