

FOR SALE



Owner-Occupier Opportunity With Existing Income

620

**COLBY DRIVE
WATERLOO, ONTARIO**

WHITNEY
Commercial Real Estate Services

Owner-Occupier Opportunity With Existing Income

Heavily improved 16,870 SF multi-unit industrial building on a 1.16-acre lot with Waterloo's flexible E3-27 zoning.

The building features 4,000 SF of A-class office space over 2 levels, 10'-16' clear heights, 600A/600V 3-phase electrical service, 4 truck-level, 1 drive-in door, LED lighting throughout and a fully lit & secured yard with automated entry system.

The tenant occupies a 6,387 SF warehousing unit until July 31, 2029 at market rates with annual increases. A clean phase 1 ESA (2023) can be made available following execution of the listing brokerages CA.

BUILDING AREA | 16,870 SF

LAND AREA | 1.16 Acres

ZONING | E3-27

DRIVE-IN DOORS | 1 (10' x 12')

TRUCK LEVEL DOORS | 4

CLEAR HEIGHT | 10' - 16'

ASKING PRICE | \$6,250,000

TAXES | \$43,526.79 (2024)



PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Artist Studio (Class B)
- Automobile Service Centre
- Business Incubator
- Communication Production
- Custom Service Shop
- Data Centre
- Dry Cleaning and Laundry Facility
- Food and Beverage Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial or Construction Equipment Supplier (Sales or Rental) Supplier



600 Amps
600 Volts



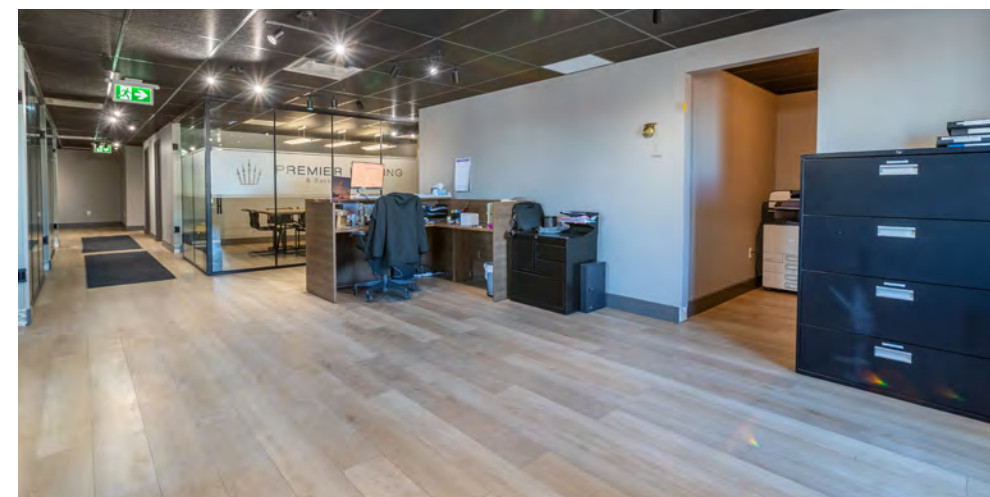
Secured
Outdoor Storage



10' - 16'
Clear Height

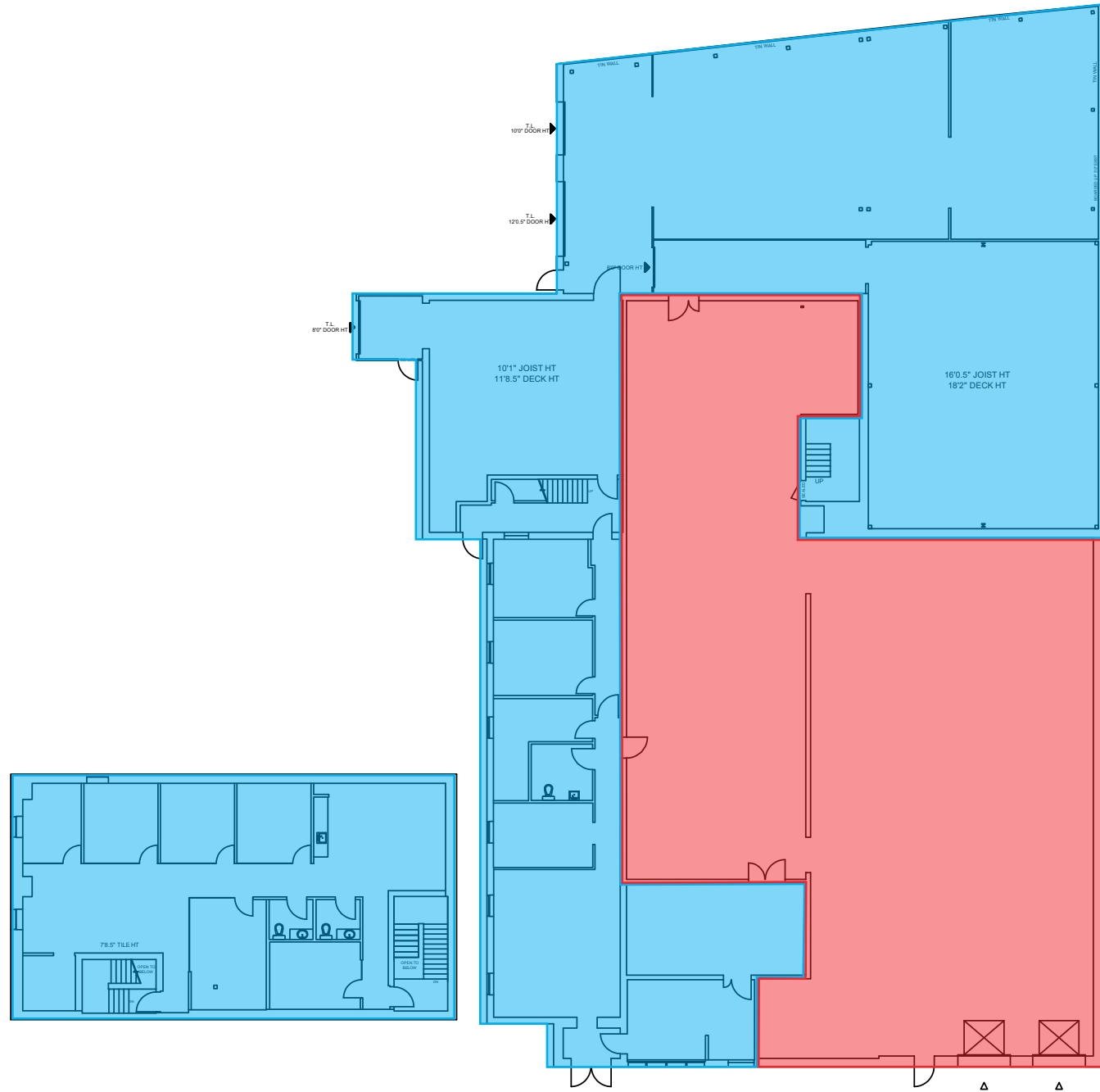


1 Drive-in Door
4 Truck Level Doors



FLOOR PLAN

16,870 SF



10,483 SF AVAILABLE FOR OWNER-OCCUPIER

GROUND FLOOR: 8,001 SF
SECOND FLOOR: 2,482 SF

6,387 SF LEASED UNTIL JULY 31st, 2029

TENANT: QUARTZ CO SURFACES

THE TENANT | QUARTZ CO SURFACES



Ontario's leading custom surface provider partnered with some of the province's most renowned interior designers, contractors, and home builders. From large-scale commercial builds to residential kitchens, we guarantee a high standard of workmanship and product quality for every surface we create. From quartz and granite to luxury porcelain, every surface material offers a unique set of features. Whether you're looking for stain resistance, durability, or one-of-a-kind natural stone, we carry a variety of materials from industry leading suppliers to ensure you find a surface that's perfect for your project.

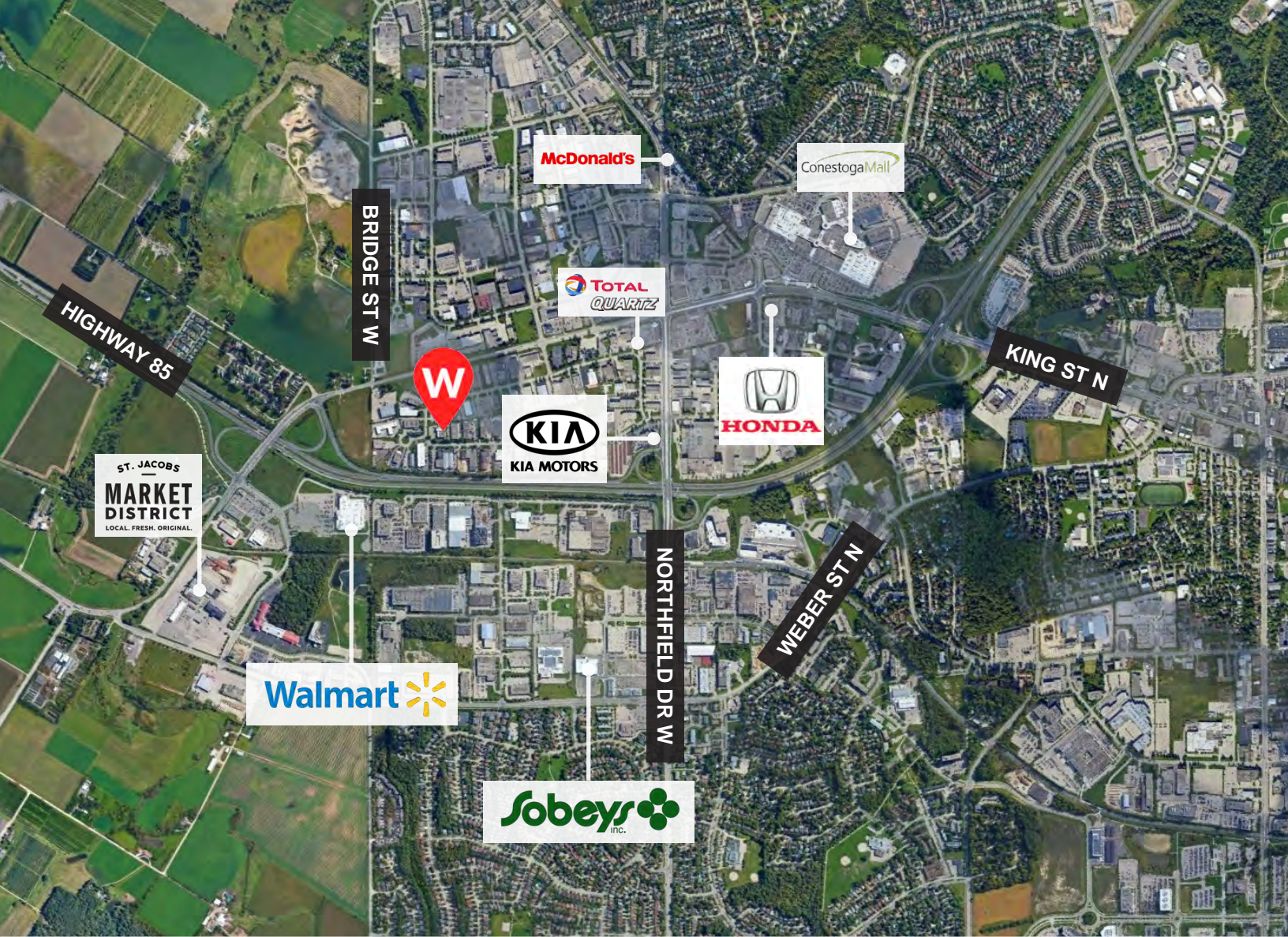
OCCUPIED SF | 6,387 SF

LEASE EXPIRY | July 31st, 2029

FOUNDED | 2007

WEBSITE | www.quartzco.ca





Contact us for more information



Richie Evanoff*, SIOR
 Associate Vice President
 226.752.7197
richie.evanoff@whitneyre.com



Jack Hayward
 Sales Representative
 519.270.3314
jack.hayward@whitneyre.com

WHITNEY
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
 103 Bauer Place, Suite 2
 Waterloo, Ontario N2L 6B5
 1.519.746.6300 | www.whitneyre.com

www.whitneyre.com

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**Broker *Sales Representative