

FOR LEASE

WHITNEY
Commercial Real Estate Services

50 NORTHLAND RD, WATERLOO



UP TO 130,805 SF OF TEMPERATURE CONTROLLED INDUSTRIAL SPACE

Large Scale & recently improved industrial units for lease in Waterloo with heavy power and temperature controlled areas.

Potential to expand up to 130,805 SF with truck and drive-in loading. Ample parking with the potential for outdoor storage.

Flexible unit sizes and Lease Terms starting at 30,000 SF.

AVAILABLE AREA | 30,000 - 130,805 SF

LEASE RATE | \$9.75 - \$11.95 / SF

ADDITIONAL RENT | \$4.94 / SF

ZONING | E3-27

CLEAR HEIGHT | 18'

TOTAL DRIVE-IN DOORS | 3 Doors

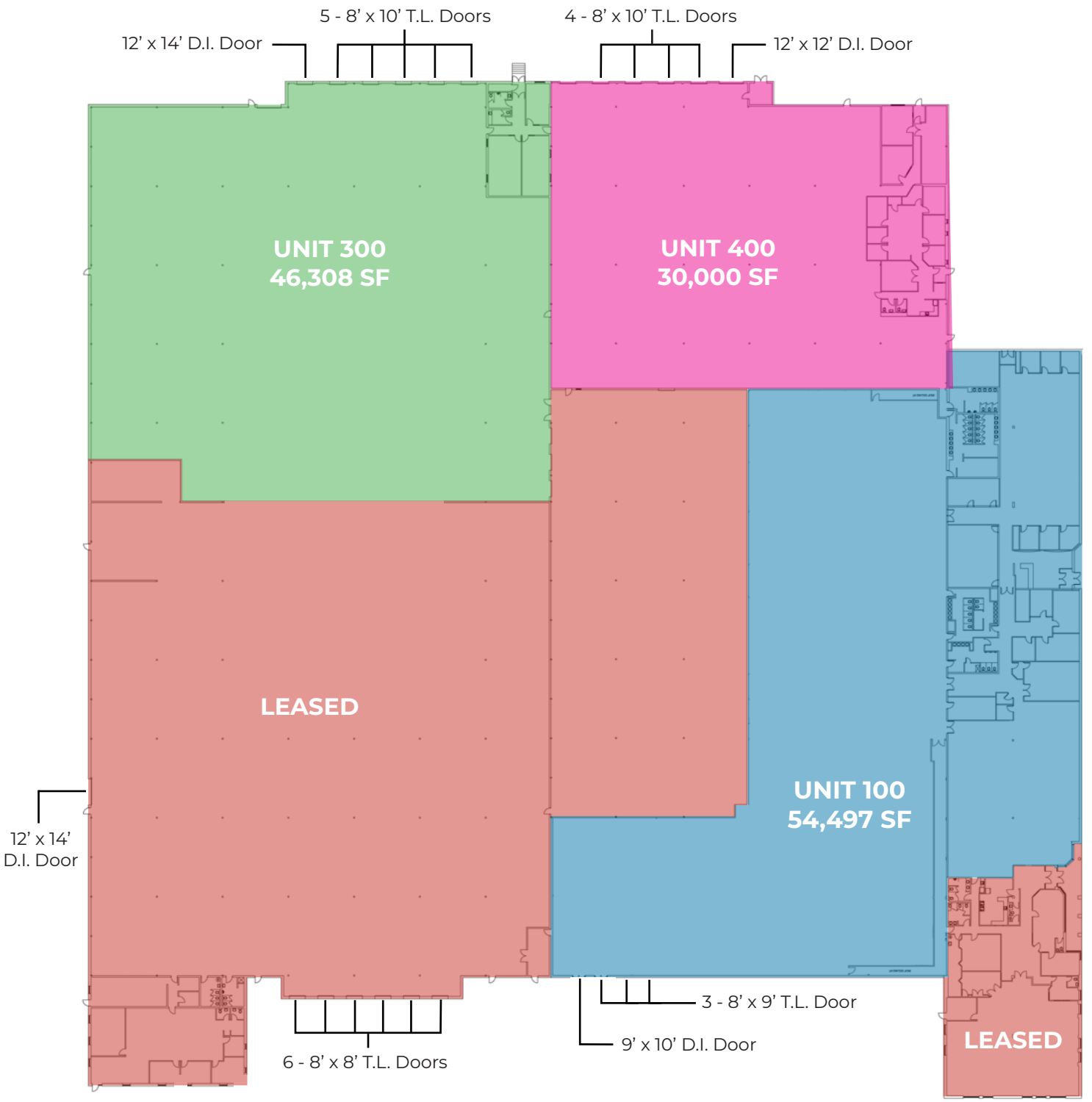
TOTAL TRUCK LEVEL DOORS | 12 Doors




FLOORPLAN


UNIT	UNIT SIZE	NET RENT
UNIT 100	54,497 SF	\$9.75 / SF*
UNIT 300	46,308 SF	\$11.00 / SF*
UNIT 400	30,000 SF	\$11.95 / SF*
UNIT 100 & 400	84,497 SF	\$11.00 / SF*
UNIT 300 & 400	76,308 SF	\$11.00 / SF*
LEASED		

*Plus Additional Rent







Drive-In & Truck Level Doors



18' Clear Height



Highway 85 Nearby



Ample Parking

- PERMITTED USES**
(Complete List Available Upon Request)
- Industrial Assembly
 - Manufacturing
 - Office Space
 - Outdoor Storage
 - Truck Depot
 - Warehousing

UNIT 100

AVAILABLE SPACE | 54,497 SF

POWER | 1,200 Amps / 600 Volts

DRIVE-IN DOORS | 1 - 9' x 10' Door

TRUCK LEVEL DOORS | 3 - 8' x 9' Doors

LEASE RATE | \$9.75 / SF Net

ADDITIONAL RENT | \$4.94 / SF

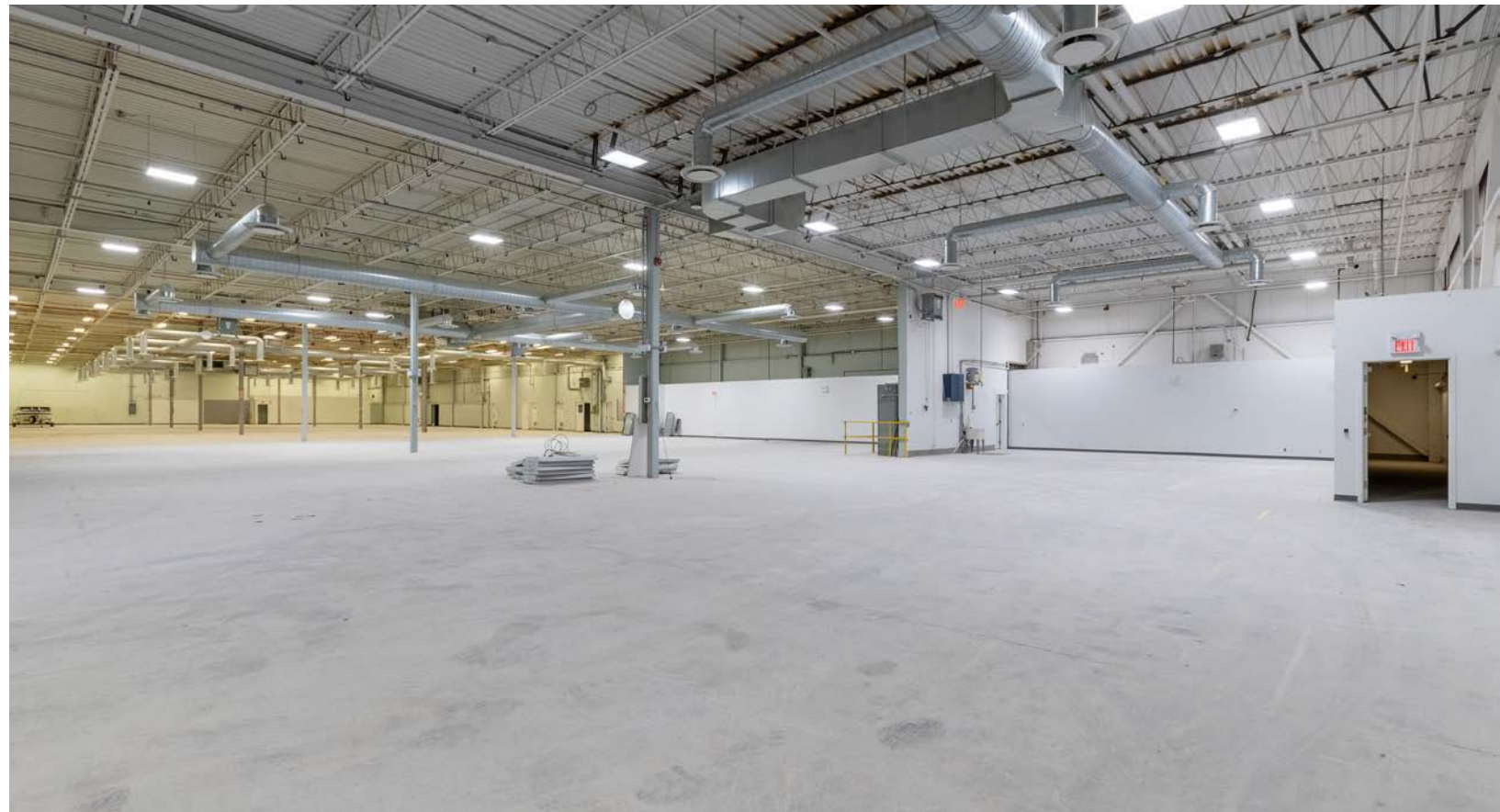
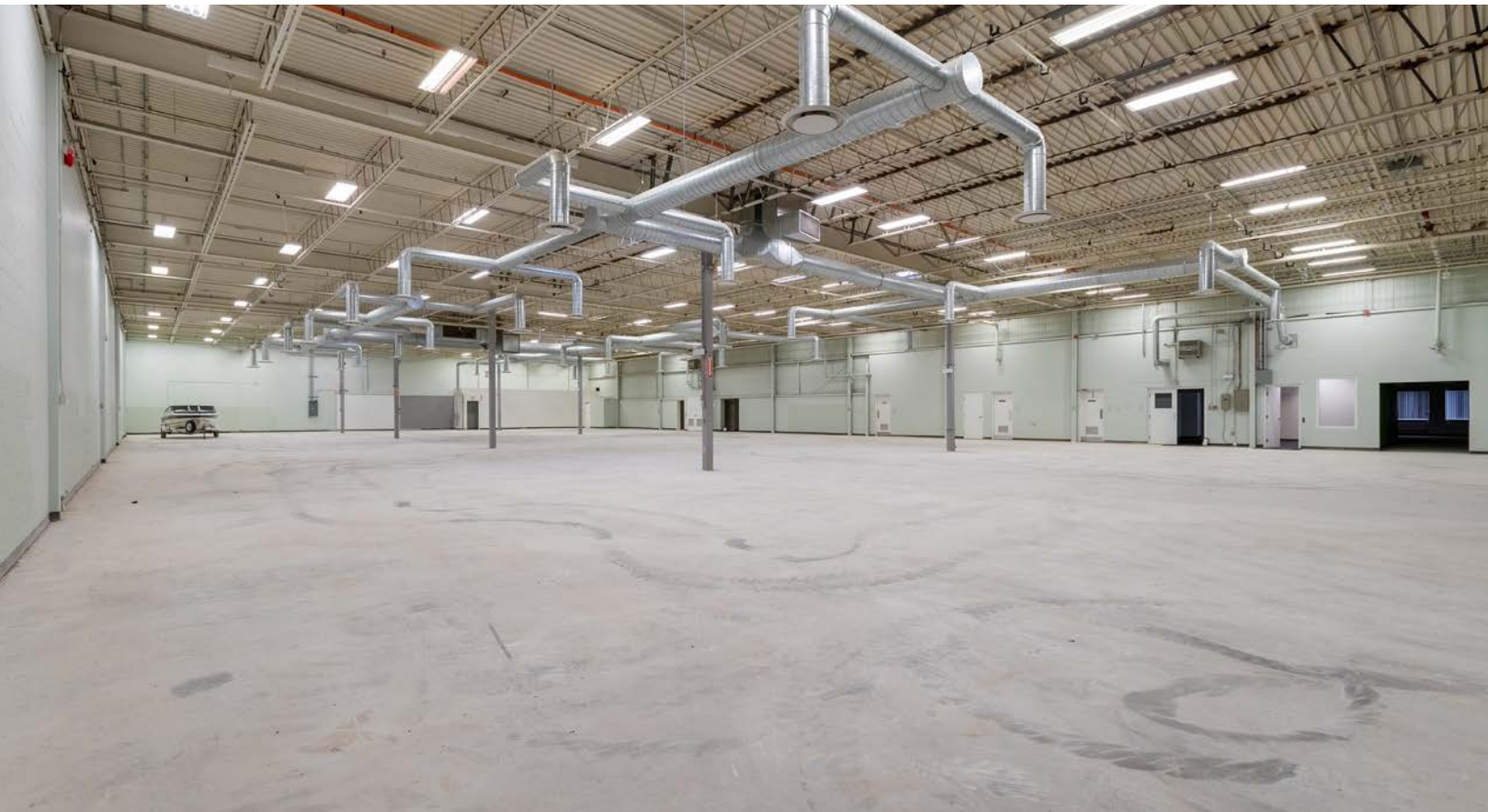
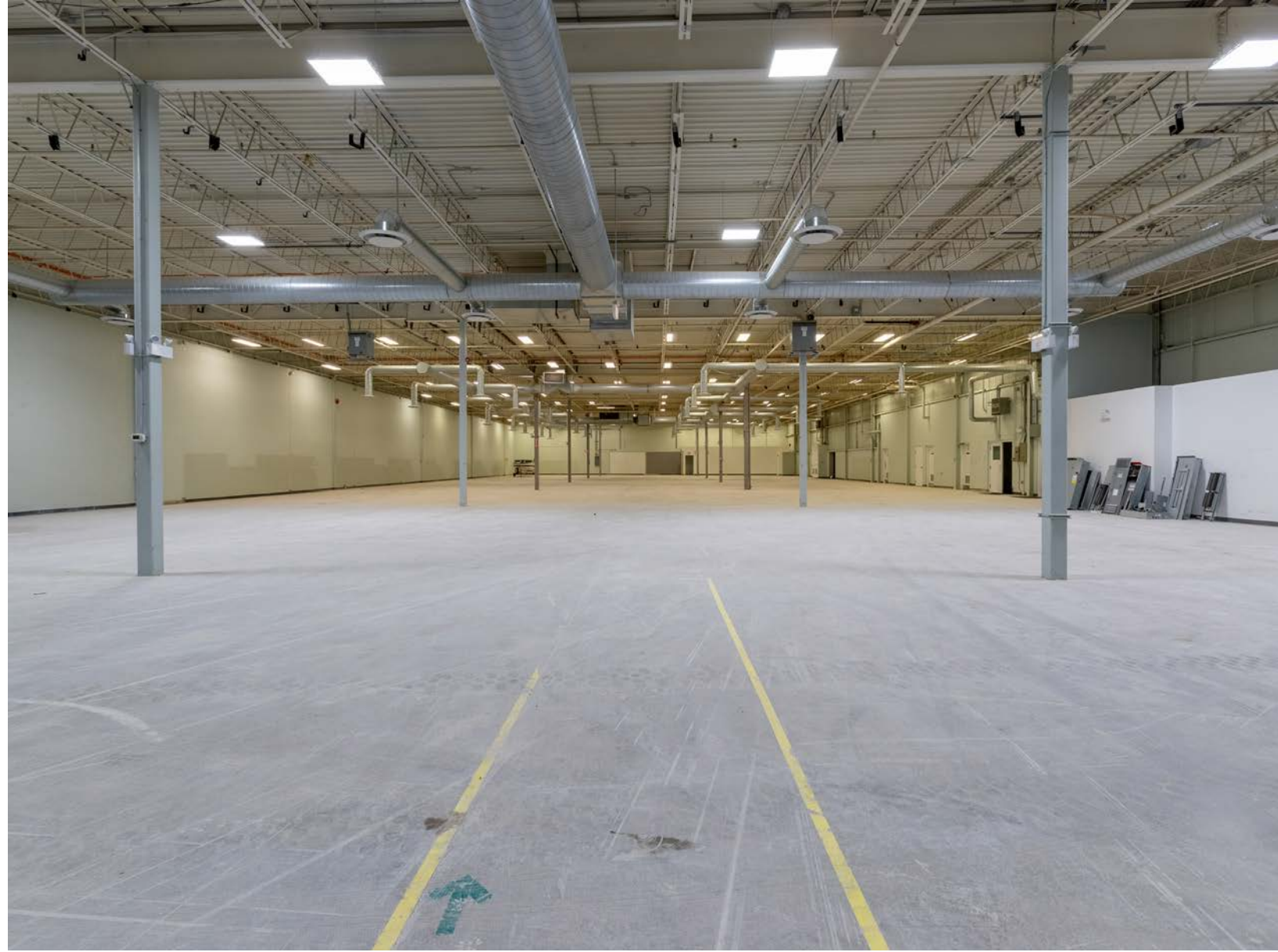


Recently improved, temperature controlled industrial unit. 3 dock-level doors and 1 drive in. Opportunity for an outdoor storage compound subject to approvals.

This unit offers a competitive lease rate with the potential for flexible lease terms including month to month.

The unit is available immediately.

Potential to expand the unit to 84,000 SF or 130,805 SF.



UNIT 300

AVAILABLE SPACE | 46,308 SF

POWER | 400 Amps / 600 Volts

DRIVE-IN DOORS | 1 - 12' x 14' Door

TRUCK LEVEL DOORS | 5 - 8' x 10' Doors

LEASE RATE | \$11.00 / SF Net

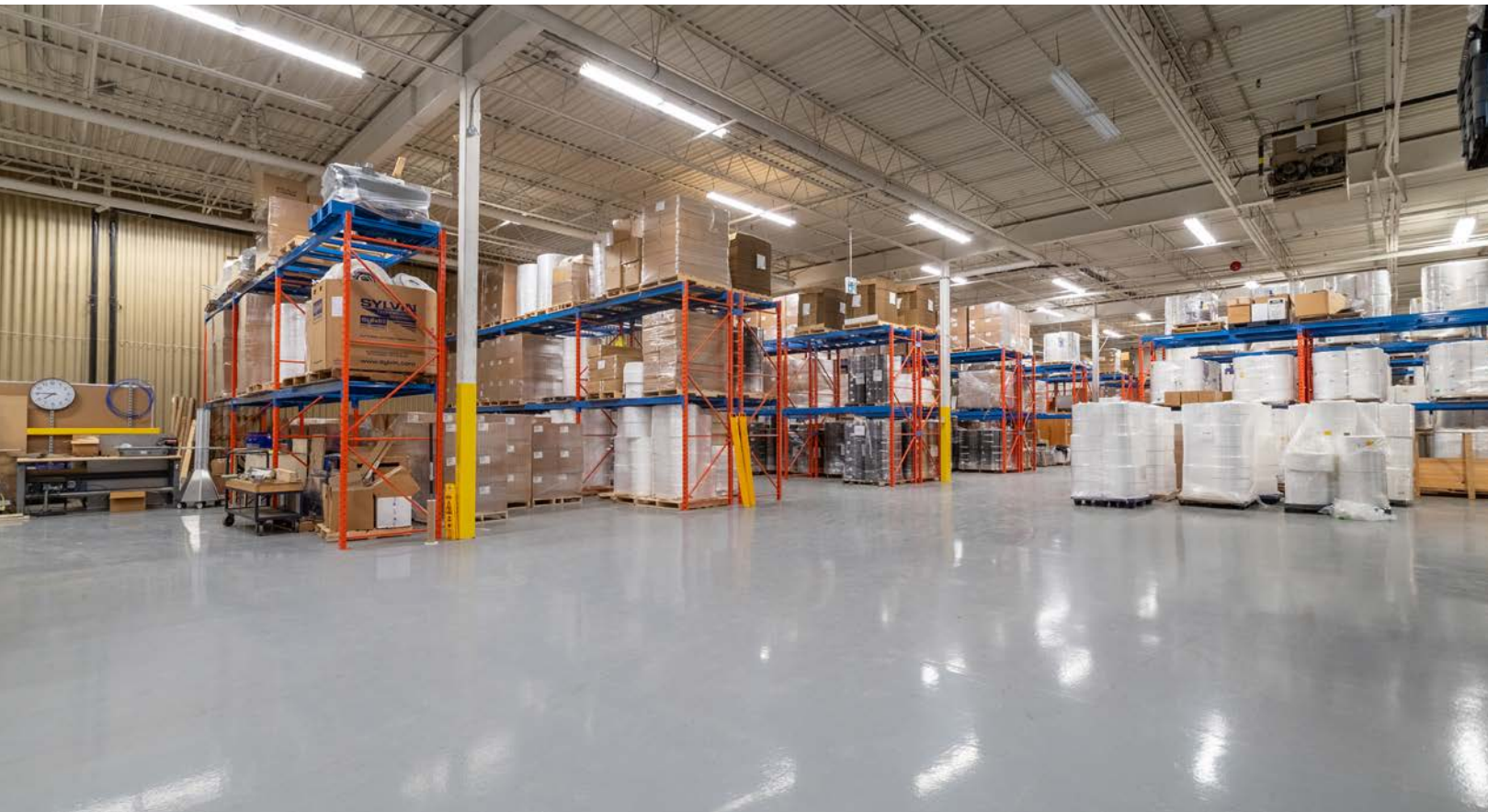
ADDITIONAL RENT | \$4.94 / SF



Modern industrial unit with epoxy floors, fully white-boxed interior and new office build out including 5 private offices a locker area and kitchenette totalling ~ 1,850 SF.

Loading includes 5 Dock level doors and 1 drive-in. The unit is available November 1st, 2025.

Potential to expand the unit to 77,000 SF or 130,805 SF.



UNIT 400

AVAILABLE SPACE | 30,000 SF

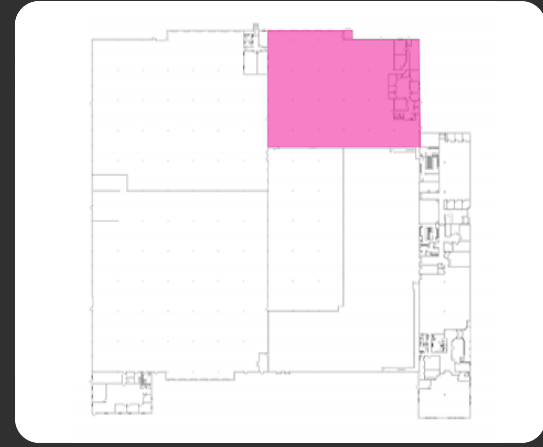
POWER | 400 Amps / 600 Volts

DRIVE-IN DOORS | 1 - 12' x 12' Door

TRUCK LEVEL DOORS | 4 - 8' x 10' Doors

LEASE RATE | \$11.95 / SF Net

ADDITIONAL RENT | \$4.94 / SF



Industrial unit with ample parking and 400 amps of power and outdoor storage compound.

The unit features an updated office including an open area, private offices, boardroom, kitchenette and reception area totalling ~ 2,400 SF.

The unit is available November 1st, 2025.

Potential to expand the unit to 77,000, 84,000 or 130,805 SF.





ONLY 2 KM (5 MINUTES) TO HIGHWAY 85 / 7 ACCESS

Contact us for more information



Michael Lambert**, SIOR
 Managing Partner, 2x Olympian
 519.590.0286
 michael.lambert@whitneyre.com



Joe Anstett*, SIOR
 Associate Vice President
 519.721.1659
 joe.anstett@whitneyre.com



Matthew Hayward
 Senior Sales Representative
 519.270.4691
 matthew.hayward@whitneyre.com

WHITNEY
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

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**Broker *Sales Representative