

FOR LEASE

WHITNEY
Commercial Real Estate Services

55 SHOEMAKER ST, KITCHENER - UNIT 14



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 warehouse, manufacturing, print shop, fitness centre and many more.

AVAILABLE AREA | 4,800 SF

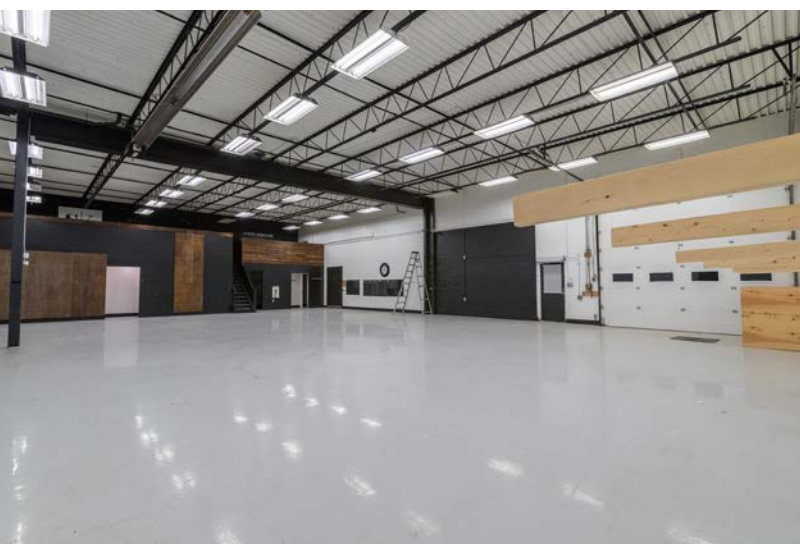
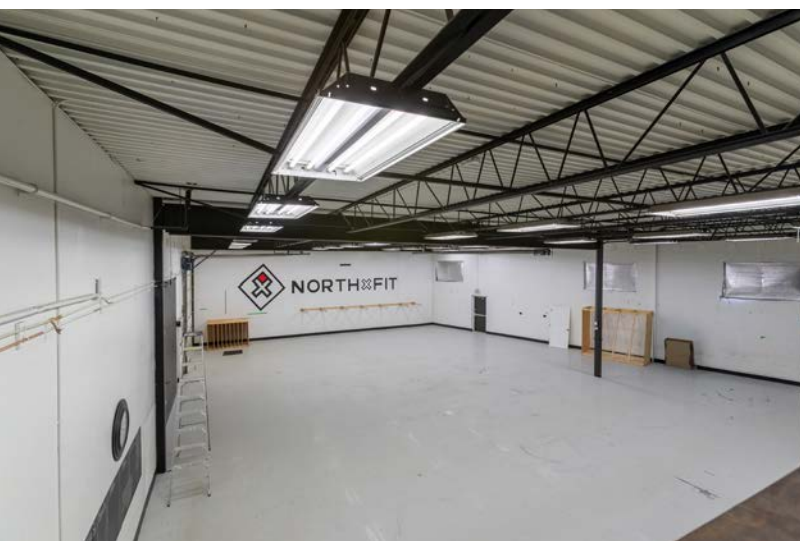
ZONING | EMP-4

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

CLEAR HEIGHT | 16'

LEASE RATE | \$12.50 / SF Net

ADDITIONAL RENT | \$5.90 / SF



EMP-4
Zoning



Transit
Nearby



16'
Clear Height



Close Proximity
To Highway 8



14' x 14'
Door



Amenities
Nearby

PERMITTED USES

(Complete list available upon request)

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



Contact us for more information



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



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@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

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative