

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

AVAILABLE AREA | 4,800 SF

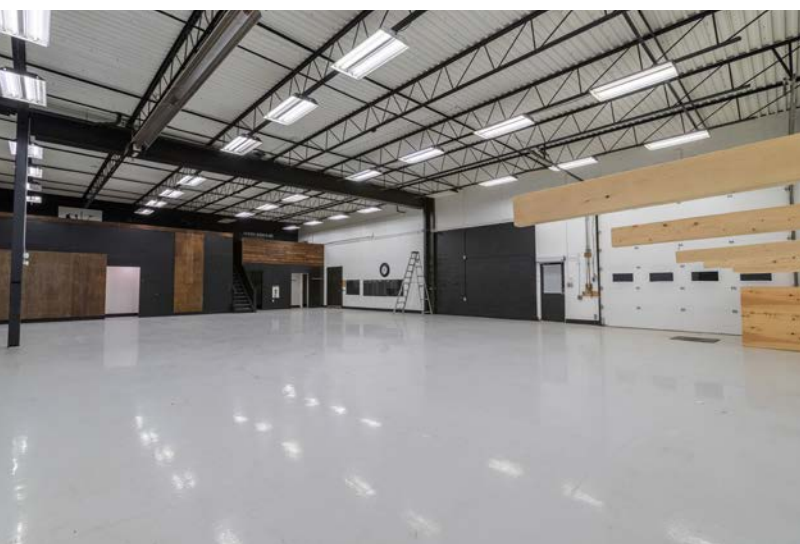
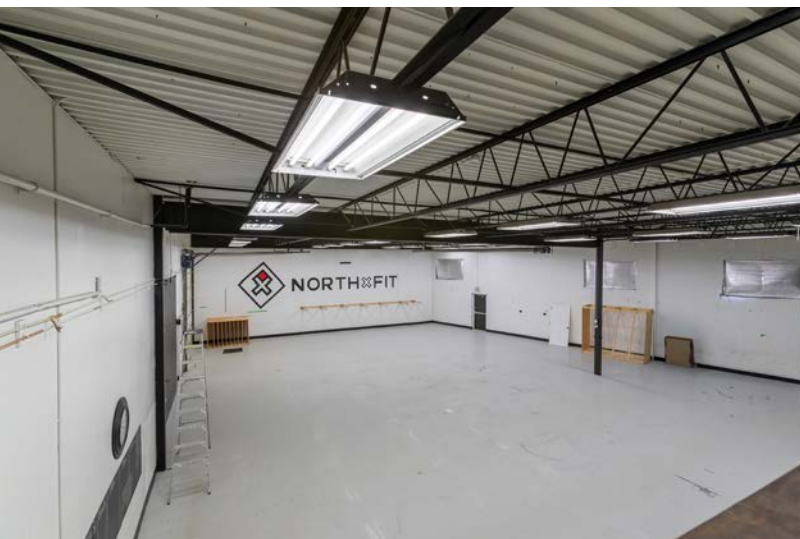
ZONING | EMP-4

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)

- Automotive Detailing and Repair Operation
- 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

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**Broker *Sales Representative