

# FOR SALE & LEASE

**WHITNEY**  
Commercial Real Estate Services

97 ARDELT AVE, KITCHENER



## UP TO 59,705 SF INDUSTRIAL FACILITY WITH EXCEPTIONAL VISIBILITY

This industrial building offers up to 59,705 SF of versatile space, designed to meet a wide range of industrial needs, with 6 dock-level doors and multiple drive-in doors.

With exceptional visibility, this site has approximately 40,000 cars driving by every day, and is minutes from the Highway 8 onramp (11km from Highway 401).

Zoned EMP-2, this property accommodates a variety of permitted uses including manufacturing and assembly, warehousing, building material supply, and much more.

**BUILDING AREA** | 59,705 SF

**LAND AREA** | 2.882 Acres

**ZONING** | EMP-2

**ASKING PRICE** | \$8,900,000

**TAXES** | \$34,101.13 (2025)

### LEASE RATE

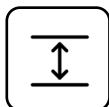
Unit 1 & 2 Together: \$9.50 / SF Net

Unit 1 or Unit 2: \$9.75 / SF Net

**ADDITIONAL RENT** | Est. \$2.50 / SF



4 Drive-in Doors  
6 Truck-level Doors

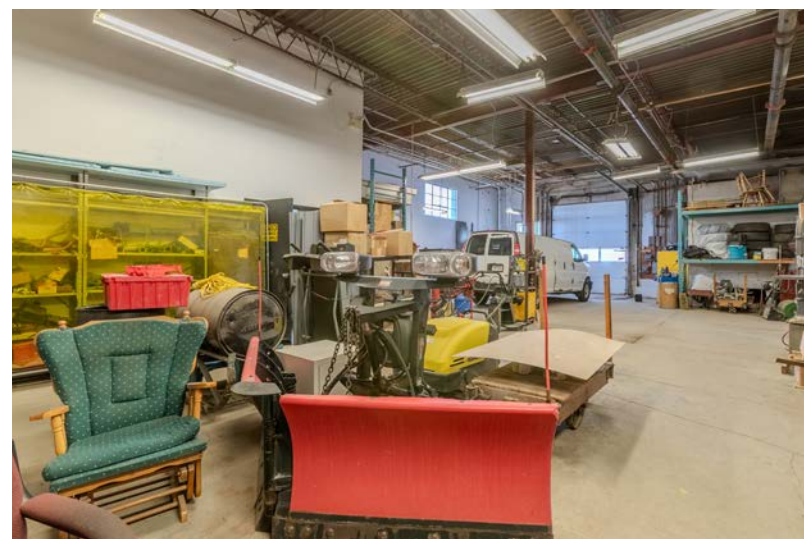


12'12" - 14'11"  
Clear Height



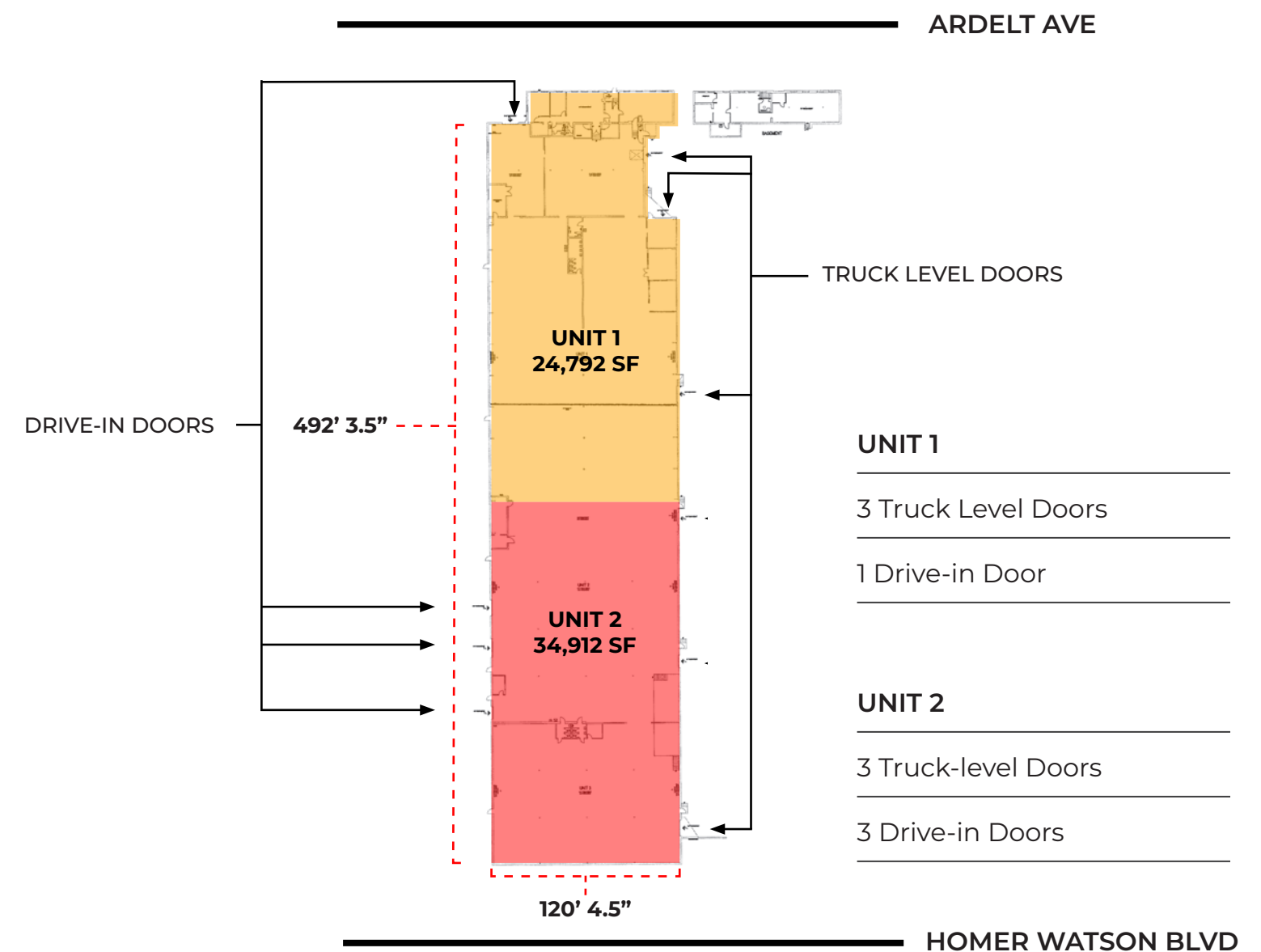
400A /  
600V





## FLOOR PLAN

59,705 SF



Access to Highway 8



Fully Sprinklered



400A / 600V



40,000 Cars Passing Per Day



Ample Parking

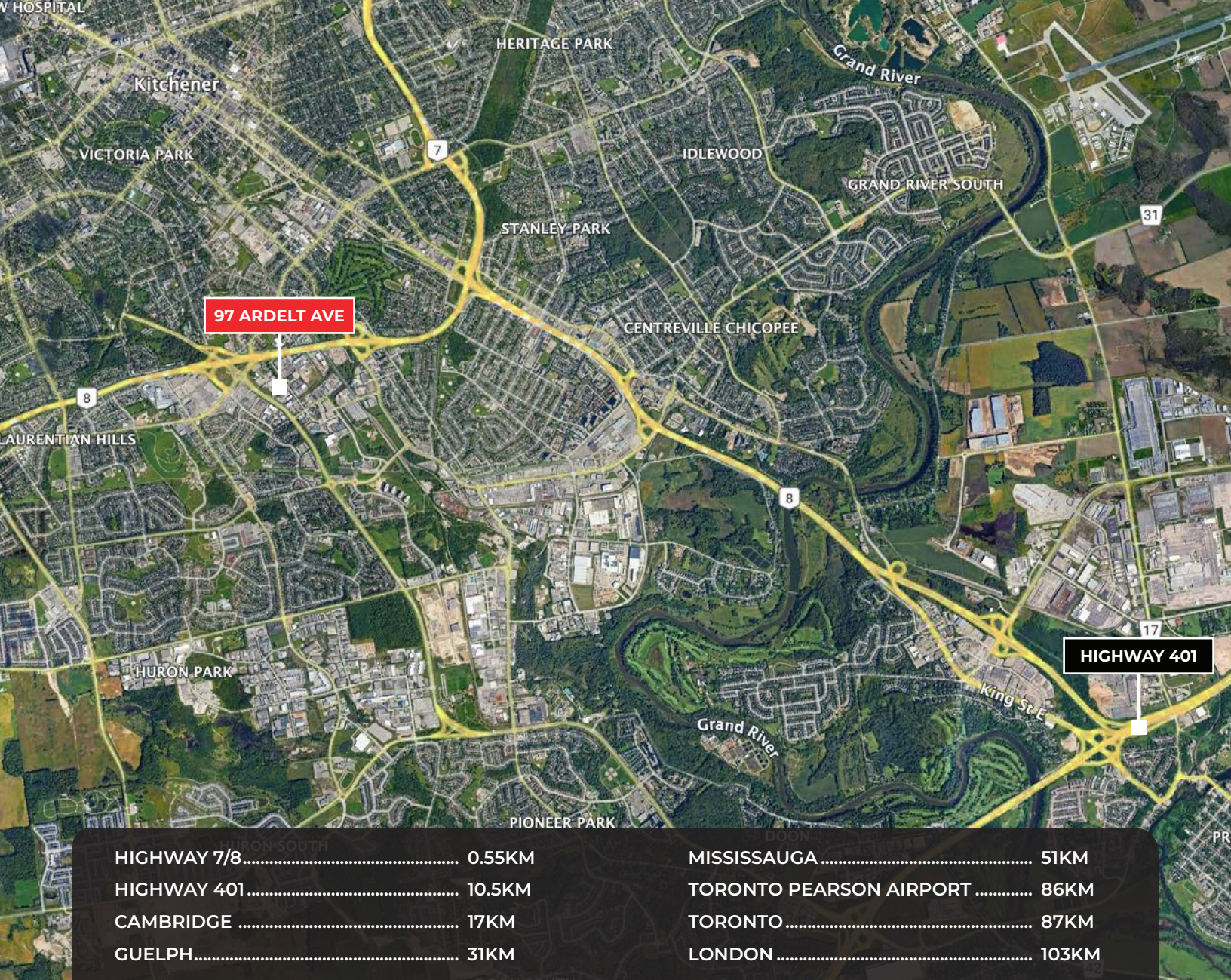


Prime Location

### PERMITTED USES (Complete list available upon request)

- Automotive Detailing and Repair Operation
- Biotechnical Establishment
- Building Material and Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Day Care Facility
- Drive Through Facility
- Fitness Centre
- Garden Centre, Nursery and/or Landscape Supply
- Manufacturing and Warehousing





Contact us for more information



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\*\*Broker \*Sales Representative