

FOR LEASE

WHITNEY
Commercial Real Estate Services

440 PHILLIP ST, WATERLOO - UNIT B100



51,836 SF OF WHITE BOX INDUSTRIAL SPACE + NEW OFFICE AREA

51,836 SF of premium, white box industrial space located within Factory Square Campus near the University of Waterloo. The space is currently used as a training facility for a large hardware retailer. It includes a newly built Class A office area and plenty of drive-up parking.

This versatile unit offers dock and drive-in loading, as well as 975 amps of power. The building is outfitted with 4 Generac generators providing 600 KW of continuous emergency power and server rooms have remote, air-cooled condensing units.

The space is well-maintained and very clean, making it an ideal choice for businesses seeking a high-quality industrial facility with built-out office space.

Options to demise into a 20,000 SF and a 30,000 SF unit.

TOTAL SPACE | 51,836 SF

DEMISABLE SPACE | 20,000 & 30,000 SF

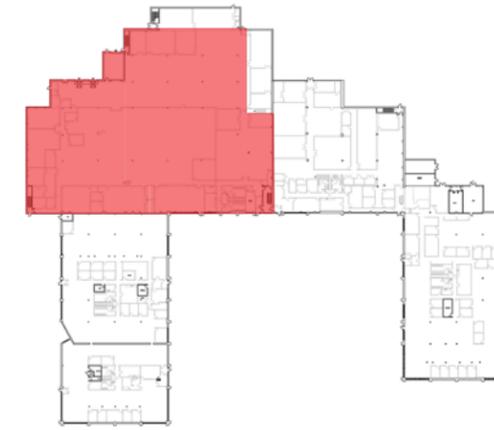
LEASE RATE | \$14.00 SF / Net

ADDITIONAL RENT | \$9.37 / SF + Utilities

CEILING HEIGHT | 18'

LOADING | 1 - 10 X 13' drive-in
2 - 9' x 11' dock-level

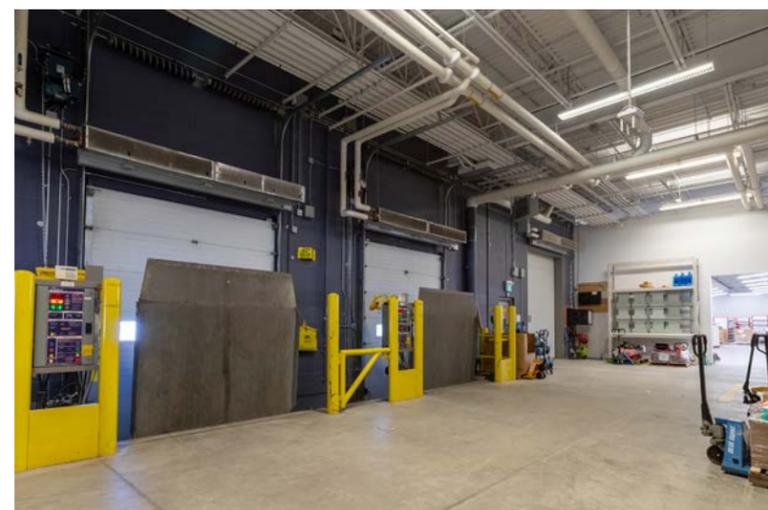
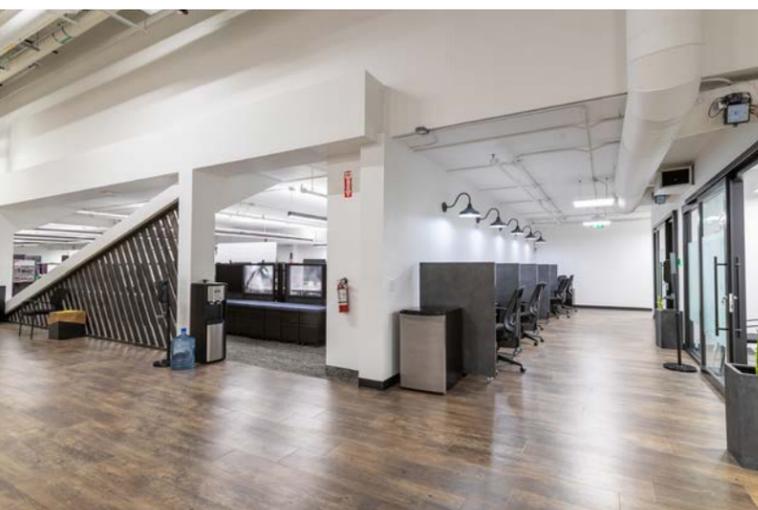
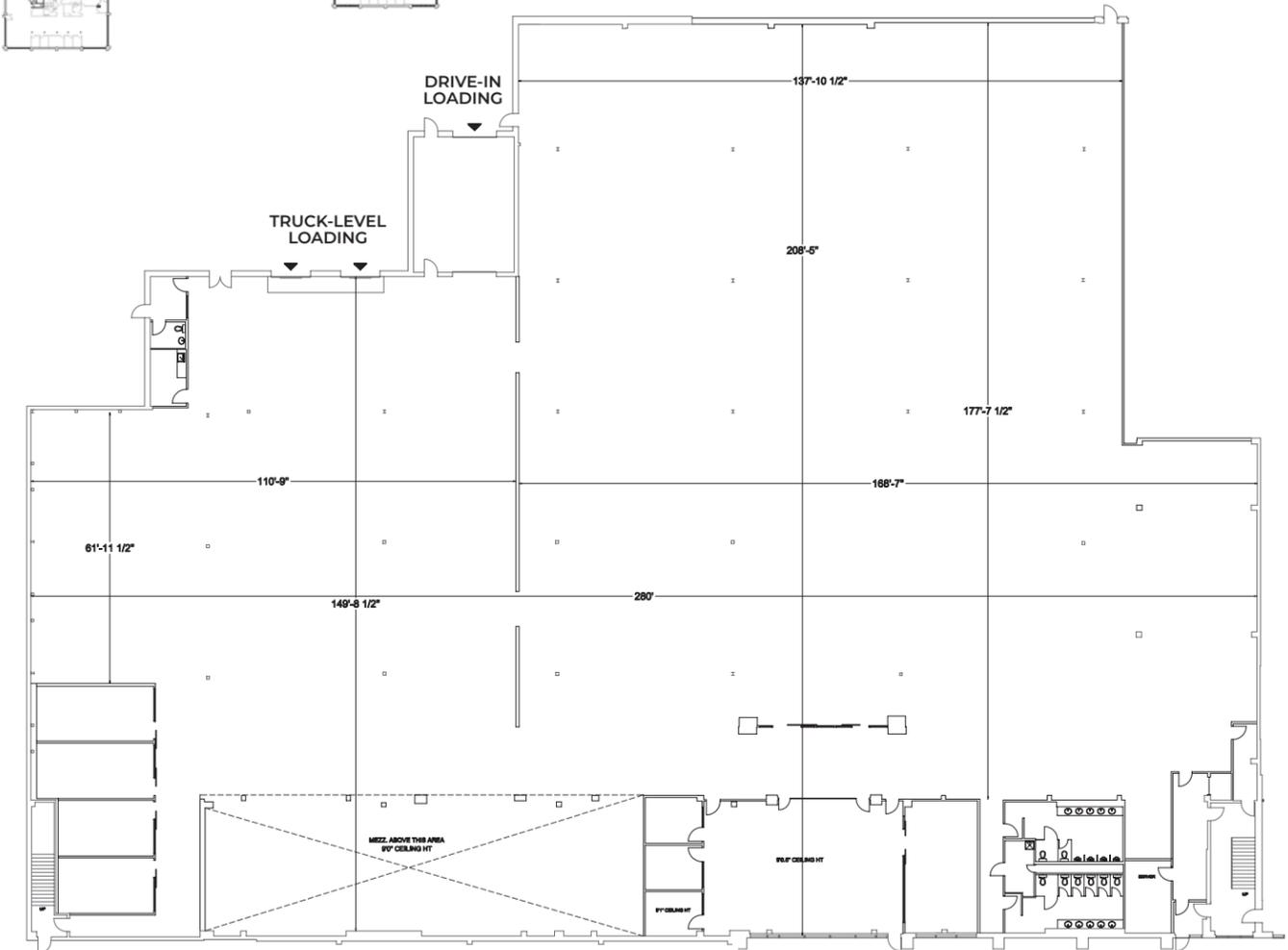
ZONING | E2B-40



UNIT B100

TOTAL: 51,836 SF

DEMISABLE OPTIONS:
20,000 SF & 30,000 SF



18' Ceiling Height



On-site Parking



Truck-Level & Drive-in Loading



LRT Station Nearby

PERMITTED USES

(Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Commercial Recreation (15%)
- Data Centre
- Government Use
- "Light" Industrial Assembly
- "Light" Industrial Manufacturing
- "Light" Industrial Processing
- Makerspace (Class A)
- Major Office
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility

About Factory Square

Welcome to the Factory Square Campus, a premier 530,000 SF tech office campus in Waterloo.

This space is perfect for businesses of all sizes and stages, from start-ups to established corporations.

Located in the heart of Waterloo's tech and university community, the Factory Square Campus offers easy access to talent, resources and networking opportunities. The campus is close to the LRT and offers free on-site parking, making it convenient for employees and clients.

Office, advanced tech and retail spaces are currently available. Features include high ceilings and large windows that flood the space with natural light. The open floor plan allows for flexible work areas and collaboration.

Tenants of all 3 buildings can enjoy the outdoor courtyard and lounge located at 451 Phillip.



Factory Square is operated by Kipling Group Inc. Kipling Group Inc offers customized commercial and residential property management services to address the needs of diverse clientele and provide well-executed strategies that offer value for tenants and residents.

Contact us for more information



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**Broker *Sales Representative