



FOR SALE / LEASE

888

GUELPH STREET
KITCHENER, ONTARIO

**Manufacturing
Facility with
Leaseback
Opportunity**

109,666 SF | 7.567 ACRES

ASKING PRICE: \$14,500,000

WHITNEY
Commercial Real Estate Services

Manufacturing Facility with Leaseback Opportunity

Opportunity to lease or acquire a well located manufacturing facility with close proximity to HWY 85, public transit and Downtown Kitchener. The site has access from both Guelph Street and Maple Avenue.

Strong access to public transit with a bus stop less than 450M away and the GO / VIA Rail station only 2.2KM from the facility.

The Vendor has completed a new Phase 2 Environmental Report and Building Condition Assessment which is available upon execution of a Confidentiality Agreement.

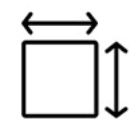
The facility is available for occupancy Q3 2026 with an opportunity for a sale/leaseback ahead of that date if desired.



[View Property Video](#) 

M2 Zoning Permitted Uses

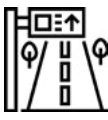
- Beverage-making equipment sales
- Biotechnological establishment
- Building material and decorating supply sales
- Canine or feline grooming or training
- Car wash
- Commercial parking facility
- Commercial recreation
- Commercial weighing
- Computer, electronic, data processing business
- Craftsman shop
- Day care facility
- Dwelling unit
- Financial establishment
- Garden centre and nursery
- Gas station
- Health clinic
- Health office
- Laboratory
- Manufacturing
- Office
- Printing establishment
- Private club or lodge, union hall
- Repair service
- Research and development establishment
- Sale and storage of heating fuel
- Sale of monuments
- Sale, rental or service of business machines and office supplies
- Sale, rental, service, storage or repair of motor vehicles, major recreational equipment and parts and accessories for motor vehicles or major recreational equipment
- Sale, rental, storage or service of tools and industrial, farm or catering equipment
- Scientific, technological or communications establishment
- Security or janitorial services
- Surveying, engineering, planning or design business
- Tradesman or contractor's establishment
- Transportation depot
- Truck transport terminal
- Veterinary services
- Warehouse
- Wholesaling



109,666 SF
7.567 Acres



Truck level &
drive-in loading



15 KM to
HWY 401



Phase 2
environmental



Access to
public transit



M2
zoning



Property Overview

PROPERTY ADDRESS
888 Guelph Street, Kitchener, Ontario

SITE AREA
7,567 Acres

BUILDING AREA
109,666 SF

LOT COVERAGE RATIO
33%

ZONING
M2

PROPERTY TAXES
\$106,094.65 (2024)

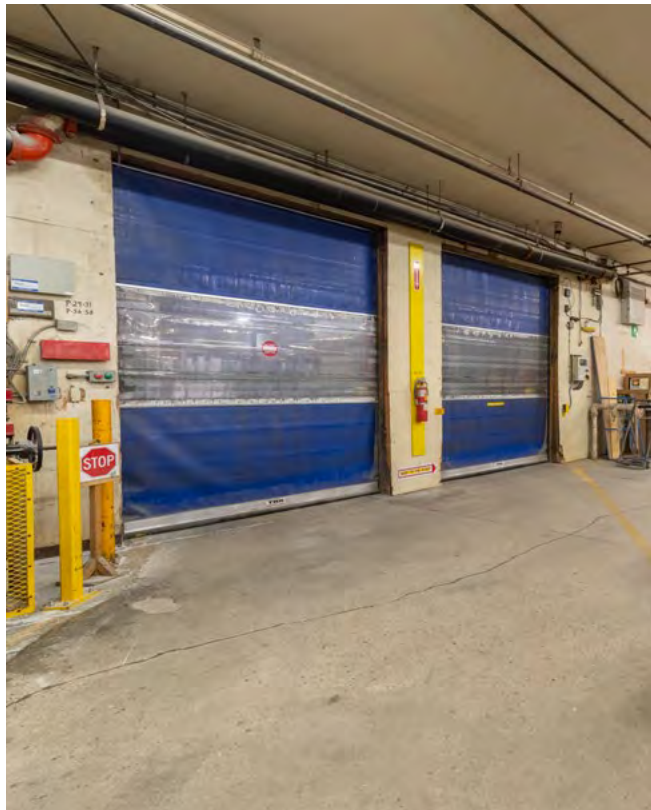
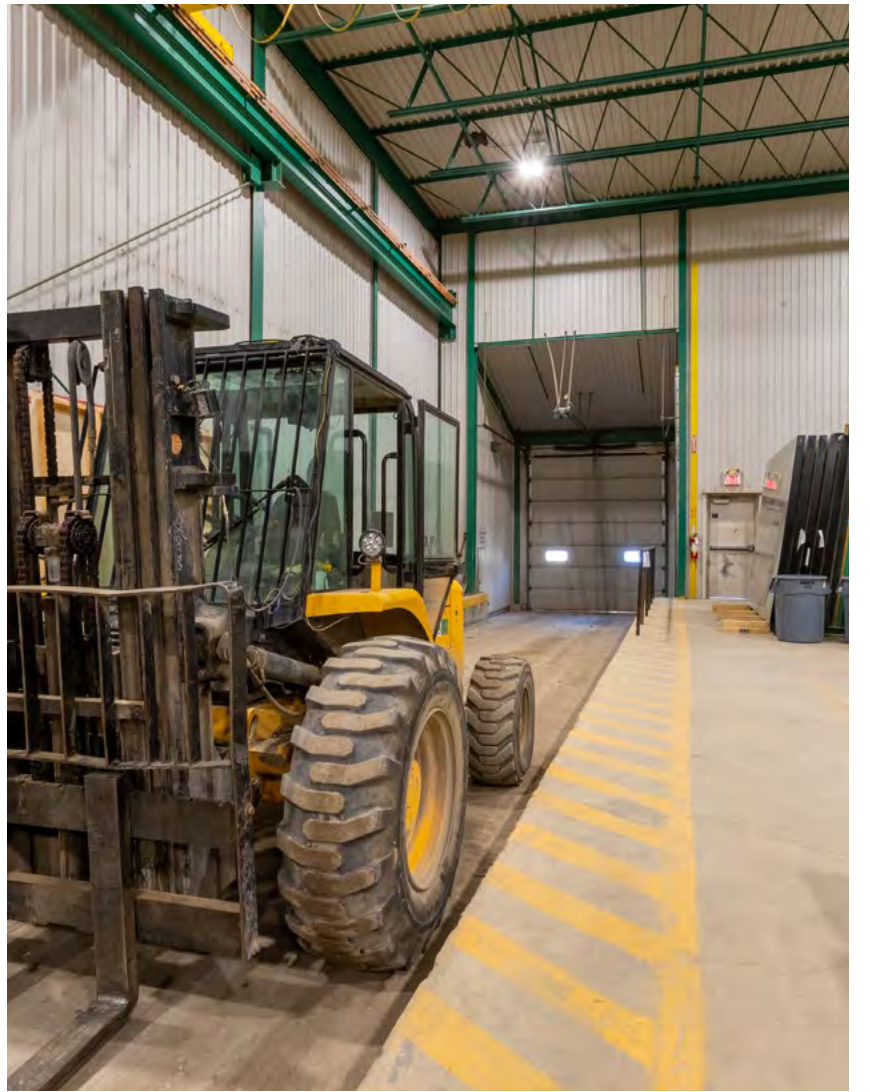
ACCESS TO SITE
1 entrance off Guelph St and 1 off Arnold St

LOADING	
Truck level: 12	Drive-in: 3
21 x 11 - 2	12 x 16 - 1
16 x 12 - 2 (1 not active)	12 x 8 - 1
8 x 10 - 1	8 x 10 - 1
8 x 8 - 6	
6 x 8 - 1	

CLEAR HEIGHT
12' - 24'

POWER
600 Volt / 1200 Amp

PARKING
On-site parking





Waterloo	5 KM
Cambridge	25 KM
Guelph	26 KM
Hamilton	66 KM
Mississauga	85 KM
Toronto	110 KM
London	113 KM
Buffalo	170 KM
Sarnia	200 KM
Detroit	290 KM



LANCASTER ST W

UNION ST

MAPLE AVE

ARNOLD ST

GUELPH ST

SPRING VALLEY RD

WELLINGTON ST N

888 GUELPH STREET

Guelph Street Park

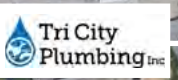
Springwood Park

Woodside National Historic Site

Bus Stop 450M

Slated for High-density Residential

2.2 KM
Kitchener
VIA



85

Easy access to
HWY 85 and
only 15 KM
to HWY 401



888 GUELPH STREET

GUELPH ST

GUELPH ST

RIVERBEND DR

WELLINGTON ST N

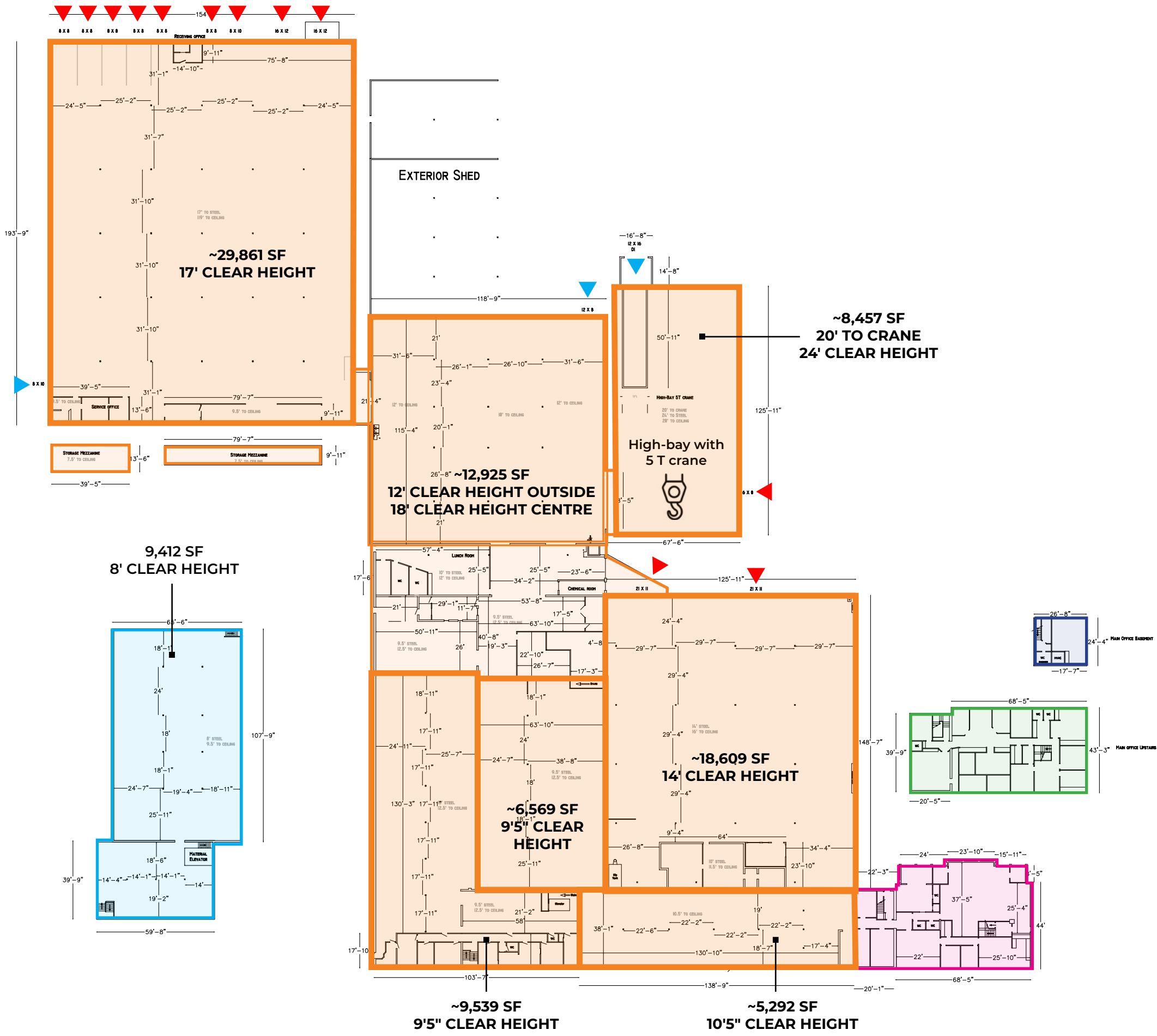
85

15 KM
TO HWY
401

401

..... NORTHBOUND
1.5 KM TO HWY 85
..... SOUTHBOUND
15 KM TO HWY 401

Floor Plan



WAREHOUSE	100,787 SF
WAREHOUSE LOWER	9,412 SF*
OFFICE MAIN	4,425 SF
OFFICE UPPER	3,797 SF
OFFICE LOWER	657 SF
TOTAL RENTABLE AREA	109,666 SF

*Warehouse Lower not included in total rentable area

LOADING

▼ TRUCK-LEVEL		▼ DRIVE-IN	
21 X 11	2	12 X 16	1
*16 X 12	2	12 X 8	1
8 X 10	1	8 X 10	1
8 X 8	6		
6 X 8	1		
TOTAL	12	TOTAL	3

*1 door is not active



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**Broker * Sales Representative