

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

665 COLBY DRIVE, WATERLOO - UNIT 8



1,065 SF INDUSTRIAL UNIT FOR SUBLEASE

1,065 SF industrial unit for lease in North Waterloo, benefit from easy access to Conestoga Parkway and King Street North. The unit features 1 drive-in door and 14' clear height. No automotive uses are permitted.

AVAILABLE SPACE | 1,065 SF

LEASE RATE | \$16.00 / SF NET

ADDITIONAL RENT | \$5.25 / SF

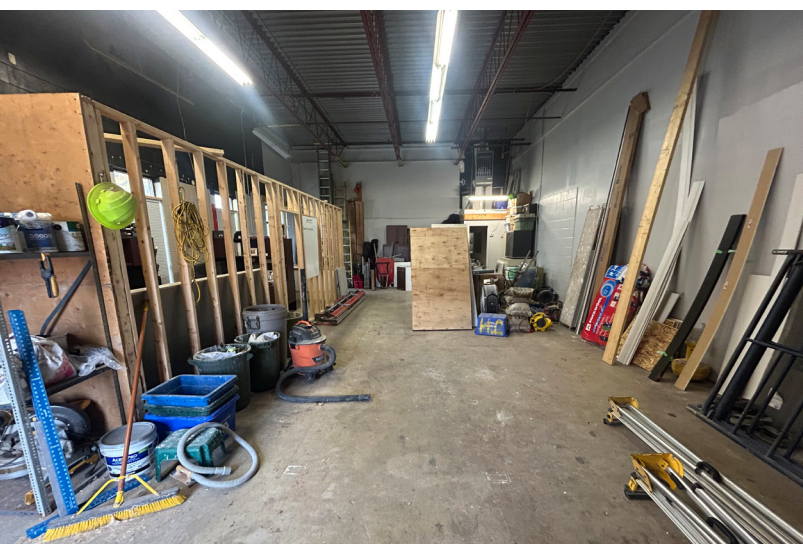
ZONING | E2-27

DRIVE-IN DOORS | 1 - 12' x 10'

CLEAR HEIGHT | 14'

POWER | 125 Amps & 600 Volts





3 Phase
125 Amps & 600 Volts



Transit
Nearby



Amenities
Nearby



14'
Clear Height

PERMITTED USES

(Complete list available upon request)

- ADVANCED TECH
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- DATA CENTRE
- GOVERNMENT USE
- 'LIGHT' INDUSTRIAL ASSEMBLY
- 'LIGHT' INDUSTRIAL MANUFACTURING
- 'LIGHT' INDUSTRIAL PROCESSING
- MAKERSPACE (CLASS A)
- MEDICAL CLINIC
- OFFICE
- TECH OFFICE
- TRAINING FACILITY

CAMBRIDGE.....	30KM	MISSISSAUGA	93KM
GUELPH.....	31KM	TORONTO	115KM
BRANTFORD	60KM	LONDON	118KM
HAMILTON.....	73KM	WINDSOR.....	294KM

Contact us for more information



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**Broker *Sales Representative