

# FOR LEASE



7,231 SF Industrial Unit for Lease

# 13

CENTENNIAL RD - UNIT B  
KITCHENER, ONTARIO

**WHITNEY**  
Commercial Real Estate Services

# 7,231 SF Industrial Unit for Lease

7,231 SF industrial unit with approximately 0.40 acres of outdoor storage space available immediately.

The unit features a great mix of office and industrial space, 18' clear height, 3 drive-in doors, and ample parking. EMP-2 zoning permits a wide range of uses including: warehousing, manufacturing, a contractor's yard and more.

**AVAILABLE SPACE** | 7,231 SF

**OUTDOOR STORAGE** | ~0.4 Acres

**ZONING** | EMP-2

**DRIVE-IN DOORS** | 3

**CLEAR HEIGHT** | 18'

**LEASE RATE** | \$19.50 / SF Gross



## PERMITTED USES

- Biotechnological Establishment
- Building Material & Decorating Supply Establishment
- Bulk Fuel & Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Daycare Facility
- Drive-Through Facility

- Fitness Centre
- Heavy Repair Operation
- Printing or Publishing Establishment
- Manufacturing
- Towing Compound
- Warehouse



EMP-2  
Zoning



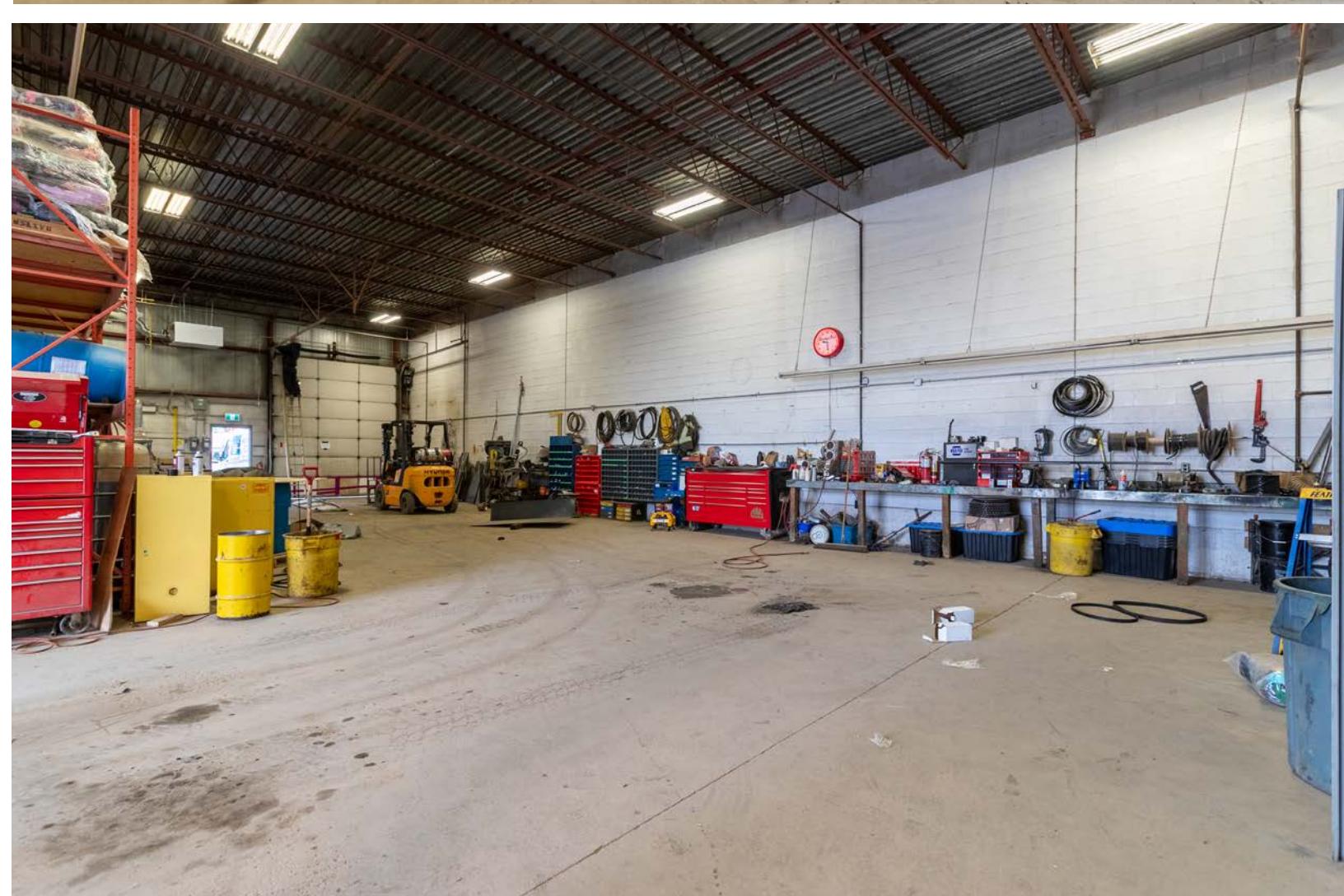
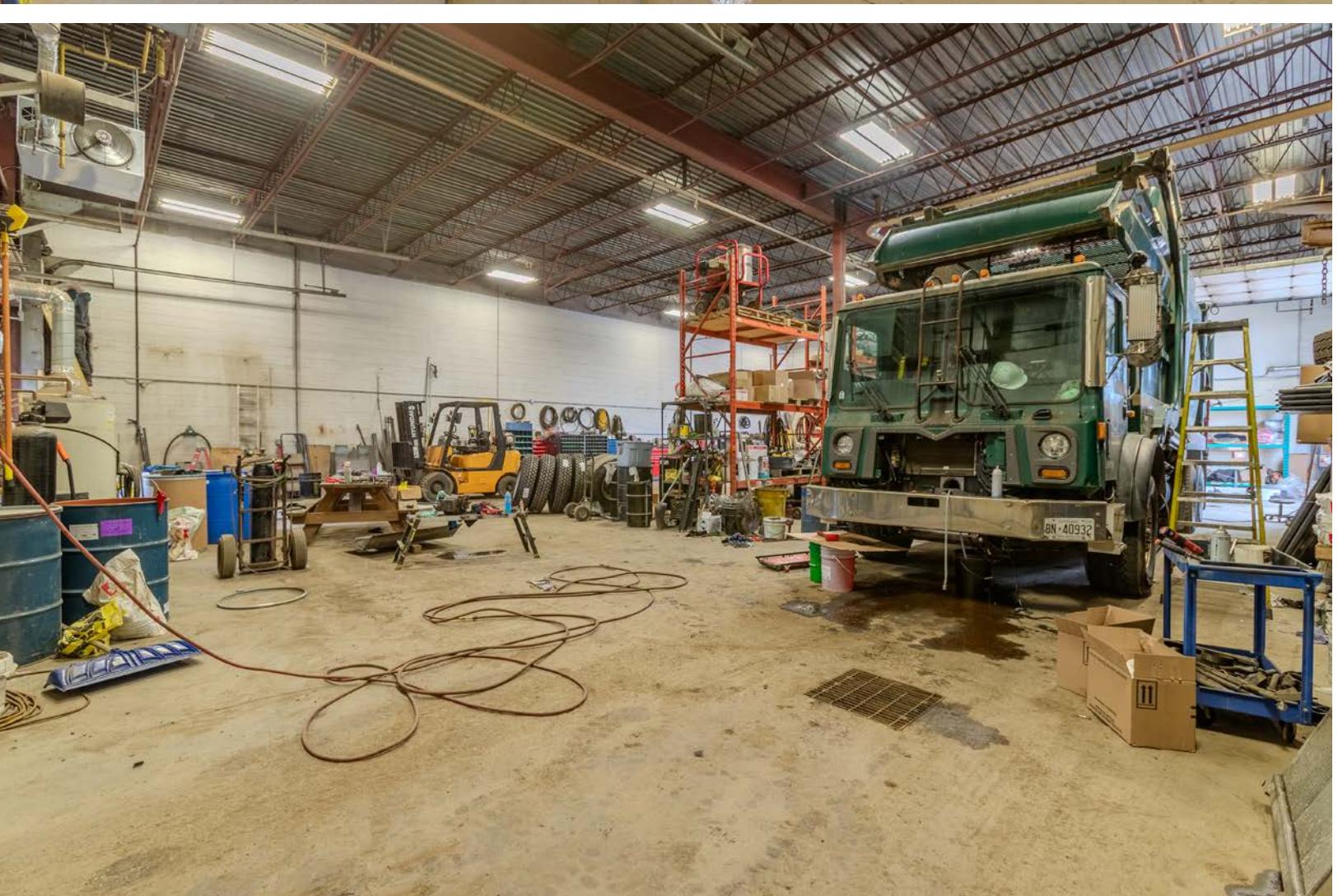
18'  
Clear Height



Close Proximity  
To Highway 7



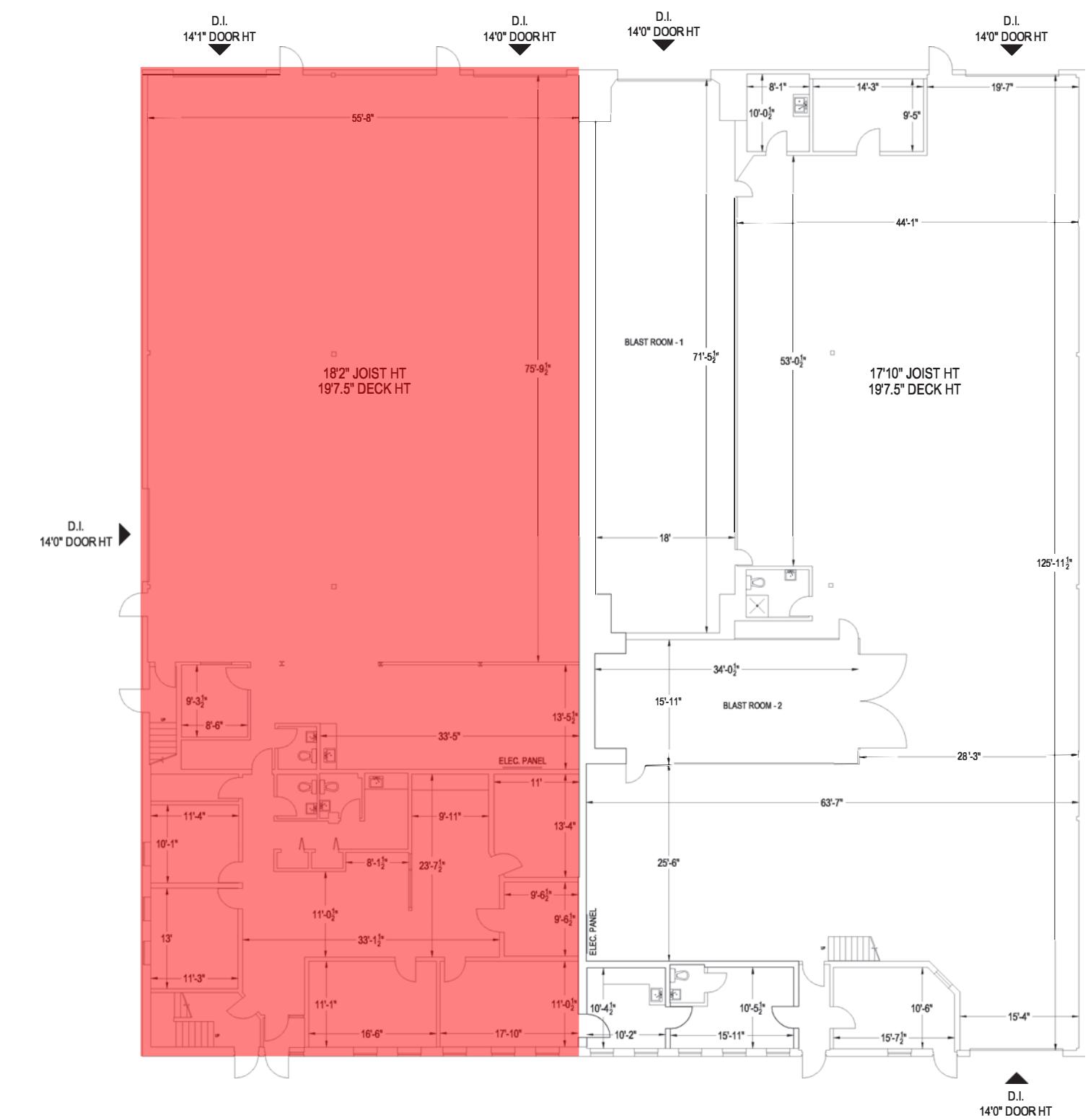
3  
Drive-in Doors





## FLOOR PLAN

7,231 SF





**HIGHWAY 401..... 16KM**  
**CAMBRIDGE..... 19KM**  
**MILTON..... 60KM**  
**HAMILTON..... 68KM**

**MISSISSAUGA ..... 87KM**  
**LONDON ..... 113KM**  
**SARNIA BORDER ..... 211KM**  
**WINDSOR BORDER ..... 290KM**

## Contact us for more information



**Michael Lambert**  
 Managing Partner, 2x Olympian  
 519.590.0286  
 michael.lambert@whitneyre.com



**Jack Hayward**  
 Sales Representative  
 519.270.3314  
 jack.hayward@whitneyre.com

**WHITNEY**  
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
 103 Bauer Place, Suite 2  
 Waterloo, Ontario N2L 6B5  
 1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

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