

**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 available for immediate possession.

The unit features a great mix of office and industrial space, 18' clear height, 3 drive-in doors, and ample on-site 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







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

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

## Contact us for more information



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\*\*Broker \*Sales Representative