

# FOR LEASE

## 139 DEARBORN PLACE, WATERLOO

**WHITNEY**  
Commercial Real Estate Services



### HEAVILY IMPROVED INDUSTRIAL BUILDING

Freestanding industrial building with modern improvements. The building has been updated with air exchange units throughout, new overhead unit heaters and updated office space.

There are 3 cranes in place - 7 Ton Bridge, 5 Ton Rail & 1 Ton Rail. There is 1,200 Amps of power with Dock and Drive-in Loading. Ceiling heights range from 17' - 20'.



7 Ton  
Bridge Crane



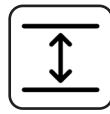
Upgraded  
Lighting



Manufacturing



Close Proximity  
to HWY 85



17' to 20'  
Clear Height



Heavy Power  
1,200 Amps /  
600 Volts

**BUILDING AREA** | 30,000 SF

**LAND AREA** | 1.507 Acres

**ZONING** | E1-27

**DRIVE-IN DOORS** | 2 (12' x 12')

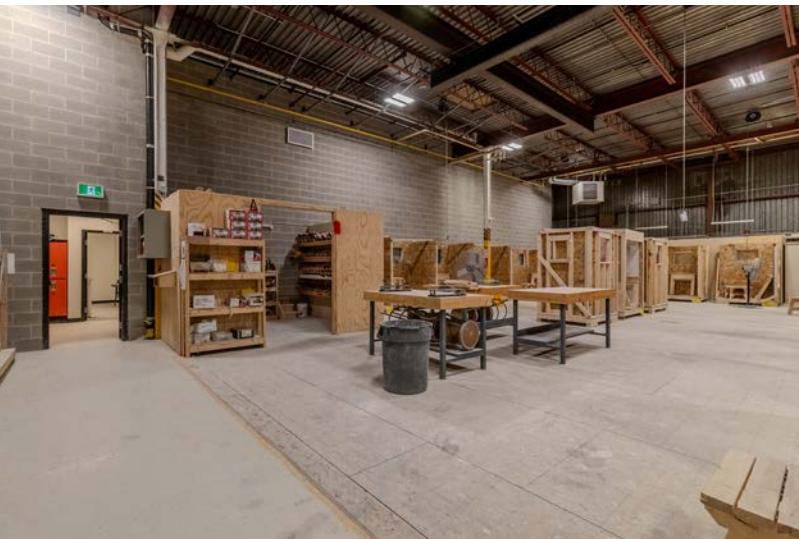
**DOCK LEVEL DOORS** | 1 (8' x 10')

**CLEAR HEIGHT** | 17' to 20'

**POWER** | 1,200 Amps / 600 Volts

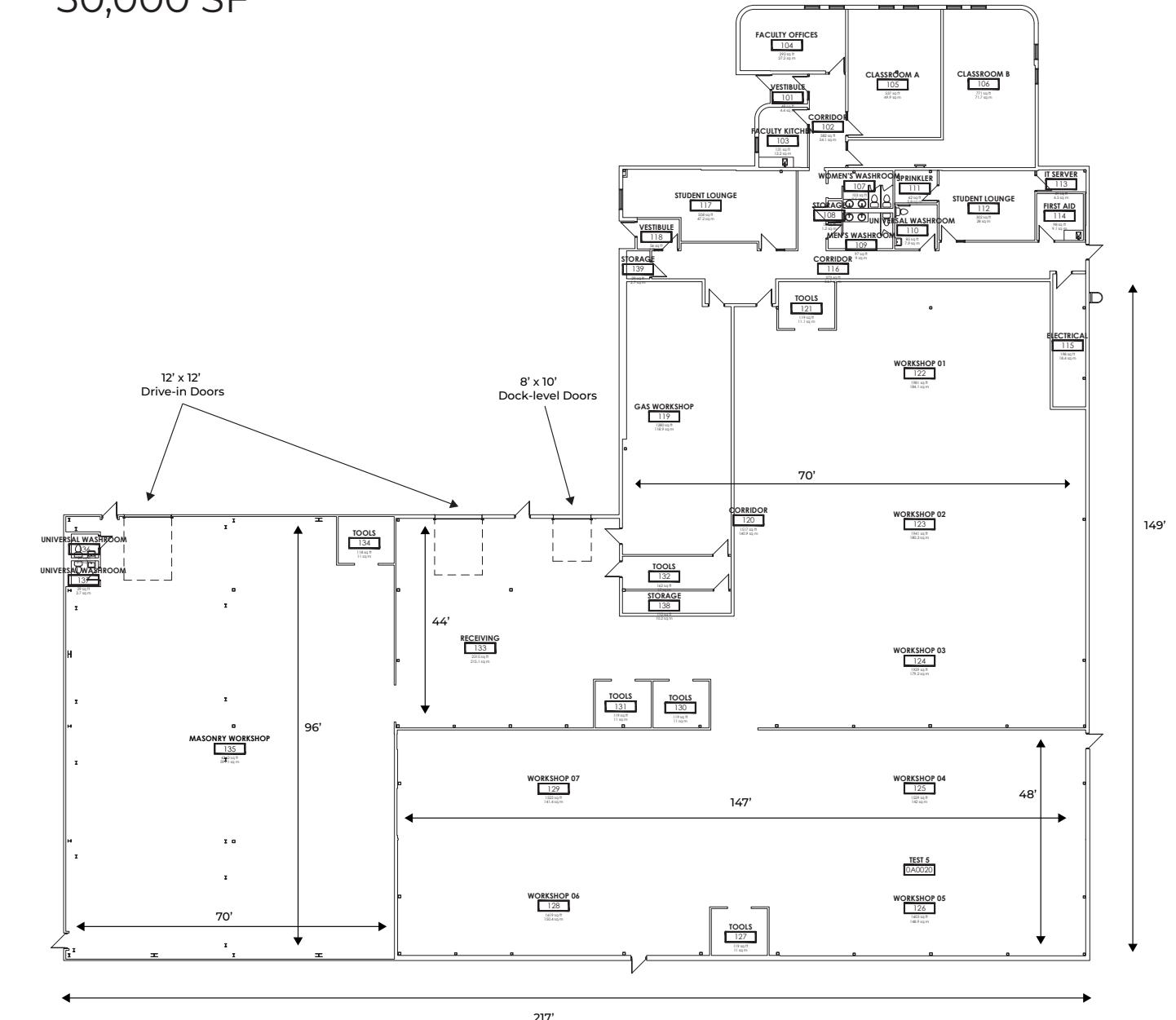
**LEASE RATE** | \$15.75 / SF Net

**ADDITIONAL RENT** | \$3.75 / SF



## FLOOR PLAN

30,000 SF



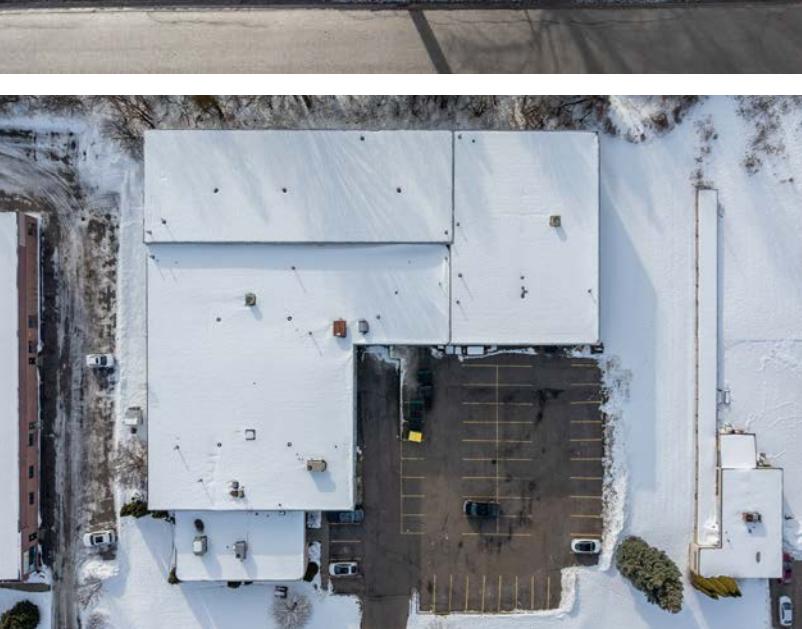
ALL OF THESE MEASUREMENTS ARE A

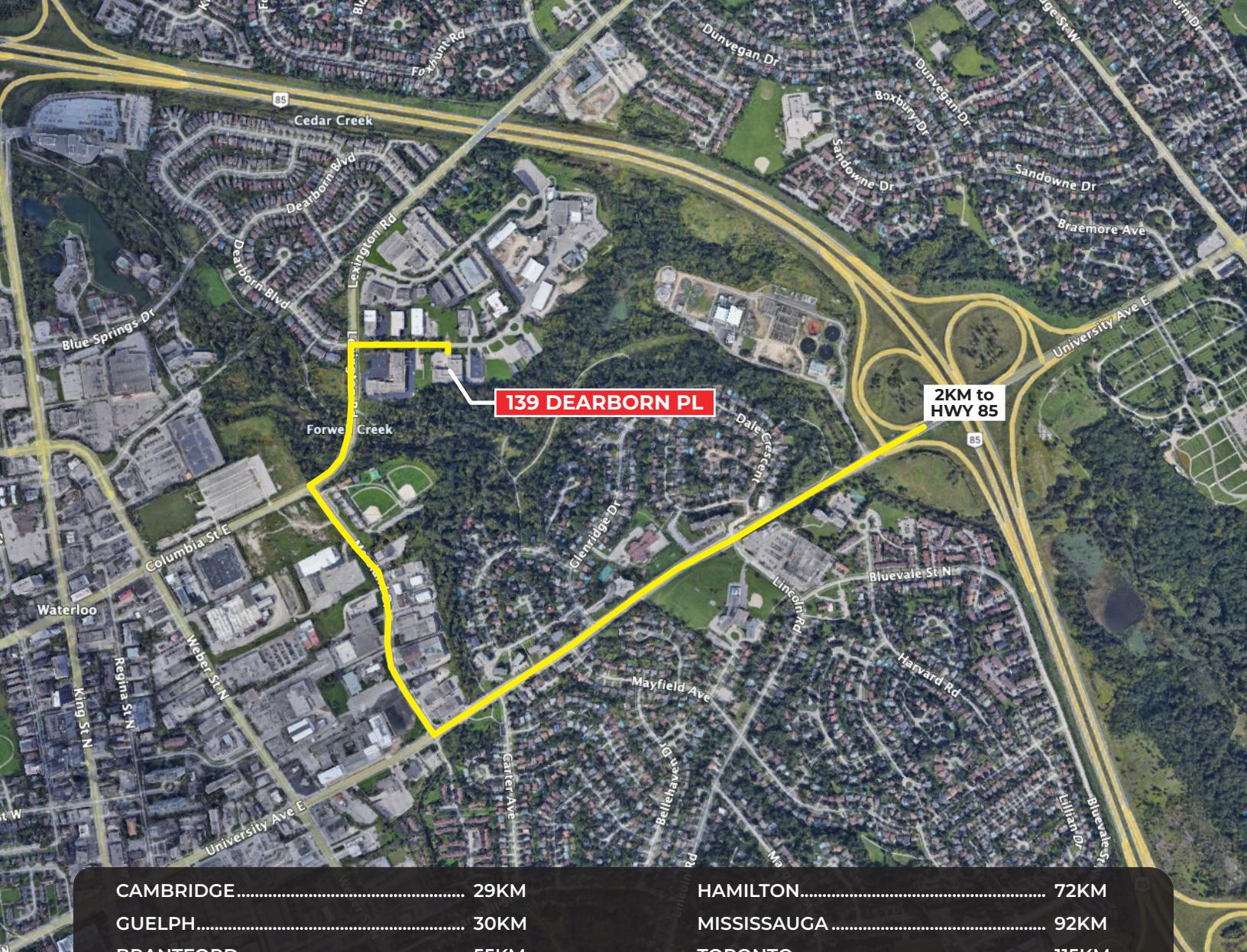
## PERMITTED USES

**(Complete list available upon request)**

- ADVANCED TECH
- ARTIST STUDIO (CLASS B)
- AUTOMOBILE SERVICE CENTRE
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- CUSTOM SERVICE SHOP

- DATA CENTRE
- GOVERNMENT USE
- INDUSTRIAL
- OFFICE
- TRUCK DEPOT
- WAREHOUSE





CAMBRIDGE ..... 29KM  
 GUELPH ..... 30KM  
 BRANTFORD ..... 55KM  
 MILTON ..... 63KM

HAMILTON ..... 72KM  
 MISSISSAUGA ..... 92KM  
 TORONTO ..... 115KM  
 LONDON ..... 117KM

Contact us for more information



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