

FOR LEASE

WHITNEY
Commercial Real Estate Services

550 PARKSIDE DR, WATERLOO - UNIT D5



2,524 SF OF FLEX-INDUSTRIAL SPACE AVAILABLE

High-quality, flex industrial space with a bright reception, two private offices, and a washroom.

The shop area is 75% of the unit with a clear height of 13'10" and a 12' x 10' drive-in door. Full mezzanine above the office area for additional storage. Perfect space for any service commercial business and advanced tech company.

Located within walking distance to an LRT station, Sobeys, and many amenities. Benefit from drive-up parking in this well-located and professionally maintained complex.

BUILDING AREA | 2,524 SF

ZONING | E2-27

LEASE RATE | \$14.00 / SF Net

ADDITIONAL RENT | \$7.02 / SF

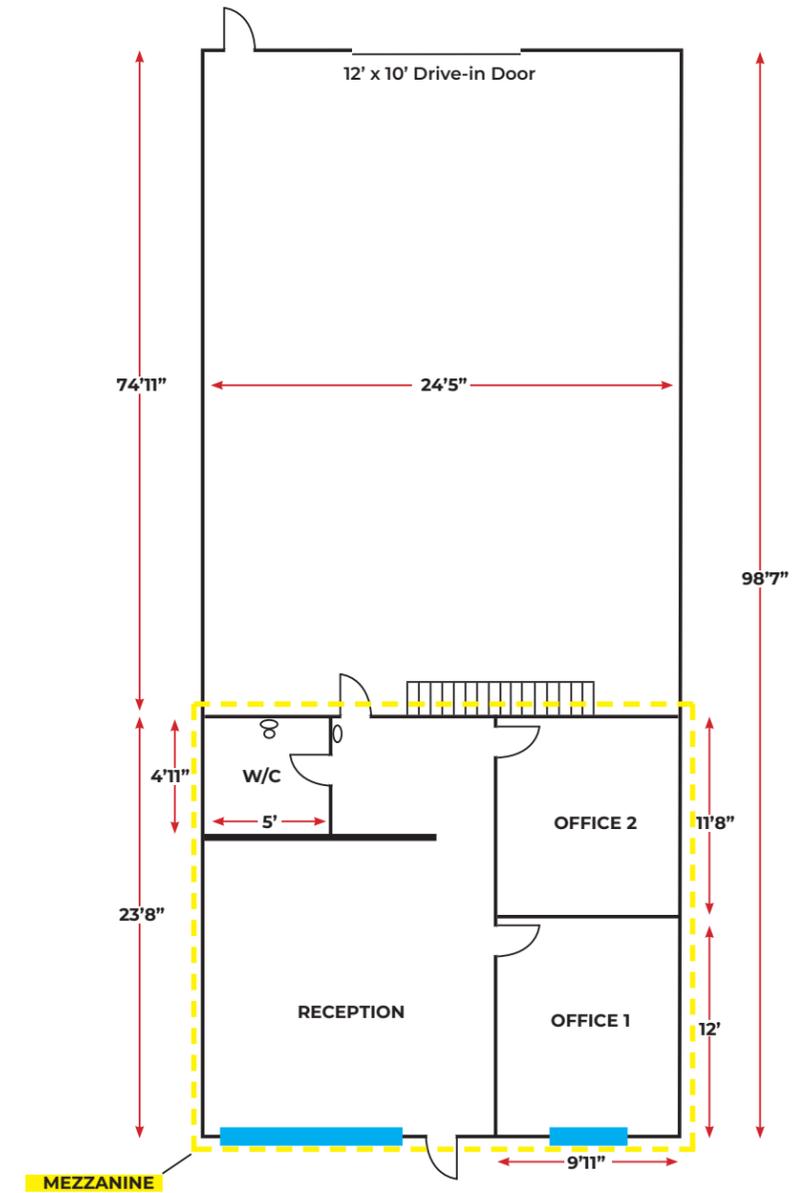
DRIVE-IN DOORS | 1 (12' x 10')

CLEAR HEIGHT | 13'10"



FLOOR PLAN

2,524 SF



Close Proximity To HWY 85



Drive-up Parking



LRT Station Nearby



Amenities Nearby



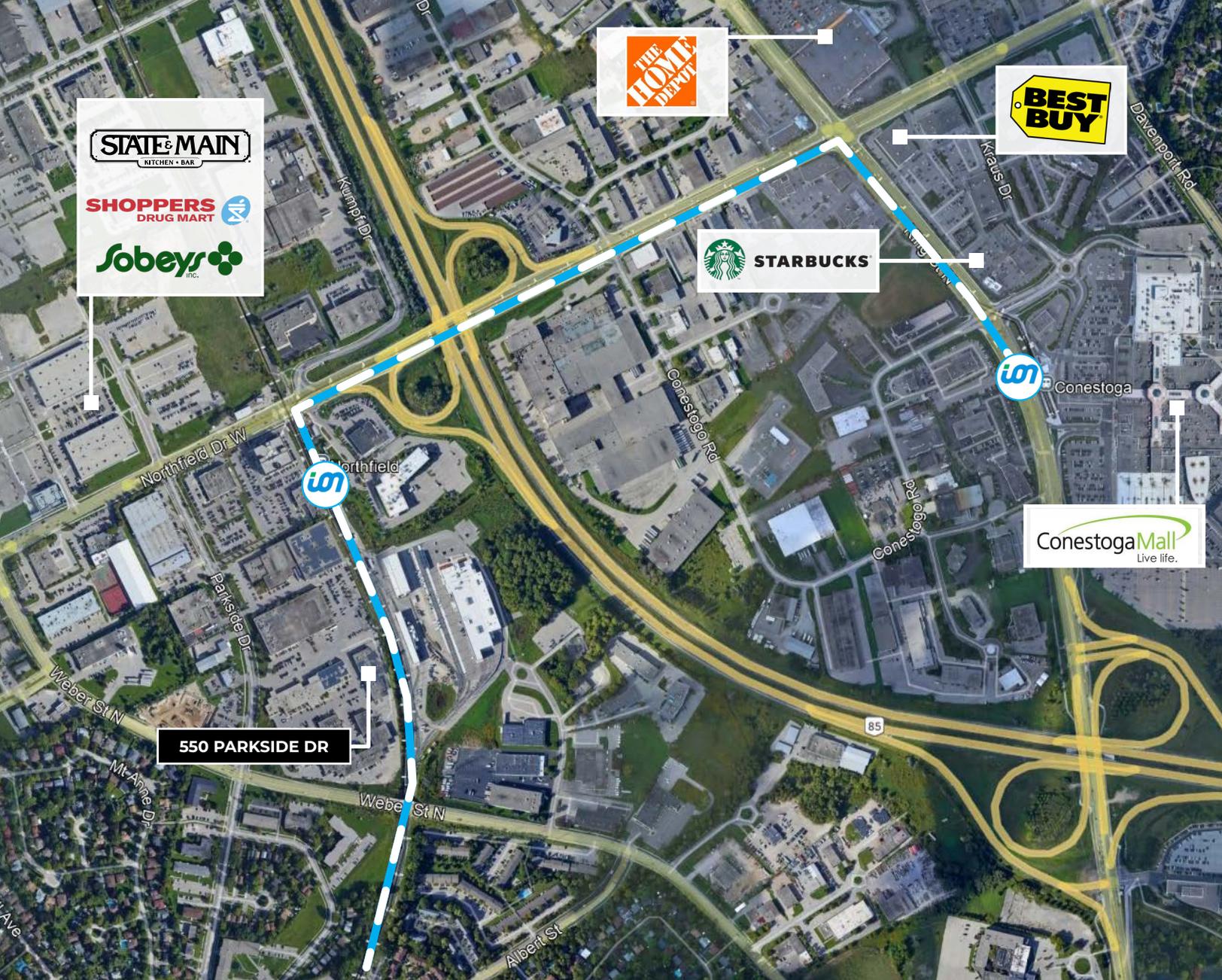
1 - 12' x 10' Drive-in Door



E2-27 Zoning

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- "Light" Industrial Assembly
- Related to Advanced Tech
- "Light" Industrial Manufacturing
- Related to Advanced Tech



Contact us for more information



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@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, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative