

FOR SALE

WHITNEY
Commercial Real Estate Services

99 NORTHLAND ROAD, WATERLOO



R&D / Service Industrial Building with Excess Land

Purpose-built, 9,128 SF, R&D / Service Industrial Building with separate gas & hydro meters for each unit. The building features a mix of private offices, LED lighting, 5 drive-in doors, floor drains, 15'7" clear height, wash bay, back up generator, 600 amps, and 76 parking stalls on 1.27 acres. A new TPO roof was installed in April 2023.

Updated environmental reports completed in January 2026 and available following execution of the listing brokerage's CA. Half the building is available for occupancy as of April 30th, 2026 with the remaining being flexible occupancy, currently occupied by the Seller.

E3-27 Zoning permits a wide variety of industrial uses including outdoor storage.

AVAILABLE SPACE | 9,128 SF

LAND AREA | 1.27 Acres

ASKING PRICE | \$4.397M

TAXES | \$33,142.00 (2025)

ZONING | E3-27

CLEAR HEIGHT | 15'7"

POWER | 600 Amps / 600 Volts

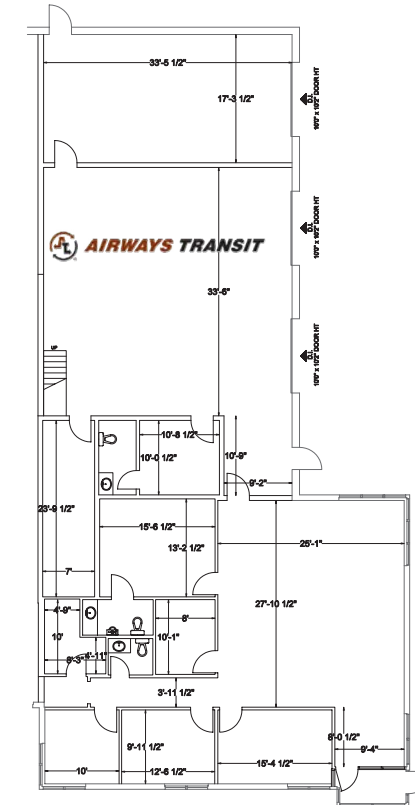
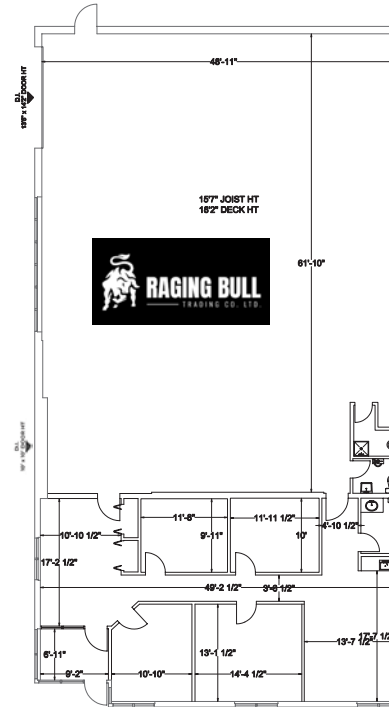
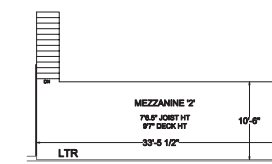
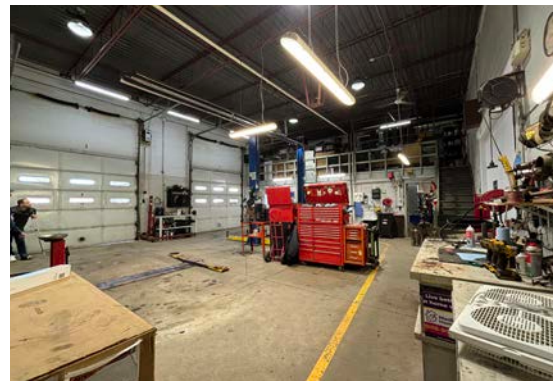
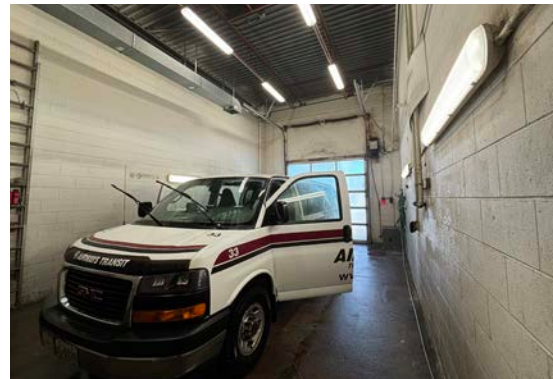
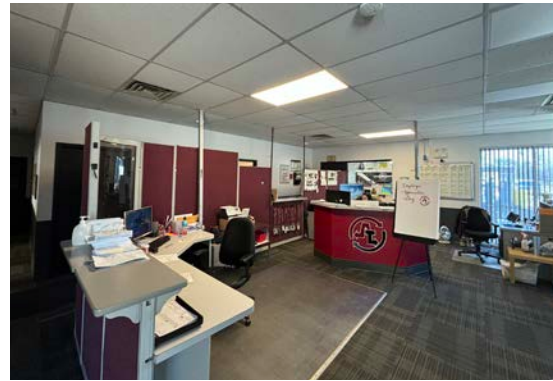
LOADING DOORS

- 3 - 10' x 10' power operated drive-in doors
- 1 - 13' x 14' power operated drive-in door
- 1 - 10' x 10' drive-in door



FLOOR PLAN

9,128 SF



UNIT	TENANT / SELLER	LEASE EXPIRY	SF	LEASE RATE	RENEWAL
A	AIRWAYS TRANSIT	04/30/2026	4,548	\$21.00 / SF Net	None
B	RAGING BULL	Flexible	4,520		



PERMITTED USES

(Complete list available upon request)

Updated Environmental Reports & Ground Water Testing

Flexible E3-27 Zoning

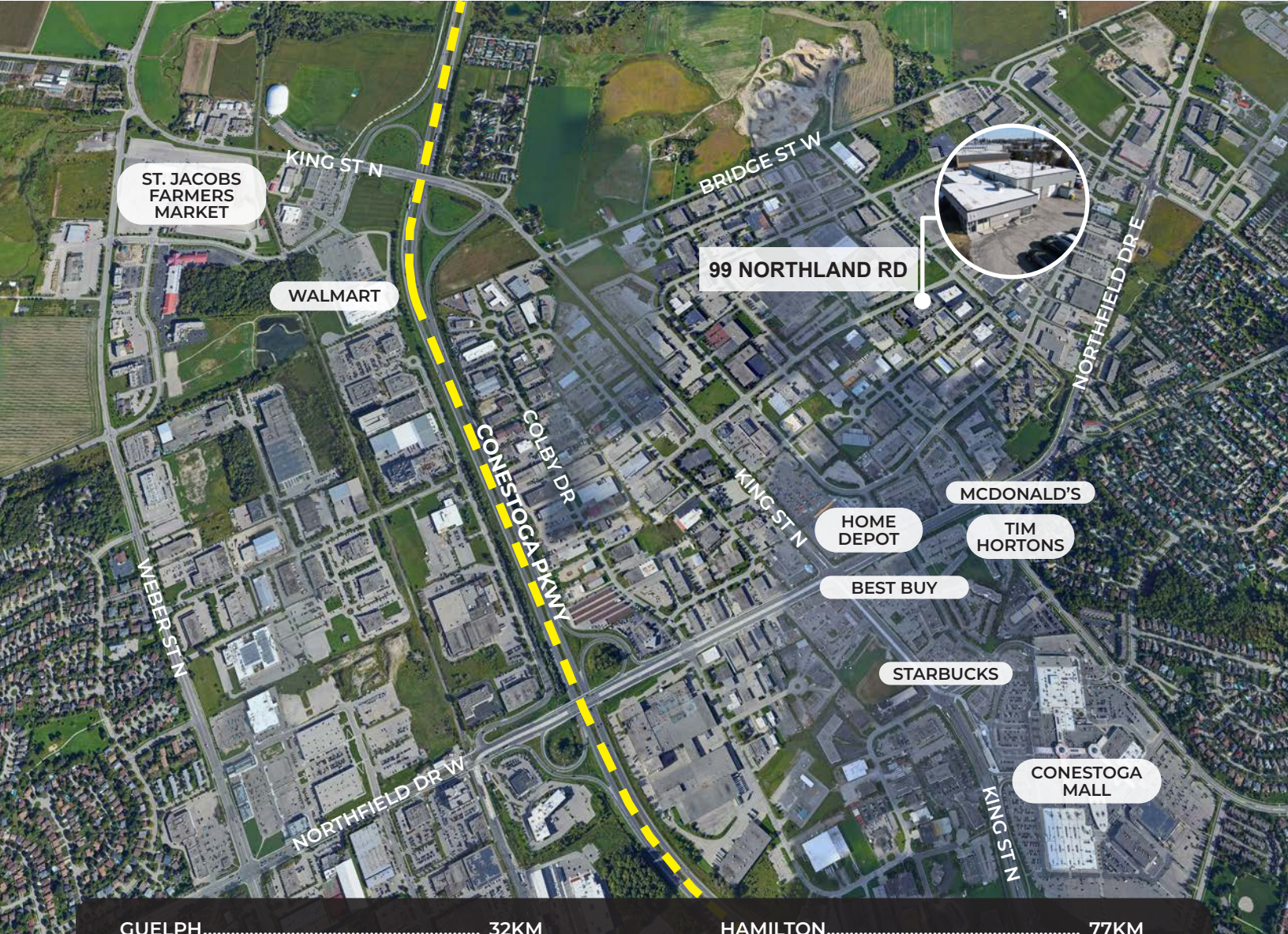
Ample On-site Parking

600 Amps Of Power

Transit Nearby

Outdoor Storage

- Advanced Tech
- Automobile Service Centre
- Communication Production
- Food & Beverage
- Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial or Construction
- Microbrewery
- Truck Depot
- Warehouse (no retail)
- Wholesaler (no retail)



99 NORTHLAND RD

GUELPH.....	32KM	HAMILTON.....	77KM
CAMBRIDGE.....	33KM	MISSISSAUGA.....	96KM
STRATFORD.....	51KM	TORONTO.....	118KM
BRANTFORD.....	56KM	LONDON.....	122KM

Contact us for more information



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