

FOR LEASE

WHITNEY
Commercial Real Estate Services

100 HOLLINGER CRES, KITCHENER



UP TO 10,000 SF OF OFFICE AND 30,00 SF INDUSTRIAL SPACE

Up to 10,000 SF of office space and up to 30,000 SF of industrial space available for lease in Kitchener.

Located within 4 km of Hwy 85, with a GRT bus stop directly outside the building and just 14 km from North Guelph.

The office unit(s) feature private offices, boardrooms and ample parking. The industrial space features 15' clear height, both dock-level and drive-in loading, updated lighting, and the potential for outdoor storage.

AVAILABLE AREA

OFFICE | 2,500 - 10,000 SF

INDUSTRIAL | 10,000 - 30,000 SF

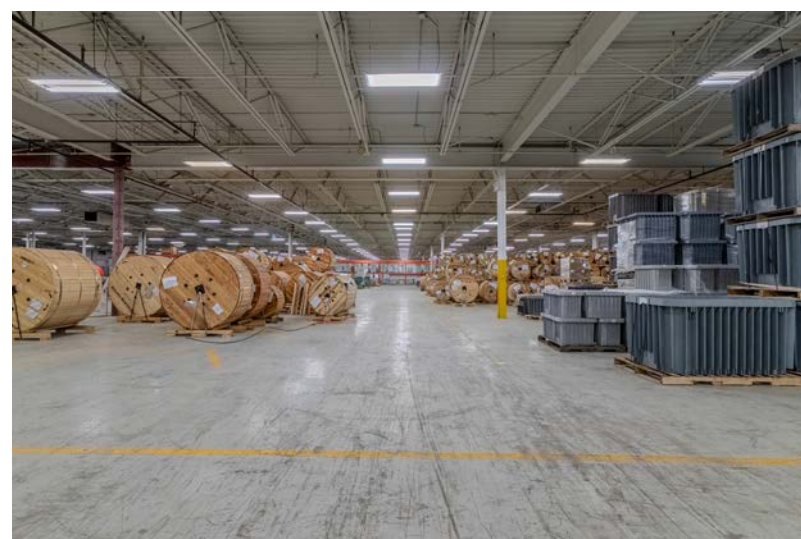
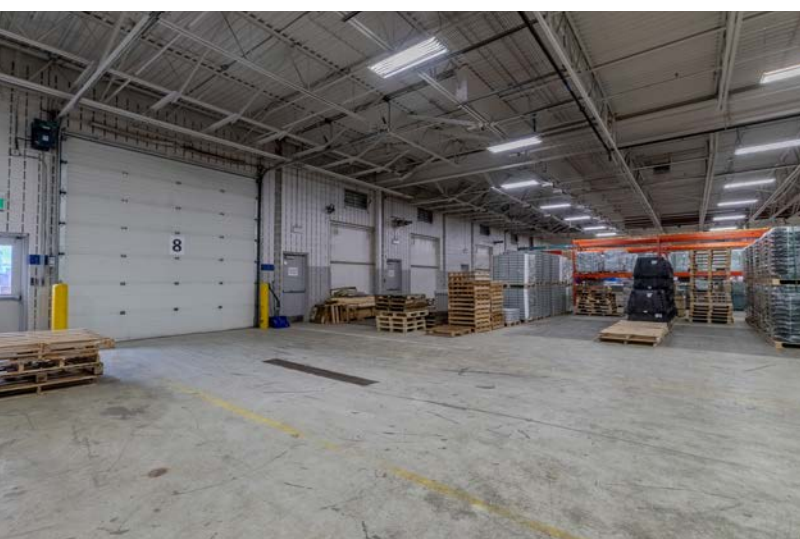
ZONING | B-2

DRIVE-IN DOORS | 3

TRUCK LEVEL DOORS | 10

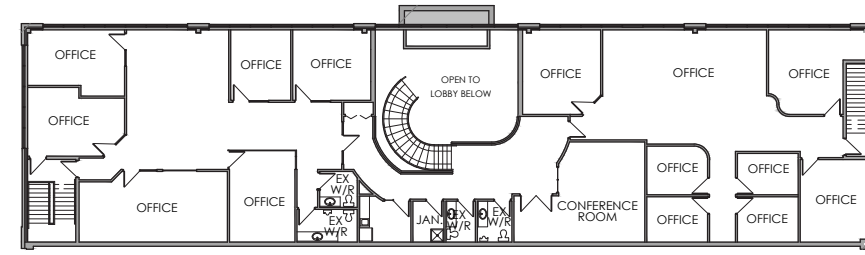
CLEAR HEIGHT | 15'

LEASE RATE | \$10.00 / SF Gross

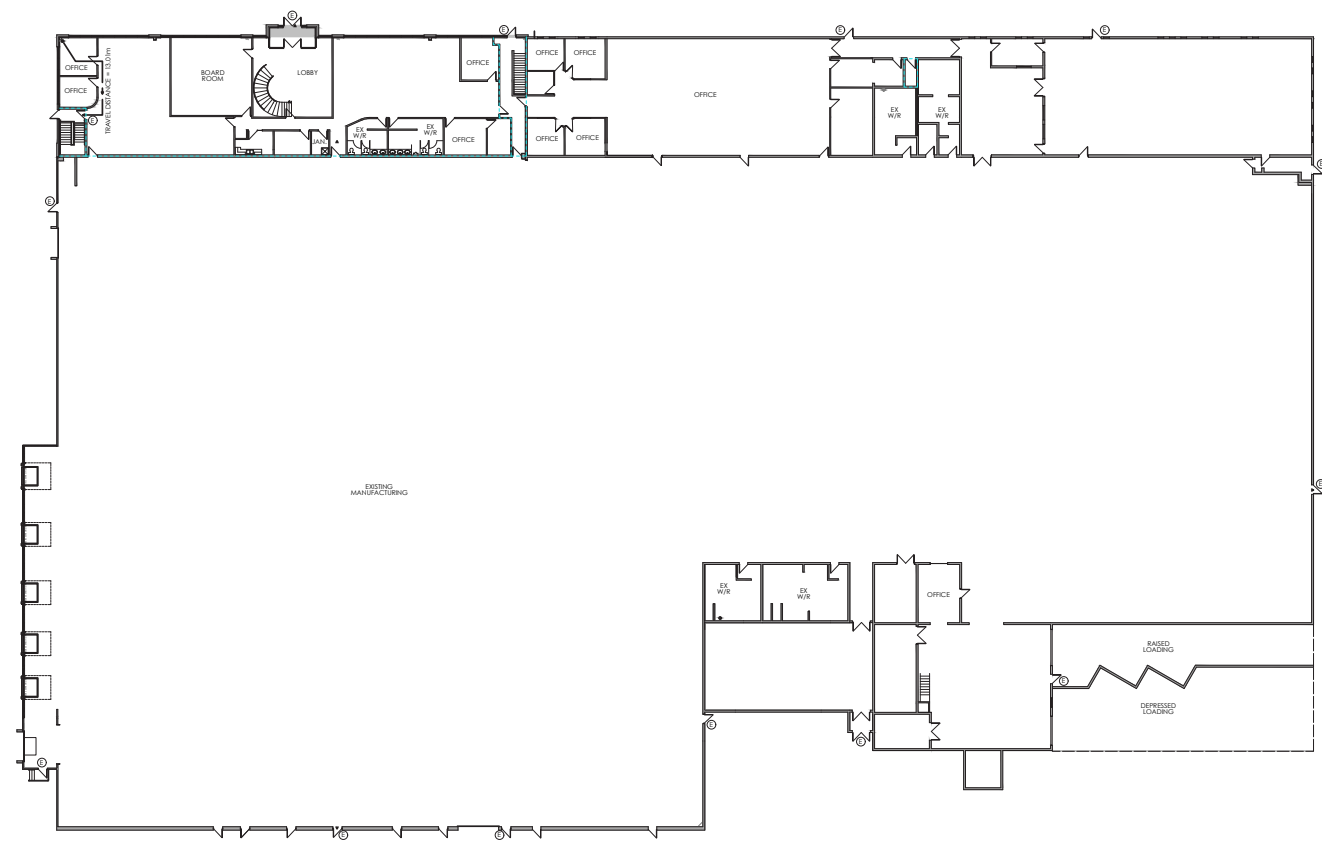


FLOOR PLAN

SECOND LEVEL OFFICE



MAIN LEVEL



1,600 Amps
600 Volts



Transit
Nearby



On-site
Parking



3 Drive-in Doors
10 Truck-level Doors



Potential for
Outdoor Storage



Clear Height
15'

PERMITTED USES (Complete list available upon request)

- Commercial Parking Facility
- Computer, Electronic or Data Processing Business
- Day Care Facility
- Dwelling Unit
- Industrial Administrative Office
- Laboratory
- Manufacturing
- Printing Establishment
- Repair Service
- Warehouse
- Wholesaling
- Truck Transport Terminal



100 HOLLINGER CRES

HIGHWAY 85 4KM
 HIGHWAY 401 19KM
 HAMILTON 71KM
 TORONTO 114KM

LONDON 115KM
 BUFFALO BORDER 176KM
 SARNIA BORDER 214KM
 WINDSOR BORDER 292KM

Contact us for more information



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



Matthew Hayward
 Senior Sales Representative
 519.270.4691
 matthew.hayward@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