

FOR LEASE

WHITNEY
Commercial Real Estate Services

165 KINCARDINE HWY, WALKERTON



MANUFACTURING / WAREHOUSE FACILITY WITH EXCESS LAND

214,810 SF industrial building on 19.873 acres available for lease in Walkerton, ON.

The building features a fenced perimeter with multiple access points, an active protection system, two 1,120kva transformers, dock level / drive-in loading including 14,500 SF of office space. Large portions of the roof have recently been replaced.

Available September 1st, 2026.

TOTAL AREA | 214,810 SF

LAND AREA | 19.873 Acres

LEASE RATE | \$6.50 / SF

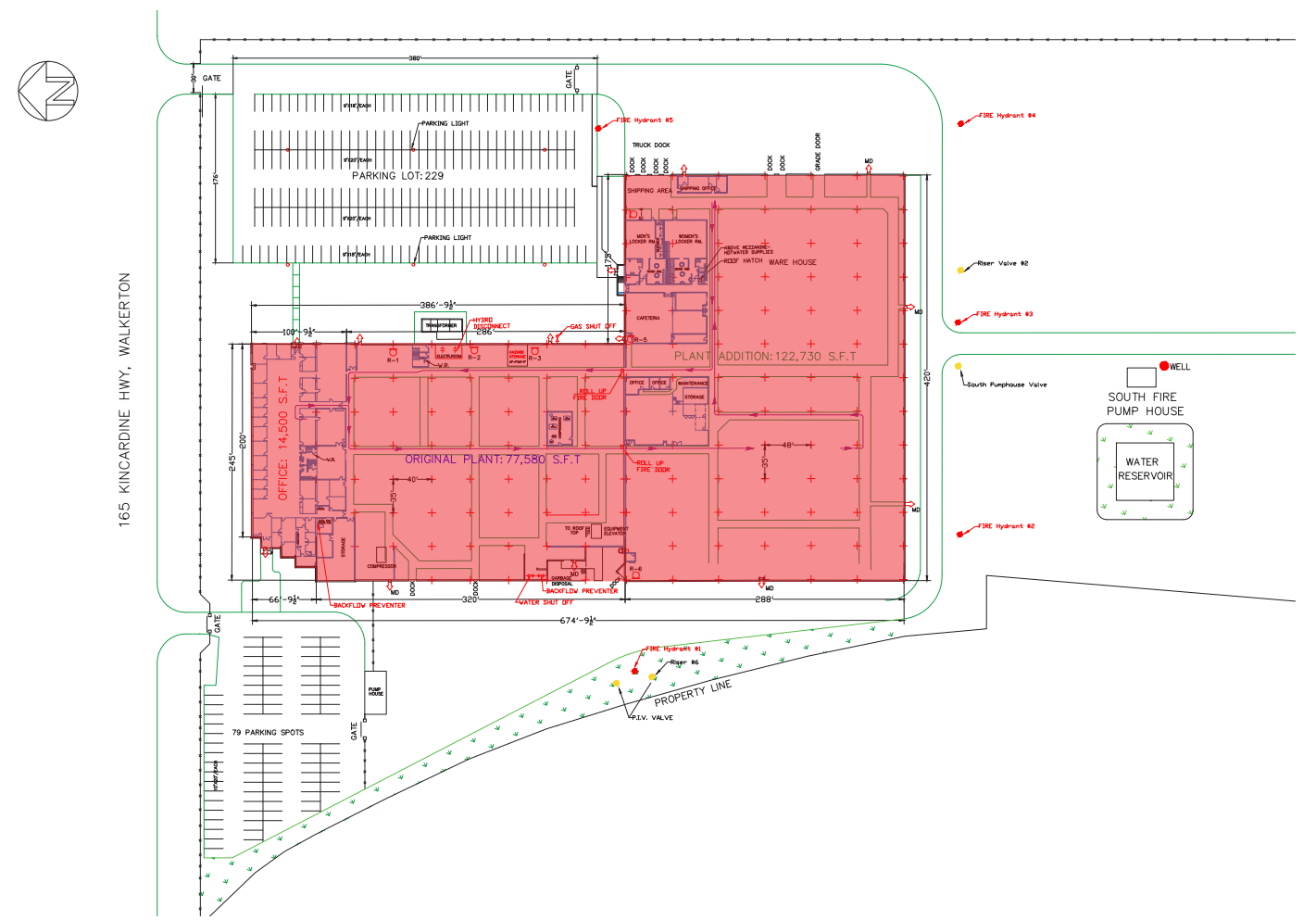
ADDITIONAL RENT | \$1.50 / SF

ZONING | BP1

LOADING | 9 truck level + 1 oversized drive-in door



SITE PLAN



Secure Outdoor Storage Opportunity



BP1 Industrial Zoning



Temperature Controlled



Close to HWY

PERMITTED USES

(Full list available upon request)

- Bulk Sales Establishment
- Commercial Motor Vehicle Repair & Sales Establishment
- Computer / Data
- Processing Centre
- Contractor's Yard
- Light Industry
- Marine, Recreation and Small Engine Establishment
- Mini Storage Warehouse

FEATURES

- Two 1120 KVA transformers
- 16' x 16' overhead door for large equipment, South end of facility beside loading docks
- Active sprinkler protection with city water pressure upwards of 80psi for all zones
- Fenced property with two main entrances and one back entrance for emergencies
- Improvements and capital expenditures
 - 2018 roof replacement for office
 - 2020 complete roof replacement on South end of facility



HANOVER..... 17KM
GODERICH 72KM
KITCHENER..... 108KM
LONDON 141KM

HAMILTON..... 157KM
MISSISSAUGA 159KM
SARNIA BORDER 195KM
WINDSOR BORDER 334KM

Contact us for more information



Rich Evanoff*, SIOR
 Associate Vice President
 226.752.7197
rich.evanoff@whitneyre.com



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

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**Broker *Sales Representative