

FOR LEASE

WHITNEY
Commercial Real Estate Services

50 NORTHLAND RD, WATERLOO



UP TO 101,142 SF OF INDUSTRIAL SPACE

Large scale & recently improved industrial units for lease in Waterloo with heavy power and temperature controlled areas.

Potential to expand up to 101,142 SF with truck and drive-in loading. Ample parking with the potential for outdoor storage.

Flexible unit sizes and Lease Terms starting at 46,509 SF.

AVAILABLE AREA | 46,509 - 101,142 SF

LEASE RATE | \$9.75 - \$11.00 / SF Net

ADDITIONAL RENT | \$5.35 / SF

ZONING | E3-27

CLEAR HEIGHT | 18'

TOTAL DRIVE-IN DOORS | 2 Doors

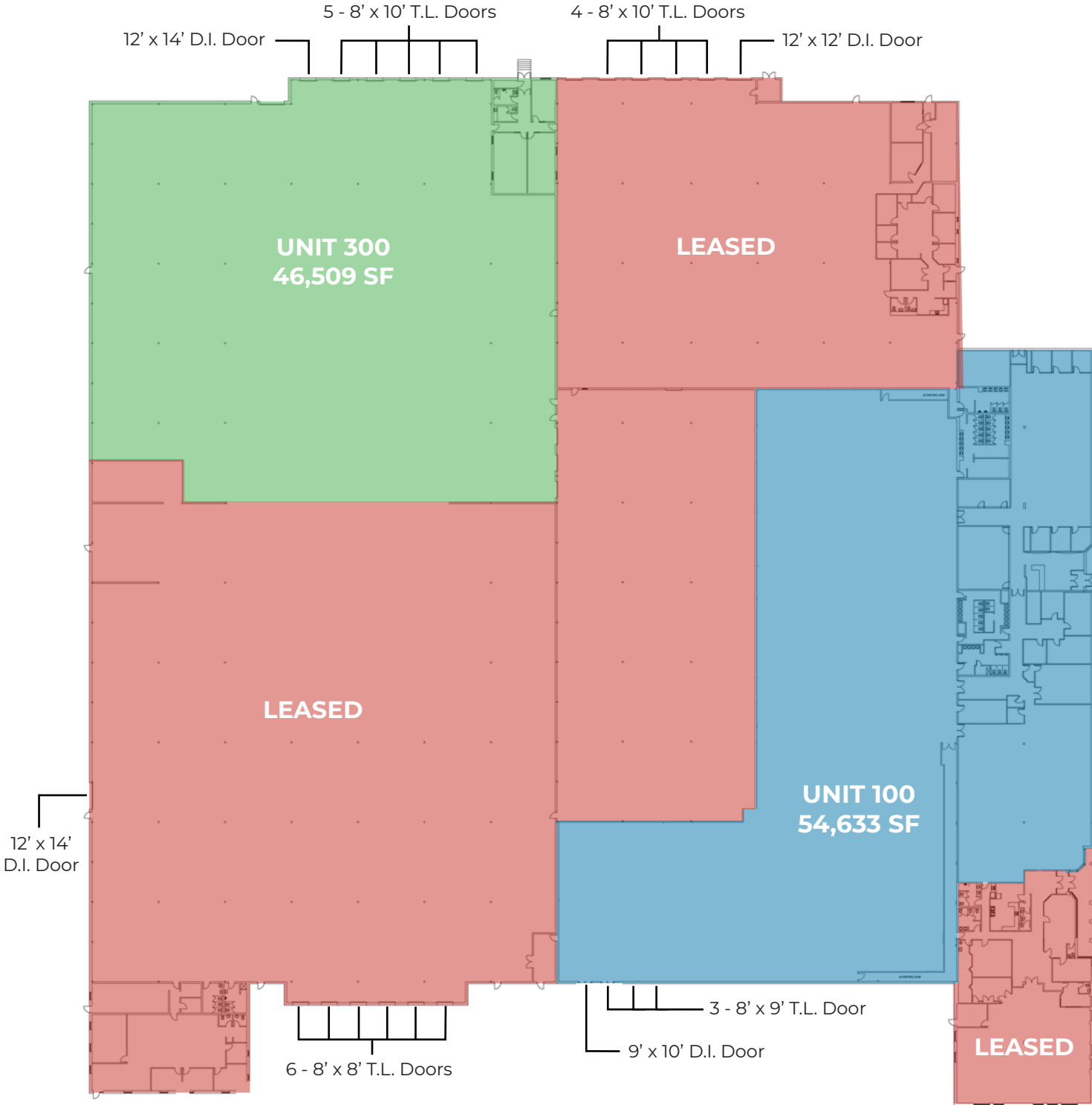
TOTAL TRUCK LEVEL DOORS | 8 Doors




FLOORPLAN


UNIT	UNIT SIZE	NET RENT
UNIT 100	54,633 SF	\$9.75 / SF*
UNIT 300	46,509 SF	\$11.00 / SF*
UNIT 100 & 300	101,142 SF	\$11.00 / SF*
LEASED		

*Plus Additional Rent







Drive-In & Truck Level Doors



18' Clear Height



Highway 85 Nearby



Ample Parking

- PERMITTED USES**
(Complete List Available Upon Request)
- Industrial Assembly
 - Manufacturing
 - Office Space
 - Outdoor Storage
 - Truck Depot
 - Warehousing

UNIT 100

AVAILABLE SPACE | 54,633 SF

POWER | 1,200 Amps / 600 Volts

DRIVE-IN DOORS | 1 - 9' x 10' Door

TRUCK LEVEL DOORS | 3 - 8' x 9' Doors

LEASE RATE | \$9.75 / SF Net

ADDITIONAL RENT | \$5.35 / SF

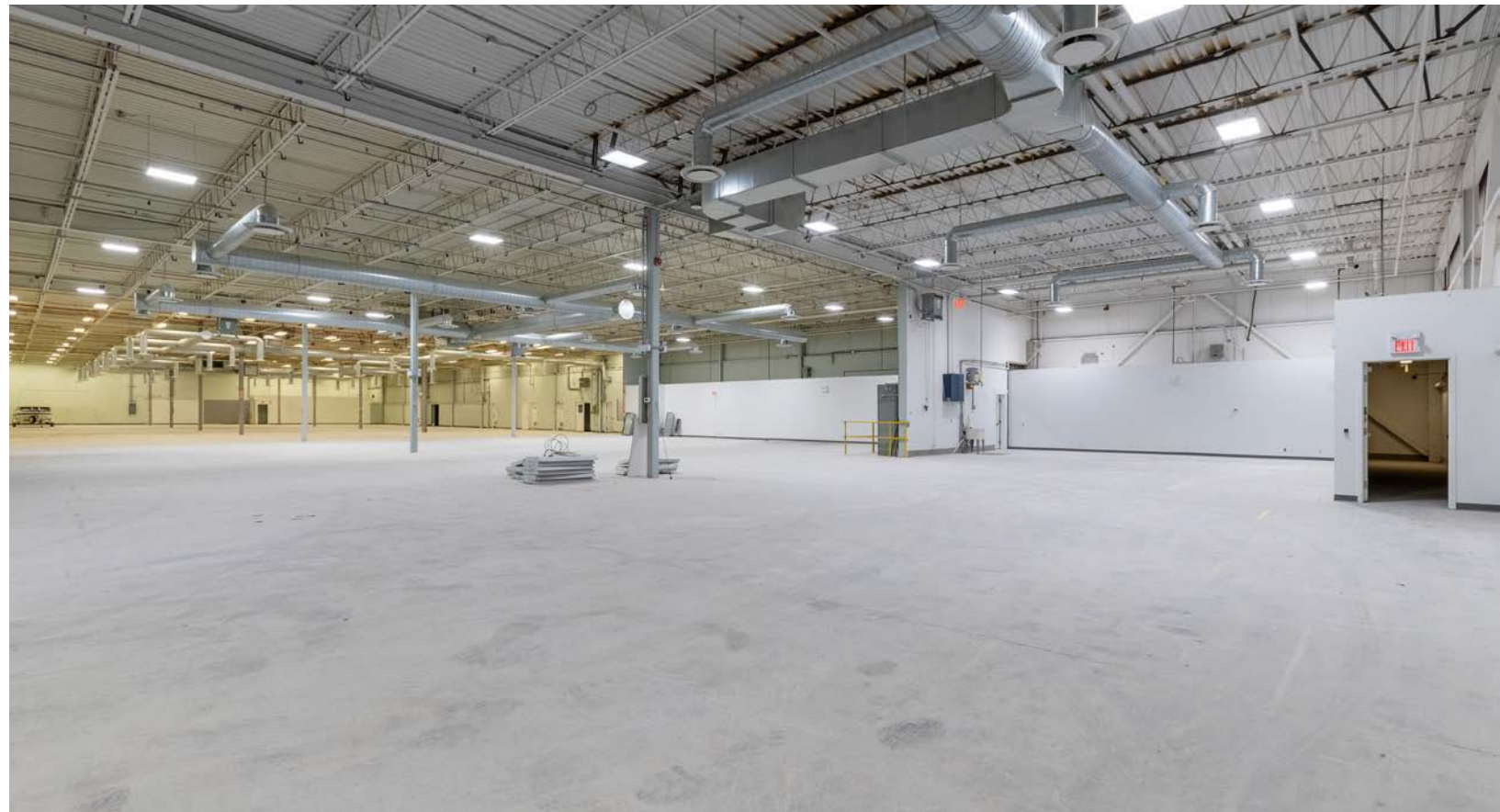
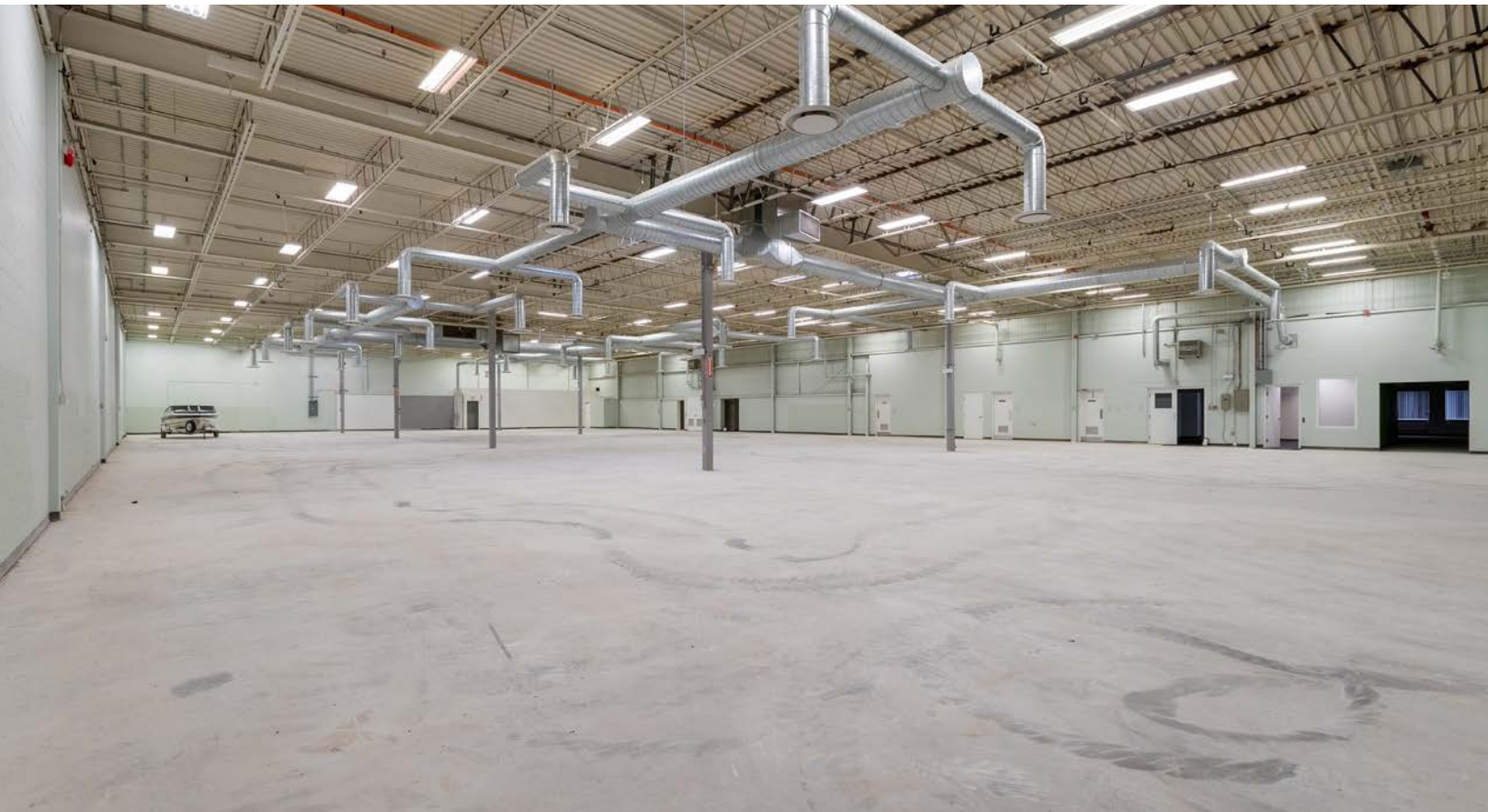
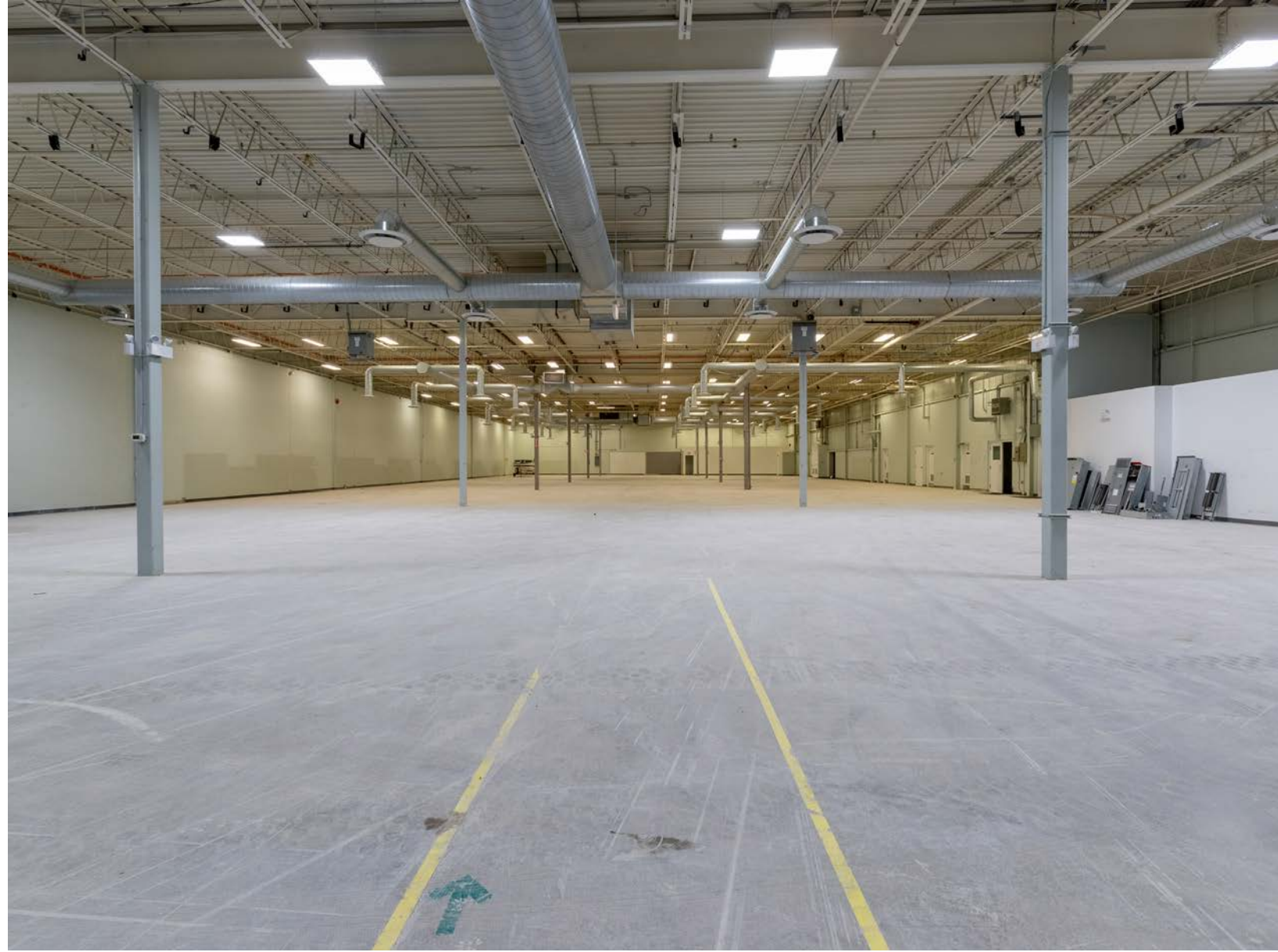


Recently improved, temperature controlled industrial unit. 3 dock-level doors and 1 drive in. Opportunity for an outdoor storage compound subject to approvals.

This unit offers a competitive lease rate with the potential for flexible lease terms including month to month.

Potential to expand up to 183,343 SF.

The unit is available immediately.



UNIT 300

AVAILABLE SPACE | 46,509 SF

POWER | 400 Amps / 600 Volts

DRIVE-IN DOORS | 1 - 12' x 14' Door

TRUCK LEVEL DOORS | 5 - 8' x 10' Doors

LEASE RATE | \$11.00 / SF Net

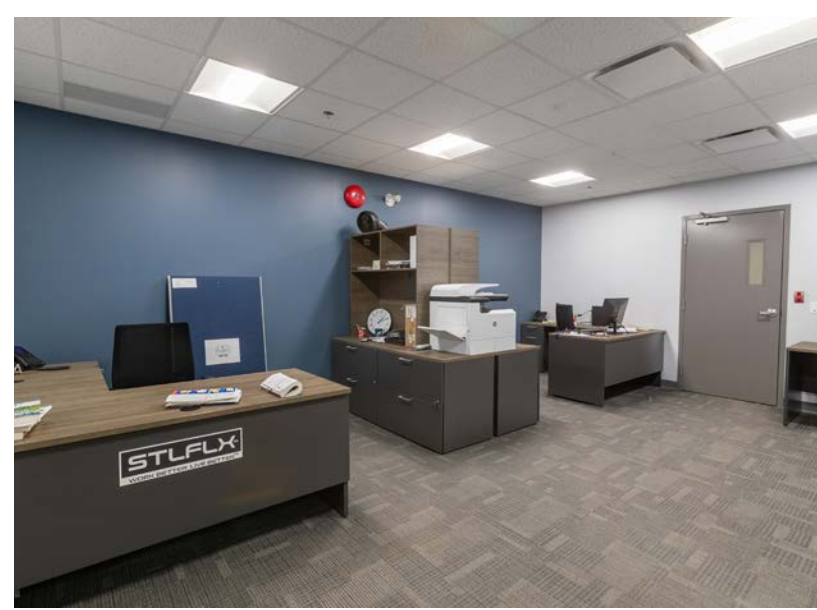
ADDITIONAL RENT | \$5.35 / SF

Modern industrial unit with epoxy floors, fully white-boxed interior and new office build out including 5 private offices a locker area and kitchenette totalling ~1,850 SF.

Loading includes 5 Dock level doors and 1 drive-in.

Potential to expand up to 183,343 SF.

The unit is available immediately.



UNIT 100 & UNIT 300

AVAILABLE SPACE | 101,142 SF

POWER

UNIT 100 | 1,200 Amps / 600 Volts

UNIT 300 | 400 Amps / 600 Volts

DRIVE-IN DOORS | 2 Doors

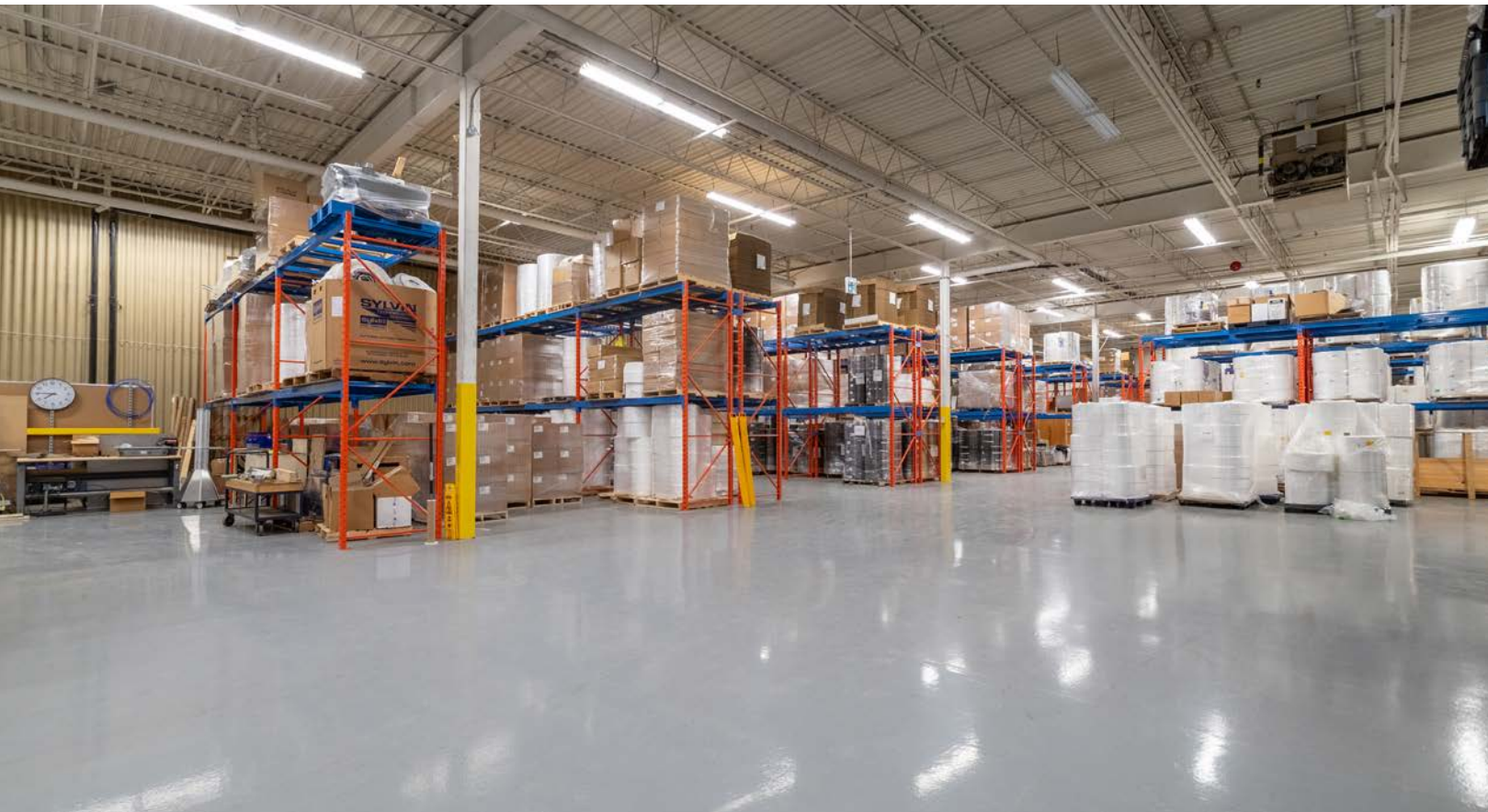
TRUCK LEVEL DOORS | 8 Doors

LEASE RATE | \$11.00 / SF Net

ADDITIONAL RENT | \$5.35 / SF

Potential to expand up to 183,343 SF.

These units are available immediately.





ONLY 2 KM (5 MINUTES) TO HIGHWAY 85 / 7 ACCESS

Contact us for more information



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**Broker *Sales Representative