

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

50 NORTHLAND RD, WATERLOO - UNIT 200



WAREHOUSE / MANUFACTURING INDUSTRIAL UNIT

Industrial unit available for sublease in North Waterloo. Located within close proximity to Hwy 85, LRT station and various GRT routes.

Unit features 18" clear height, secured outdoor storage, 6 dock level doors, 1 drive-in door, compressed air lines, sprinklers, extensive power distribution, 4,300 SF of fully finished office space, including staff lunch room, kitchenette, dedicated entrance, and a mix of private offices and open space.

Sublease Expiry: 6/30/2027

AVAILABLE AREA

20,000 SF, 40,000 SF, 60,000 SF & 83,400 SF

LEASE RATE | \$6.00 / SF Net

ADDITIONAL RENT | \$5.35 / SF

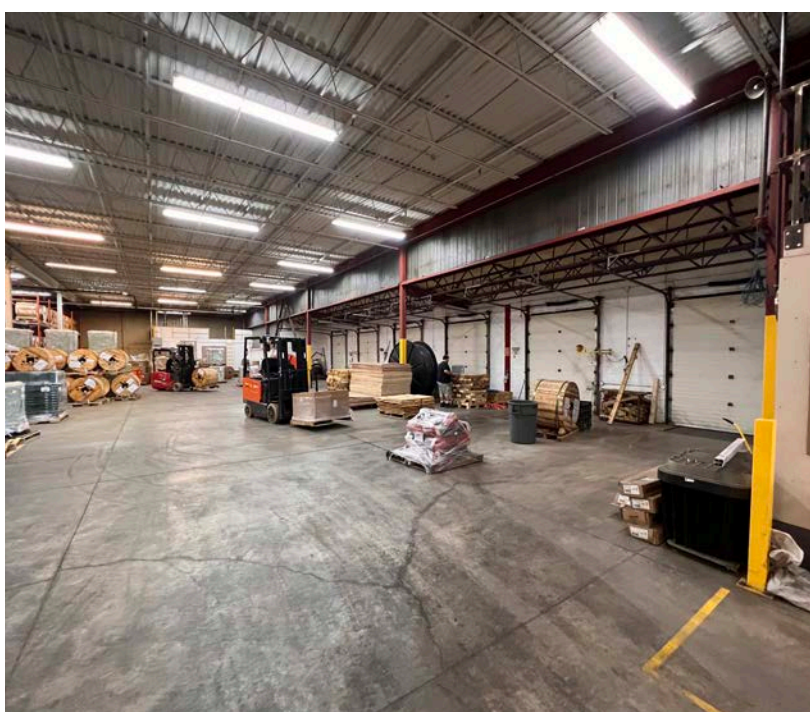
ZONING | E3-27

CLEAR HEIGHT | 18'

POWER | 600V / 200A

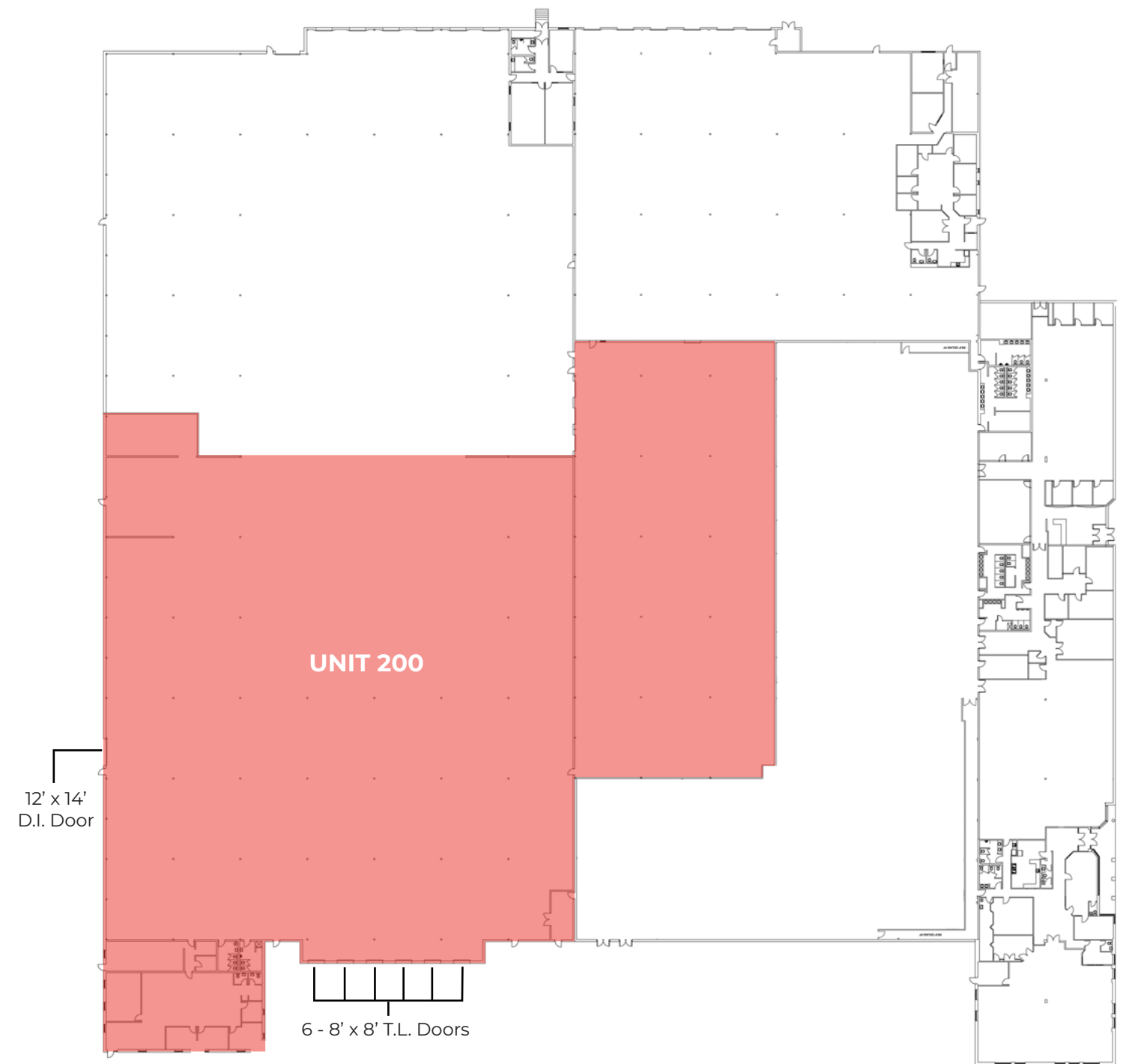
TOTAL DRIVE-IN DOORS | 1 - 12' x 14' Door

TOTAL TRUCK LEVEL DOORS | 6 - 8' x 8' Doors



FLOOR PLAN

UP TO 83,400 SF



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



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

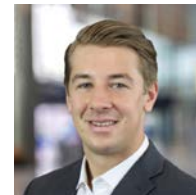
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**Broker *Sales Representative