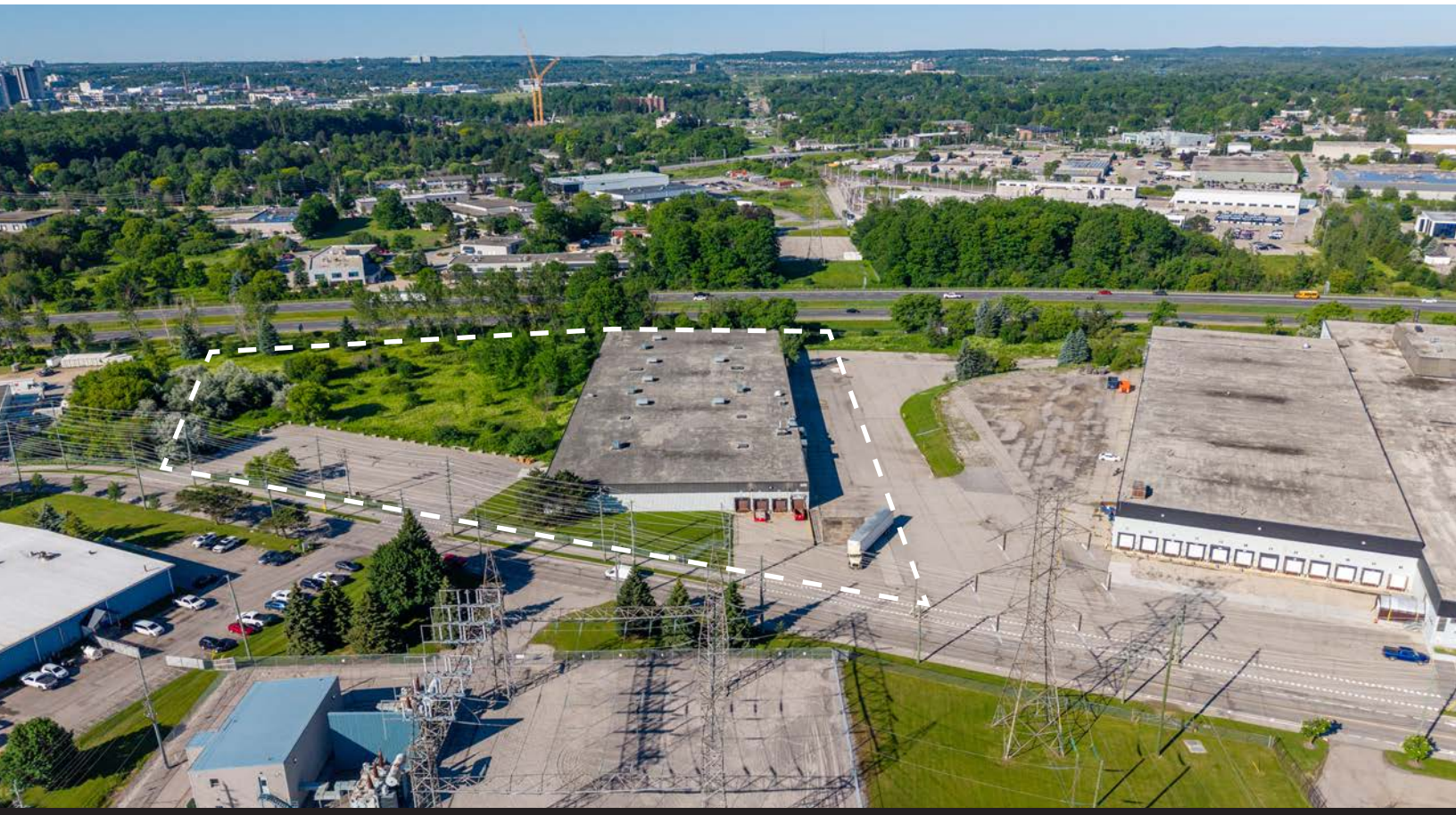
FOR SALE & LEASE

WHITNEY
Commercial Real Estate Services

525 CONESTOGO RD W, WATERLOO



FREESTANDING INDUSTRIAL BUILDING WITH HWY EXPOSURE & EXCESS LAND

Flexible unit sizes from 15,000 - 77,673 SF, temperature controlled, freestanding industrial building located on approximately 7.2 acres.

The utility provider has confirmed the potential for 10MW+ of power. The Landlord will consider Tenants looking at operating a data centre or consider a partnership for this use. Zoning allows for outdoor storage or the potential for more building area. The building features include a new roof deck/membrane, new rooftop units, dock & drive in loading, two 4-ton cranes (14' under hook), ~4 acres of outdoor storage, renovated office space and 2,500 Amps of power.

The environmental status of the property is clean to a residential standard.

BUILDING AREA | 15,000 - 77,673 SF

LAND AREA | 7.2 Acres

DRIVE-IN DOORS | 1 - (16' x 16')

TRUCK LEVEL DOORS | 8 - (8' x 8')

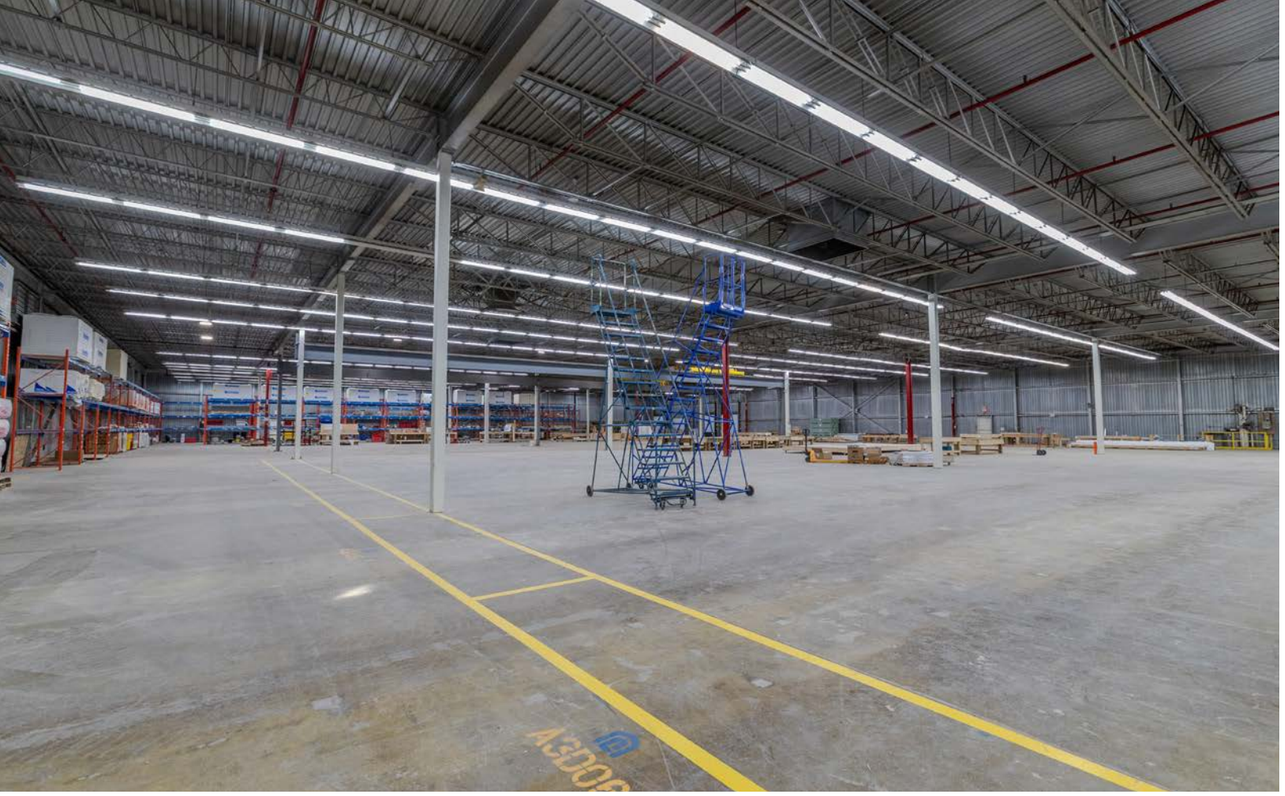
CLEAR HEIGHT | 18'

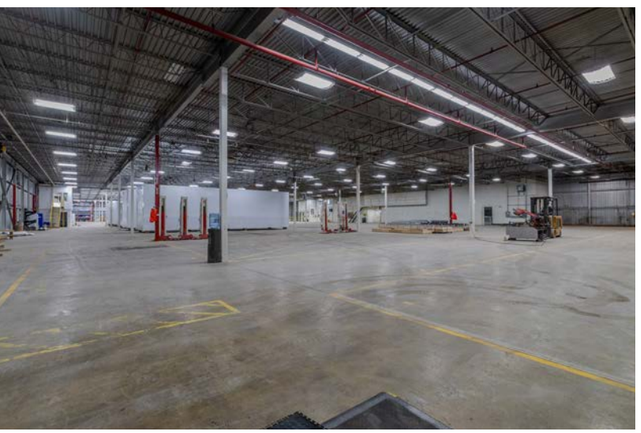
LEASE RATE | $12.50 - $14.00 / SF Net

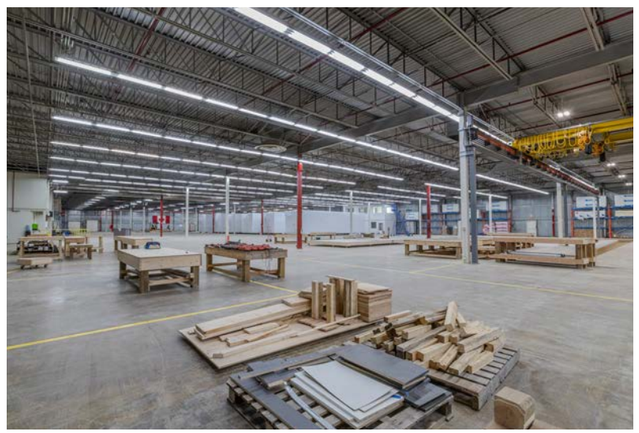
ADDITIONAL RENT | $2.50 / SF

ASKING PRICE | Contact Listing Agents

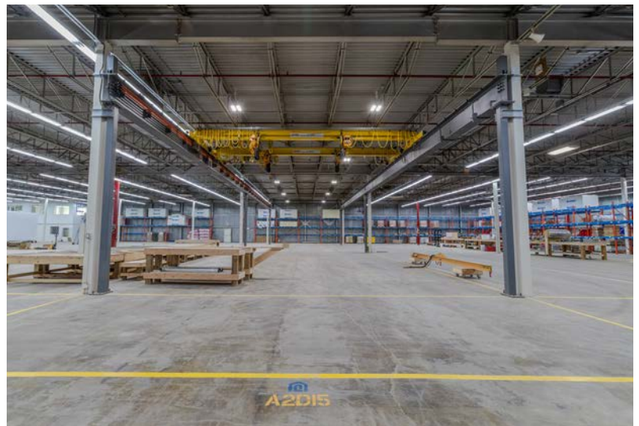
TAXES | $114,000 (2026)













AI-generated rendering, for illustrative purposes only.

2,500
Amps

Transit
Nearby

HWY 85
Exposure

1 Drive-in Door
8 Dock-level Doors

18’
Clear Height

LED
Lighting

PERMITTED USES

(Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- ‘Light’ Industrial Assembly
- ‘Light’ Industrial Manufacturing
- ‘Light’ Industrial Processing
- Makerspace (Class A)
- Printing Establishment
- Training Facility
- Warehouse



Contact us for more information



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**Broker *Sales Representative