

FOR SALE & LEASE

WHITNEY
Commercial Real Estate Services

525 CONESTOGO RD W, WATERLOO



FREESTANDING INDUSTRIAL BUILDING WITH HWY EXPOSURE & EXCESS LAND

For Sale and Lease - 77,673 SF temperature controlled, freestanding industrial building located on approximately 7.2 acres (subject to severance).

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), renovated office space and 2,500 Amps of power.

The environmental status of the property is clean to a residential standard. Contact the listing agents for more information.

BUILDING AREA | 77,673 SF

LAND AREA | 7.2 Acres

ZONING | FD

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

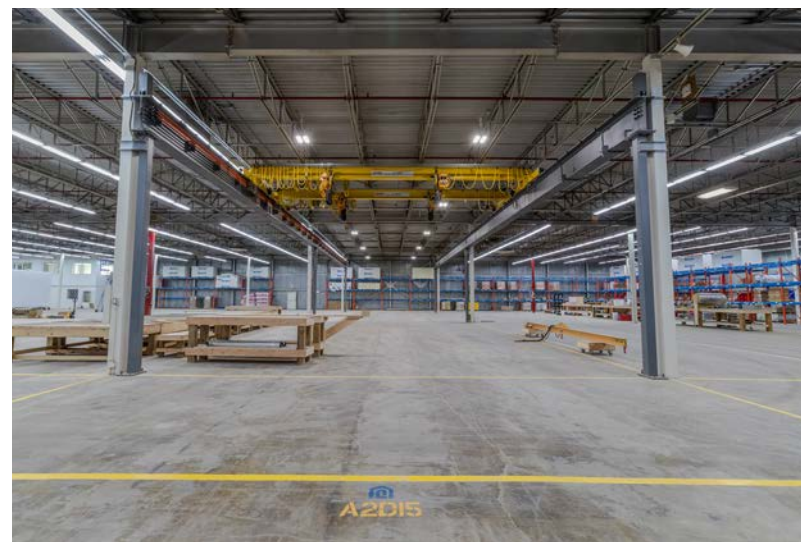
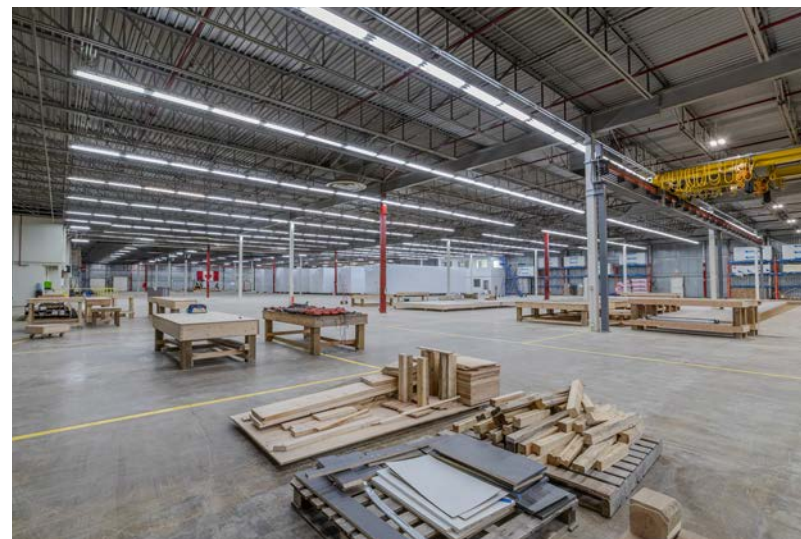
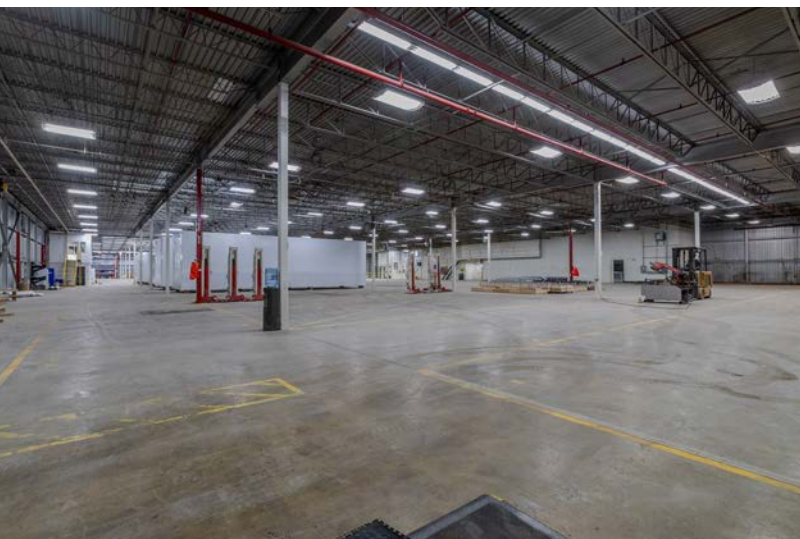
TRUCK LEVEL DOORS | 8 - (8' x 8')

CLEAR HEIGHT | 18'

LEASE RATE | \$12.50 / SF Net + \$2.50 / SF

ASKING PRICE | \$19,950,000

TAXES | \$424,565.34 (2025)



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)

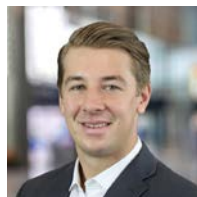
- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Printing Establishment
- Training Facility
- Warehouse



Contact us for more information



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**Broker *Sales Representative