

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

565 CONESTOGO RD, WATERLOO



LONG-TERM SUBLEASE IN A STRATEGIC LOCATION

The Tenant is currently undergoing plans to construct an addition on one of their facilities.

They are seeking interest from the market for the remaining ~ approx 7 years remaining on their term. Sub Tenants can benefit from below market Additional Rent of \$2.20/SF for 2026.

The unit features 22' clear height, 6 dock level doors, newly constructed office space and Hwy 85 exposure.

There is potential for a longer term lease with the Landlord or renewal option subject to negotiation.

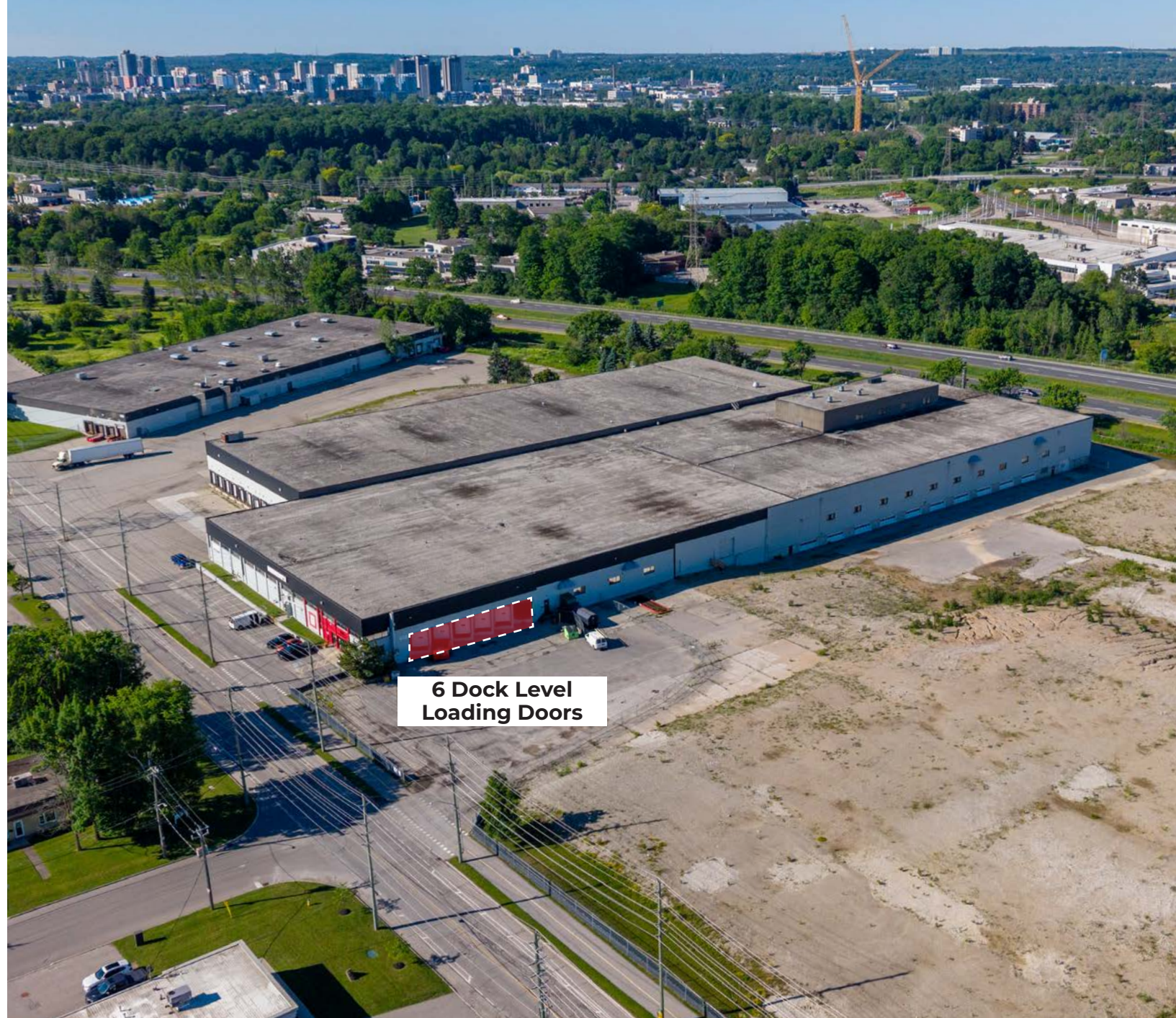
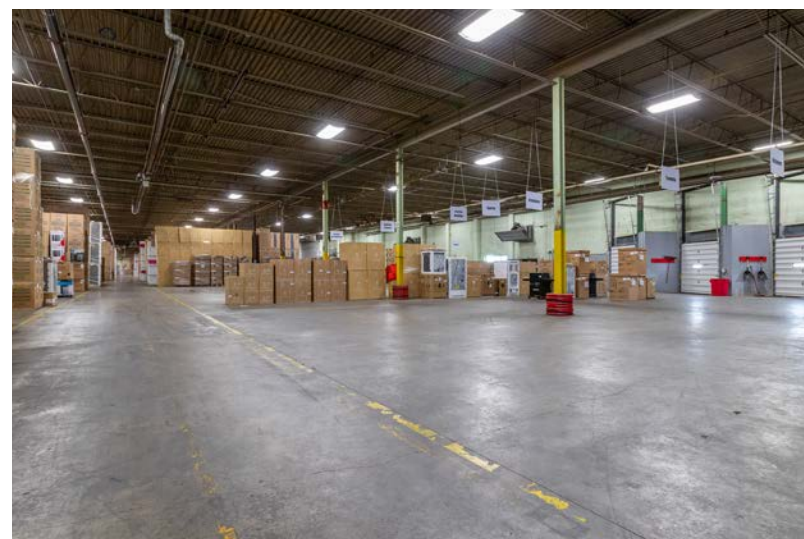
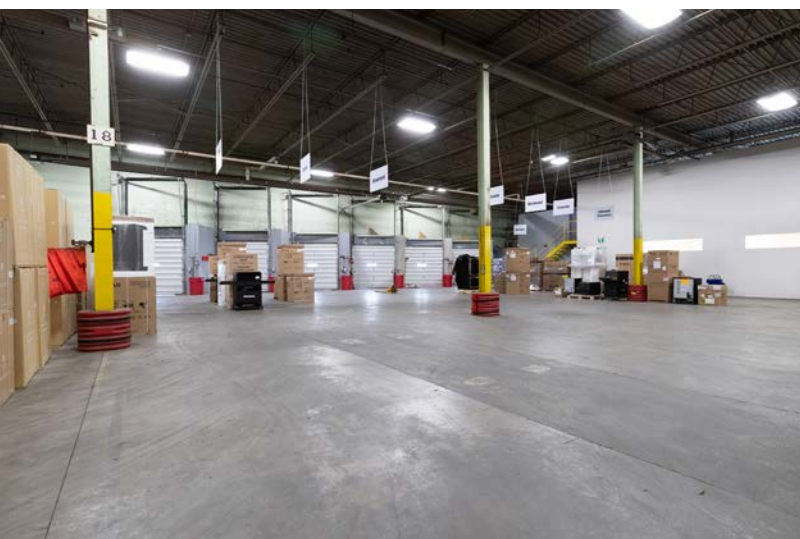
BUILDING AREA | 122,246 SF

DOCK LEVEL DOORS | 6

CLEAR HEIGHT | 22'

LEASE RATE | \$12.95 / SF Net

ADDITIONAL RENT | \$2.20 / SF



Highway #85
Access



6 Dock Level
Loading Doors



Nearby
Amenities



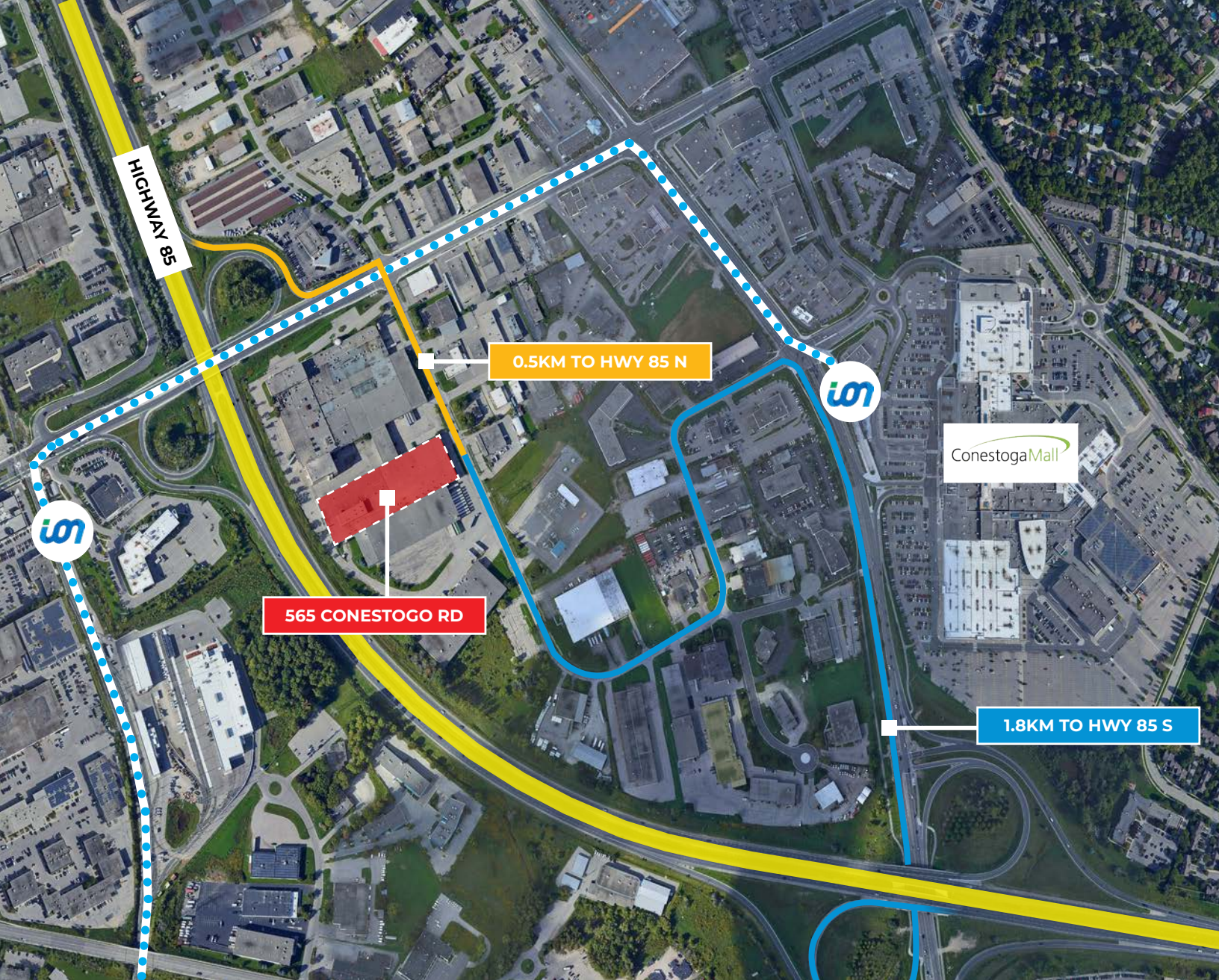
22'
Clear Height



LED
Lighting



GRT / LRT
Nearby



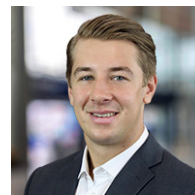
Contact us for more information



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**Broker *Sales Representative