

FOR LEASE

WHITNEY
Commercial Real Estate Services

640 BRIDGE ST W, WATERLOO



MODERN, FREESTANDING FLEX-INDUSTRIAL BUILDING WITH FINISHED OFFICE SPACE

Well-maintained property offers ample parking and 2 levels of collaborative workspace, lunch rooms, and private offices.

This 22' clear building features 2 drive-in doors, 3 dock-level doors, 600 Amps of power, finished office space and an existing 2-ton crane which can be re-commissioned with new crane rails.

Located in an amenity rich area with public transit adjacent to the property.

There are also various dining options, including restaurants, cafes, and fast food options, as well as shopping centres and grocery stores within a short distance of the building.

Easy access from Bridge St. & Labrador Dr. with lots of truck & car parking.

BUILDING AREA | 44,300 SF

ZONING | E1-27

DRIVE-IN DOORS | 1 (8' x 8')
1 (12' x 14')

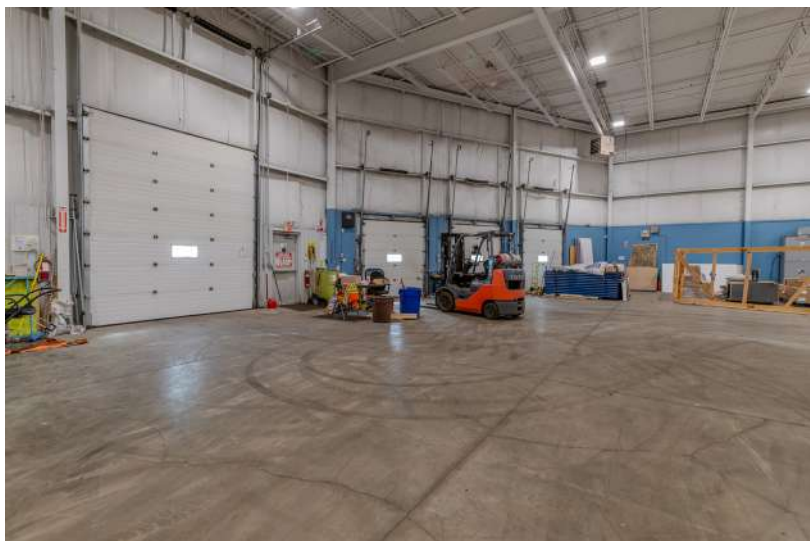
TRUCK LEVEL DOORS | 3 (8' x 9')

POWER | 600 Amps

CLEAR HEIGHT | 22'

LEASE RATE | \$13.50 / SF Net

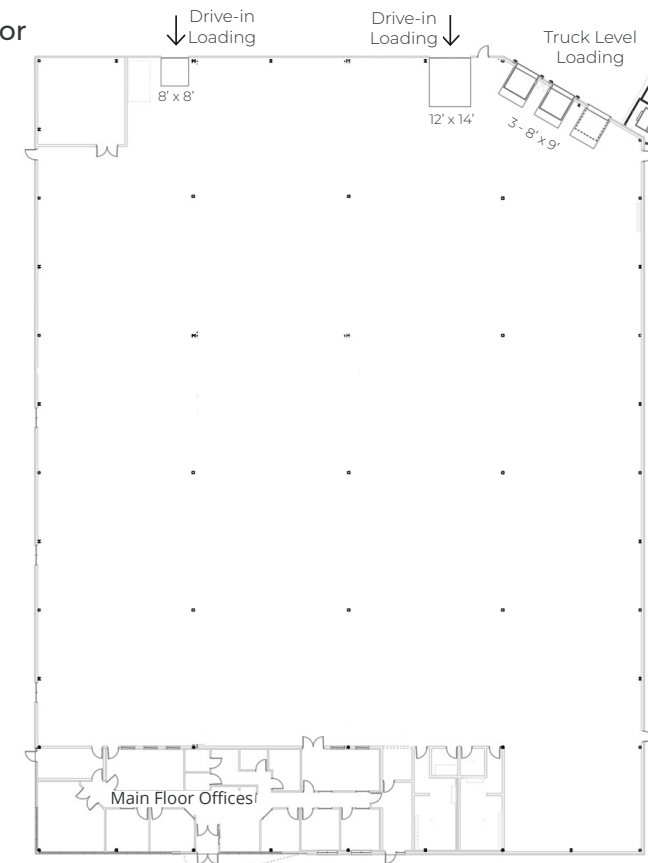
ADDITIONAL RENT | \$3.50 / SF



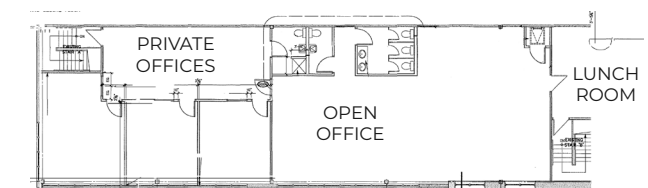
FLOOR PLAN

44,300 SF

Main Floor



Second Floor



High
Traffic Area



Transit
Nearby



On-site
Parking



Nearby
Amenities



~4km
to HWY 85



Corner
Exposure

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)
- Medical Clinic
- Office
- Printing Establishment



Contact us for more information



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**Broker *Sales Representative