

FOR LEASE

WHITNEY
Commercial Real Estate Services

550 PARKSIDE DR, WATERLOO - UNIT A3



FLEX-INDUSTRIAL SPACE FOR LEASE

High Quality, flex-industrial space for lease with bright reception, boardroom, server room, private offices, shop space and two bathrooms. HVAC distributed throughout with a 10' x 12' drive-in door with 13'10" clear height.

Ideal space for any service commercial business and advanced tech company.

Located within walking distance to LRT station, Sobey's and many amenities.

BUILDING AREA | 2,433 SF

ZONING | E2-27

LEASE RATE | \$13.00 / SF Net

ADDITIONAL RENT | \$7.02 / SF

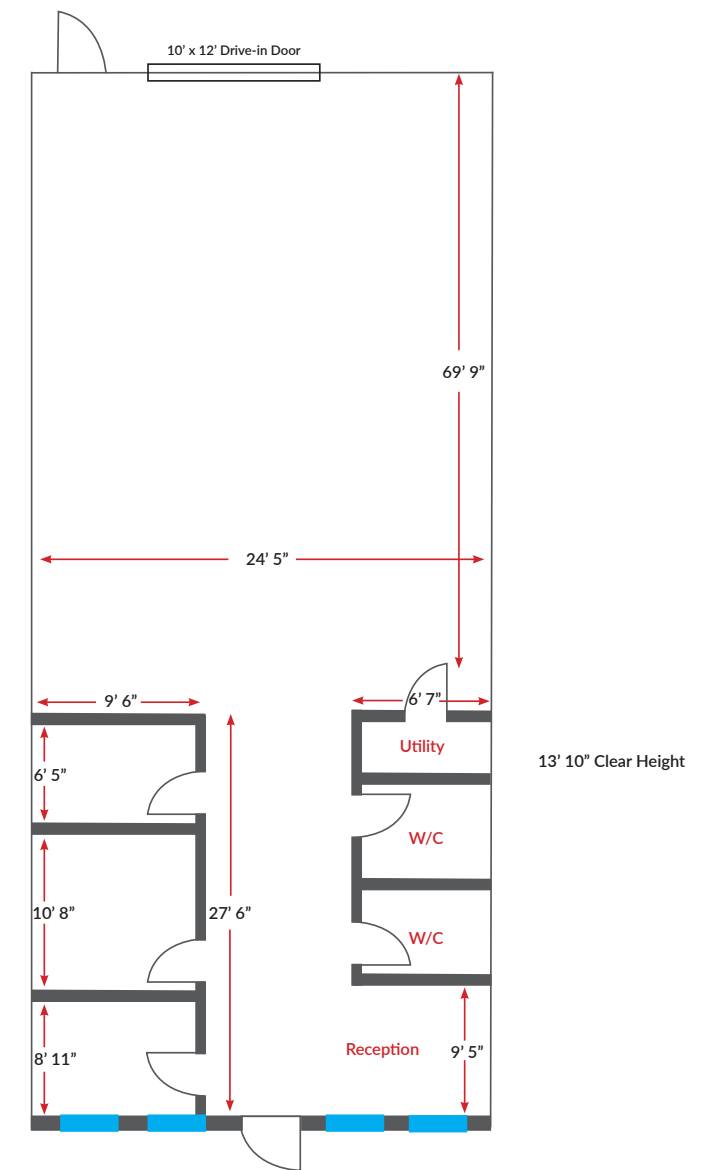
DRIVE-IN DOORS | 1 (10' x 12')

CLEAR HEIGHT | 13'10"



FLOOR PLAN

2,433 SF



Close Proximity
To HWY 85



Drive-up
Parking



LRT Station
Nearby



Amenities
Nearby



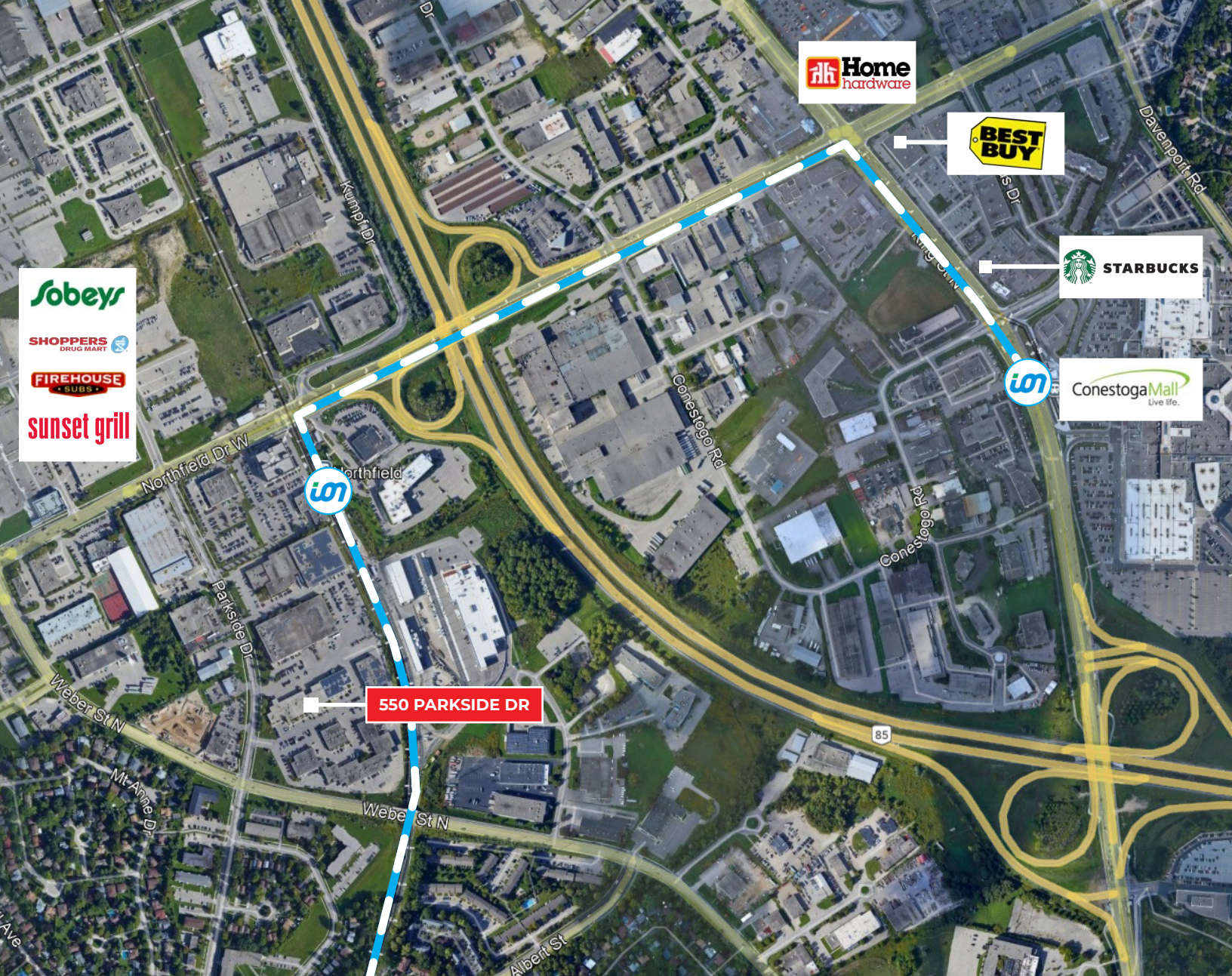
1 - 10' x 12'
Drive-in Door



E2-27
Zoning

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
Related To Advanced Tech
- Major Office
- Medical Clinic
- Office
- Printing Establishment
- Tech Office



Contact us for more information



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

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**Broker *Sales Representative