

FOR LEASE

WHITNEY
Commercial Real Estate Services

232 & 238 WOOLWICH ST S, BRESLAU



7,268 STANDALONE INDUSTRIAL BUILDING WITH OUTDOOR STORAGE

7,268 SF stand-alone industrial building available for lease in Breslau's industrial node.

The building features ~1 to ~1.5 acres of fully fenced, outdoor storage, 1,539 SF of office space over 2 floors and 4 drive-in doors. The building clear height ranges from 13' – 15'5", along with heavy power and ample on-site parking. Available Q1 2027.



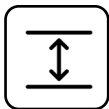
Outdoor Storage



Heavy Power



4 Drive-in Doors



13'5" - 15'5" Clear Height

FLEXIBLE SIZING OPTIONS

OPTION #1 | 7,268 SF + ~1 Acre

PRICING | \$16.00 / SF Net + \$5.50 / SF

OPTION #2 | 7,268 SF + ~1.5 Acres

PRICING | \$21.67 / SF Net + \$5.50 / SF

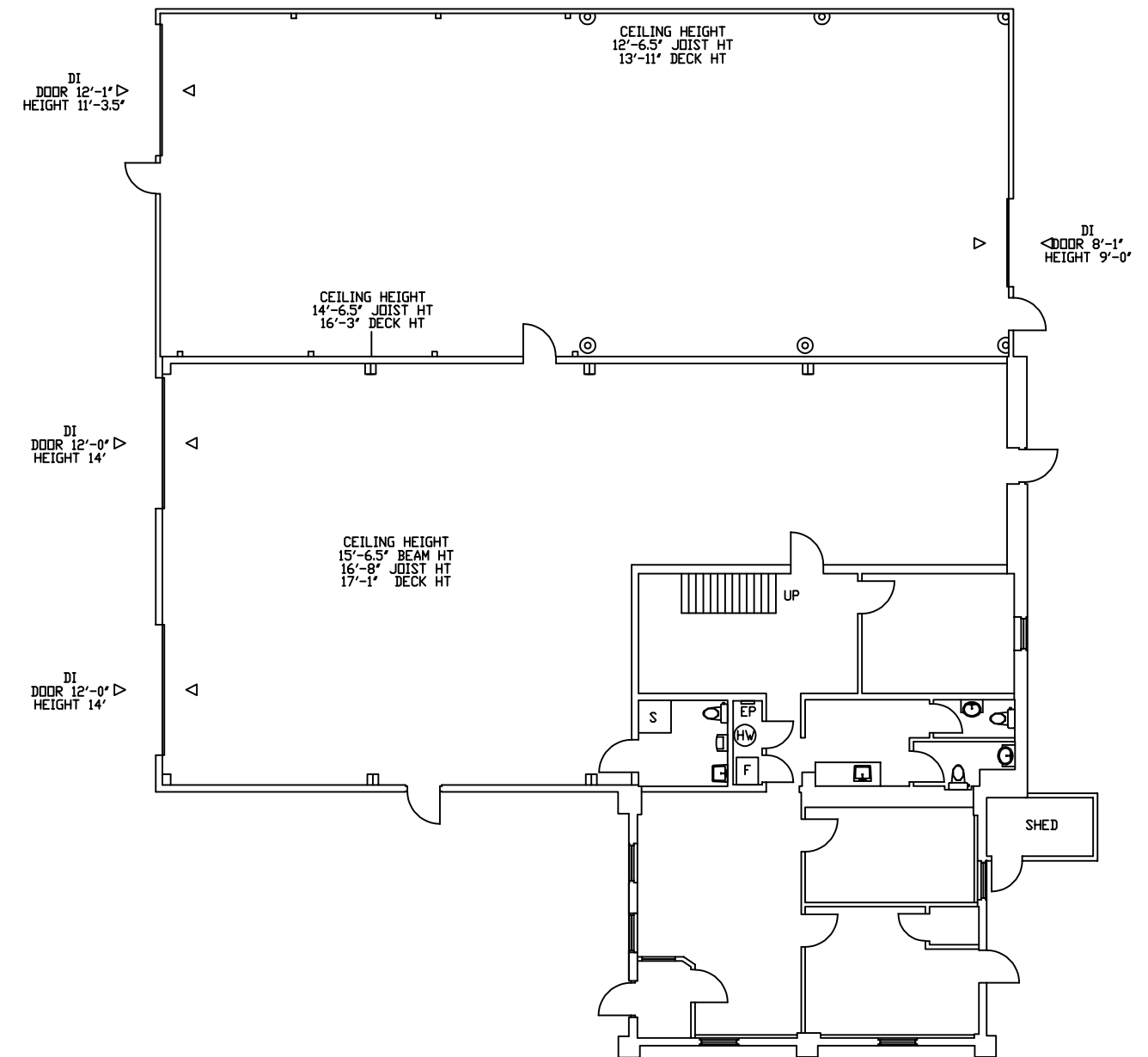
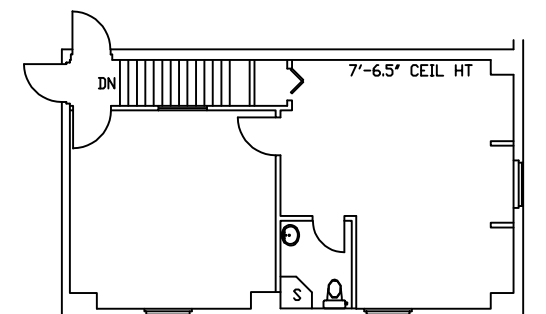
OPTION #3 | ~0.5 Acres (Land Only)

PRICING | \$3,200 / Month Gross

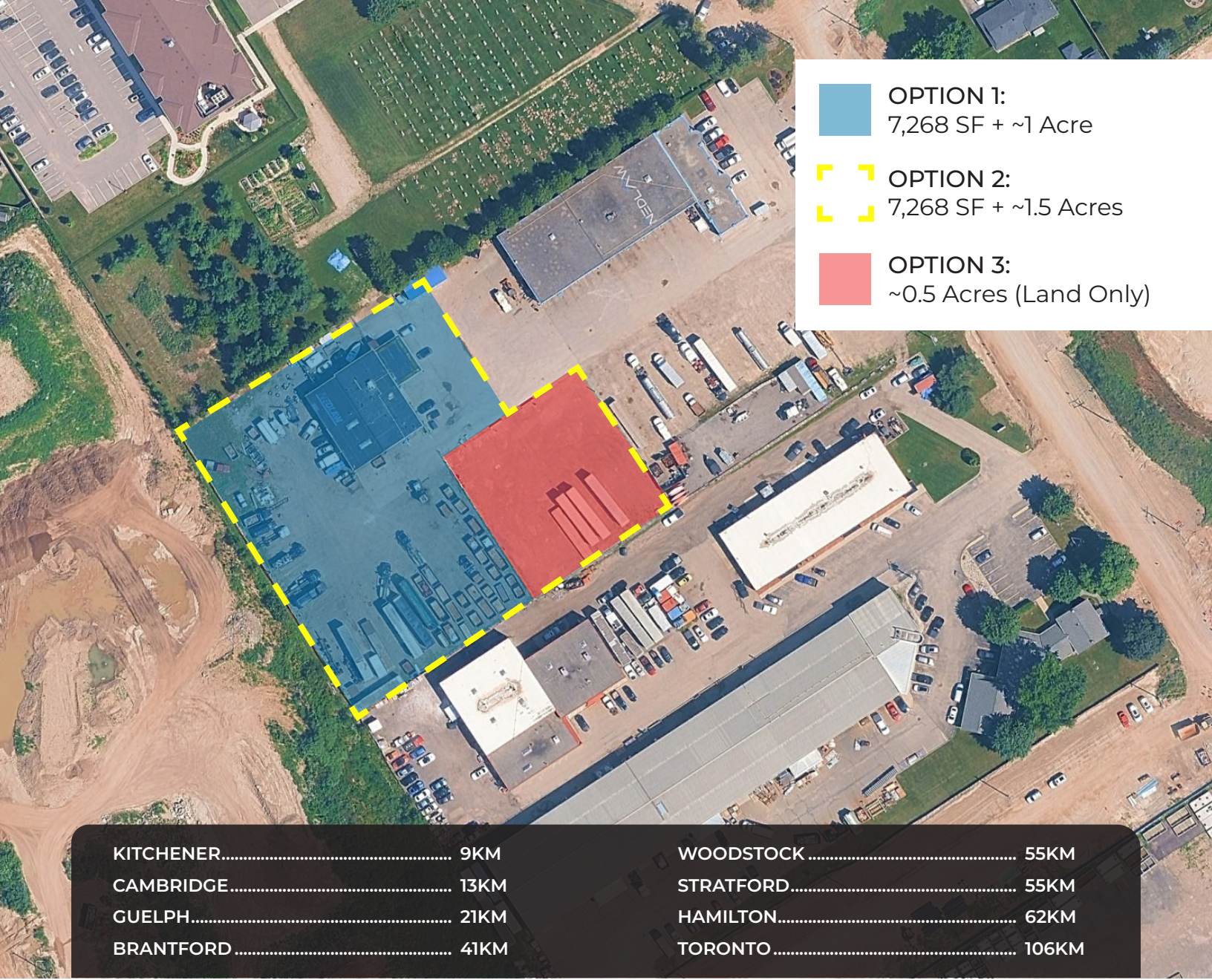


FLOOR PLAN

7,268 SF



OFFICE: 1,539 SF
WAREHOUSE: 4,963 SF
2ND FLOOR: 766 SF
RENTABLE: 7,268 SF
+ 62 SF SHED



- OPTION 1:
7,268 SF + ~1 Acre
- OPTION 2:
7,268 SF + ~1.5 Acres
- OPTION 3:
~0.5 Acres (Land Only)

KITCHENER..... 9KM
CAMBRIDGE..... 13KM
GUELPH..... 21KM
BRANTFORD..... 41KM

WOODSTOCK..... 55KM
STRATFORD..... 55KM
HAMILTON..... 62KM
TORONTO..... 106KM

Contact us for more information



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