# 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

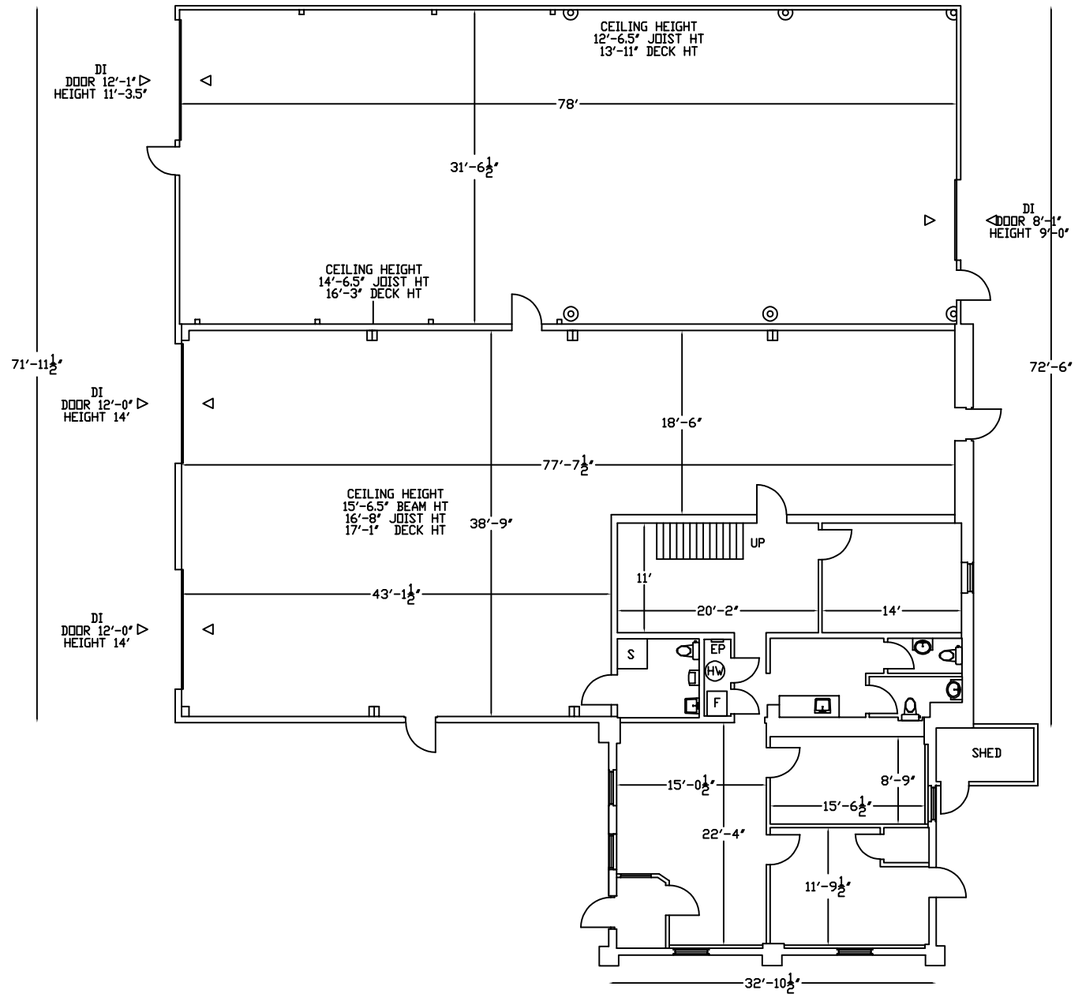
PRICING | $21.67 / SF Net + $5.50 / SF

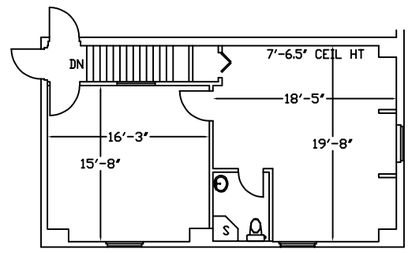
**OPTION #3** | ~0.5 Acres (Land Only)

PRICING | $3,200 / Month Gross

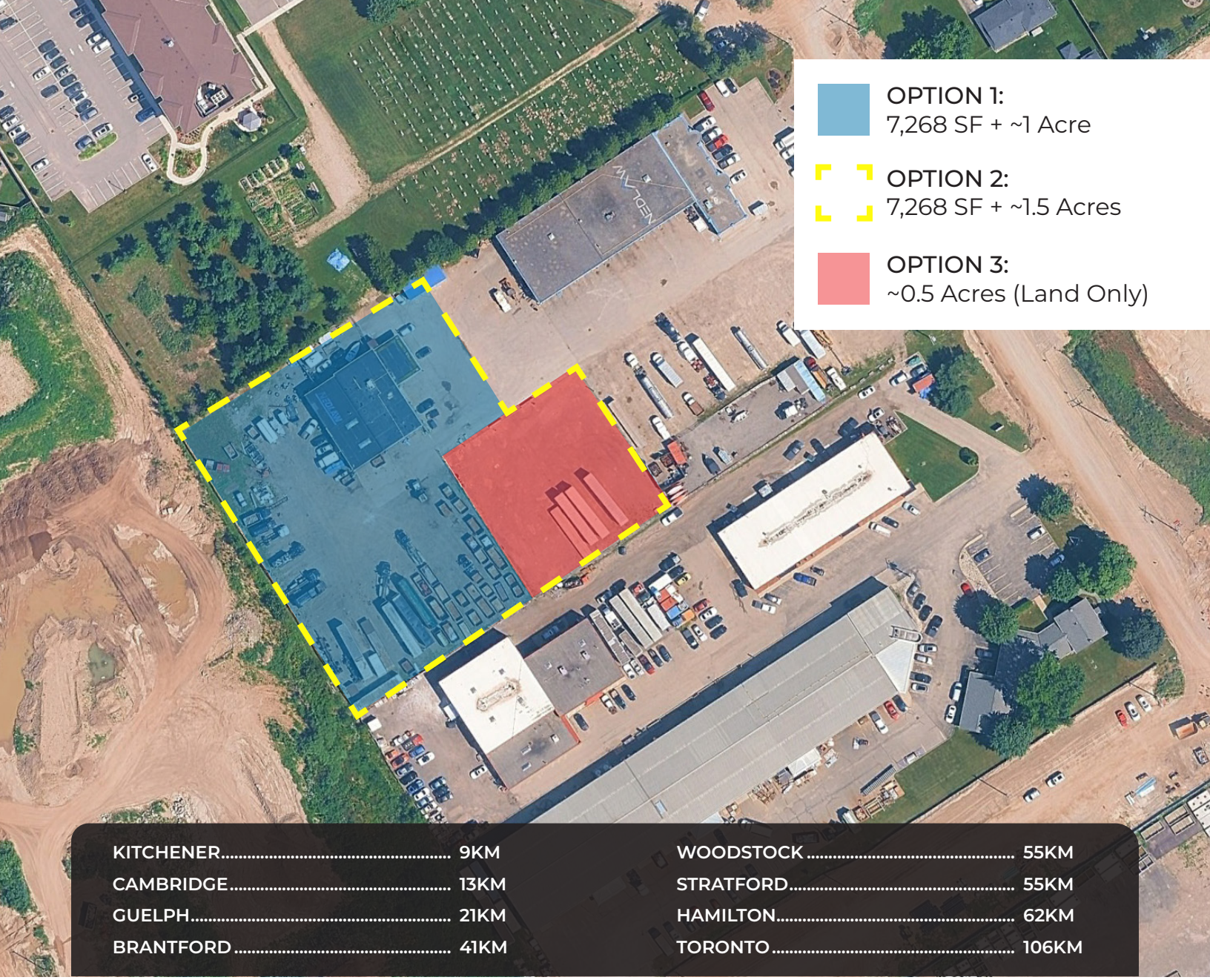
# FLOOR PLAN

7,268 SF




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

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|---|---|---|---|
| KITCHENER | 9KM | WOODSTOCK | 55KM |
| CAMBRIDGE | 13KM | STRATFORD | 55KM |
| GUELPH | 21KM | HAMILTON | 62KM |
| BRANTFORD | 41KM | TORONTO | 106KM |

## Contact us for more information

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**Broker *Sales Representative