

FOR LEASE

WHITNEY
Commercial Real Estate Services

550 PARKSIDE DR, WATERLOO - UNIT A1-2



FLEX-INDUSTRIAL SPACE FOR LEASE

High Quality, flex-industrial space for lease.

The unit features a boardroom, bright reception, 4 private offices, kitchenette, temperature controlled shop space and two bathrooms.

The unit has a 10' x 12' drive in door with 13'9" clear height. Located within walking distance to LRT station, Sobeys and many amenities.

AVAILABLE AREA | 4,233 SF

ZONING | E2-27

LEASE RATE | \$13.00 / SF Net

ADDITIONAL RENT | \$7.02 / SF

CLEAR HEIGHT | 13'9"

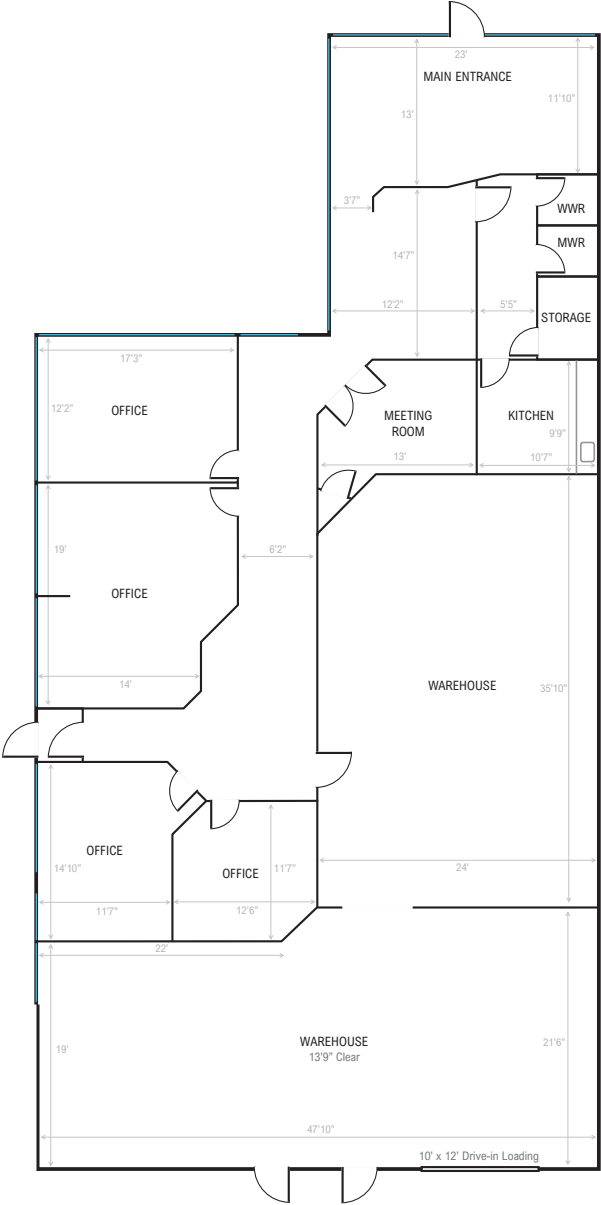
POWER | 600V / 125 Amps

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



FLOOR PLAN

4,233 SF




Close Proximity
To HWY 85


Drive-up
Parking


LRT Station
Nearby


Amenities
Nearby


Temperature
Controlled Shop


600V / 125A
Power

PERMITTED USES (Complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- 'Light' Industrial Assembly Related To Advanced Tech
- 'Light' Industrial Manufacturing Related To Advanced Tech
- 'Light' Industrial Processing Related To Advanced Tech
- Makerspace (Class A)
- Medical Clinic
- Training Facility



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

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative