

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

6 SEREDA RD, KITCHENER



## FREESTANDING FLEX-INDUSTRIAL FACILITY

4,323 SF freestanding flex industrial facility with excellent HWY 85 exposure.

The building was constructed in 2012 and offers ample on-site parking, 2-levels of well-appointed office space and quick access to HWY 85 north & southbound interchanges via Wellington St N.

**BUILDING AREA** | 4,323 SF

**LAND AREA** | 0.324 Acres

**ZONING** | M-2

**LEASE RATE** | \$16.50 / SF Net

**ADDITIONAL RENT** | \$5.50 / SF

**POWER** | 3 Phase 200A / 600V

**CLEAR HEIGHT** | 24' - 25'

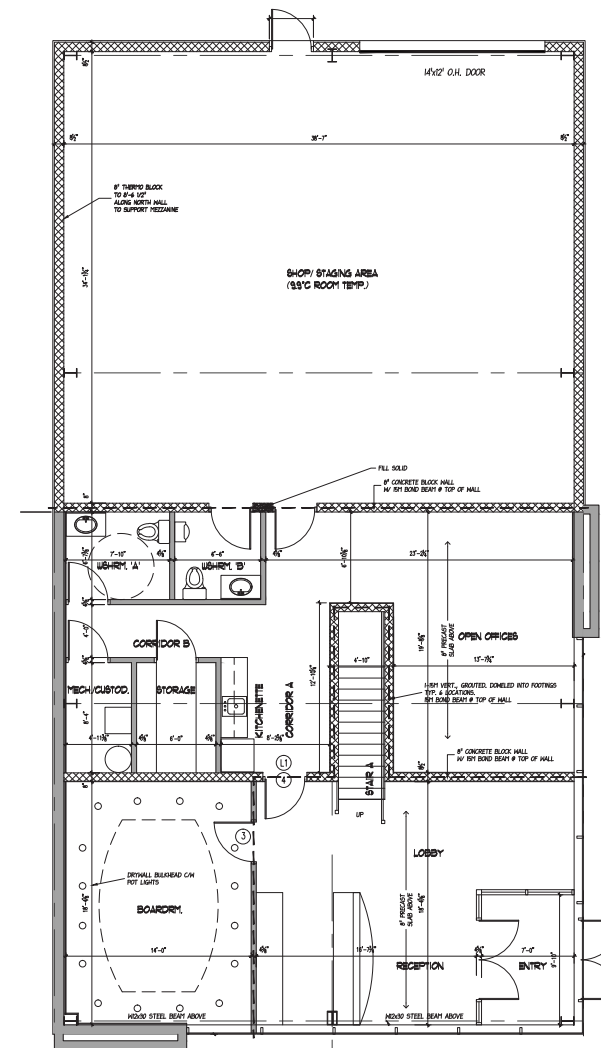
**DRIVE-IN DOOR** | 14' x 12'



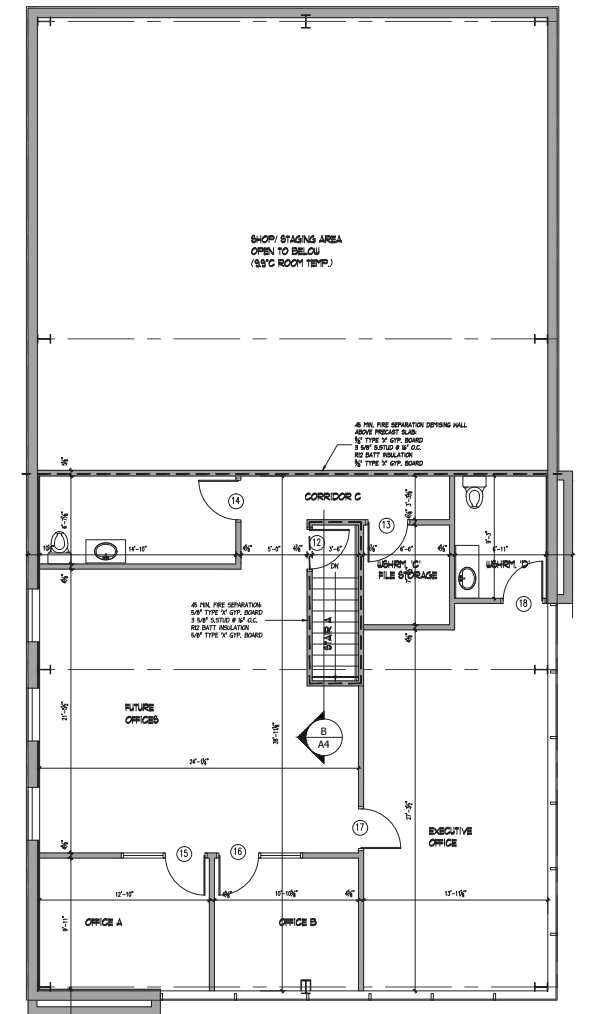


## FLOOR PLAN

4,323 SF



GROUND LEVEL



SECOND LEVEL



Prominent  
HWY 85 Exposure



Turn-key  
Facility



On-site  
Parking



200 Amps  
600 Volts



Transit  
Nearby



Oversized  
Drive-in Door

### PERMITTED USES (Complete list available upon request)

- Beverage-Making Equipment Sales
- Building Material and Decorating Supply Sales
- Car Wash
- Commercial Parking Facility
- Commercial Recreation
- Commercial Weighing
- Craftsman Shop
- Day Care Facility
- Office
- Veterinary Services
- Warehouse

|                   |      |                 |       |
|-------------------|------|-----------------|-------|
| HIGHWAY 8.....    | 1KM  | BRANTFORD ..... | 53KM  |
| HIGHWAY 401 ..... | 14KM | HAMILTON.....   | 66KM  |
| CAMBRIDGE.....    | 18KM | TORONTO .....   | 110KM |
| GUELPH.....       | 23KM | LONDON .....    | 111KM |

Contact us for more information



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