FOR SALE

WHITNEY
Commercial Real Estate Services

36 SASAGA DR, KITCHENER



TURN-KEY FLEX INDUSTRIAL FACILITY

Flex industrial facility available for sale in one of Kitchener's most desirable industrial nodes.

The building was fully renovated in 2020 and features 6,700 SF of A-Class office space, three drive-in bays with floor drains and oversized loading doors, 200a/600v 3-phase electrical service, LED lighting throughout and 14' - 18'3" clear heights. The building has the ability to be multi-tenanted, but is currently set up for a single user.

The owner-occupier will require a minimum of 6 months following a firm agreement to relocate their business.

BUILDING AREA | 11,235 SF

LAND AREA | 1.418 Acres

ZONING | EMP-2

DRIVE-IN DOORS | 3 Total
2 - (14' - 13')
1 - (16' x 14')

CLEAR HEIGHT | 14' - 18'3"

ASKING PRICE | $4,750,000

TAXES | $25,124.50 (2026)





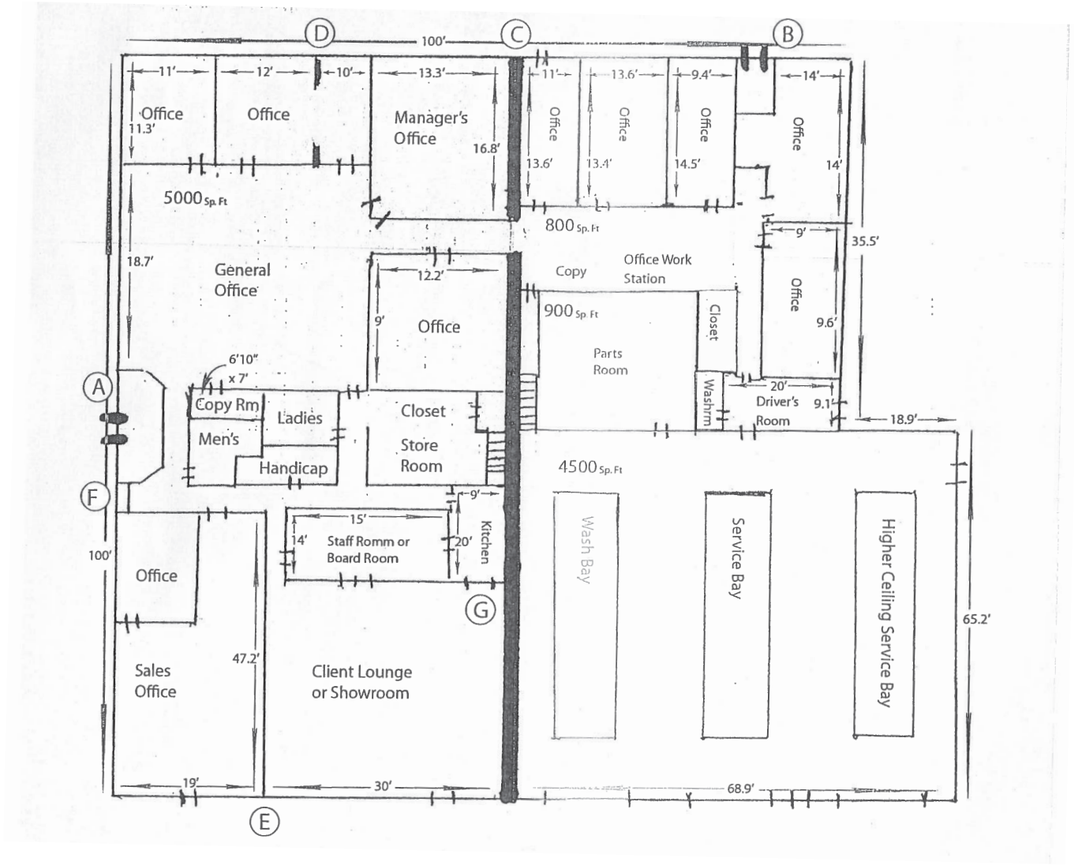






FLOOR PLAN

11,235 SF



3-Phase Power
200A / 600V

Transit
Nearby

Industrial
Park

Close Proximity
To Homer
Watson Blvd

3
Drive-in Doors

Mix of Private
& Open Offices

PERMITTED USES

(Complete list available upon request)

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Bulk Fuel & Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Heavy Repair Operation
- Indoor Recycling Operation
- Manufacturing
- Printing or Publishing Establishment
- Towing Compound
- Warehouse



HIGHWAY 7/8	3KM	LONDON	98KM
CAMBRIDGE	14KM	TORONTO	104KM
WATERLOO	16KM	BUFFALO BORDER	169KM
GUELPH	26KM	SARNIA BORDER	199KM

Contact us for more information



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**Broker *Sales Representative