

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

550 PARKSIDE DR, WATERLOO - UNIT A6R



925 SF FLEX - INDUSTRIAL UNIT WITH DRIVE-IN LOADING

Clear span, flex-industrial space for sublease in North Waterloo. The unit features 13'10" clear height and a 10' x 12' drive-in door.

Located within walking distance to an LRT station, Sobeys and many amenities. Benefit from drive-up parking in this professionally maintained complex in a great location.

The Landlord will consider a direct deal for a longer term tenant. Sublease expires April 30, 2027. No automotive uses permitted.

AVAILABLE SPACE | 925 SF

**LEASE RATE | \$2,300 / Month Gross
+ Utilities**

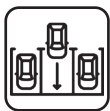
ZONING | E2-27

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

CLEAR HEIGHT | 13'10"



Near
HWY 85



Drive Up
Parking



Near LRT
Station



Drive-in
Loading

PERMITTED USES (complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- '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
- Office or Tech Office
- Printing Establishment
- Training Facility



Contact us for more information



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**Broker *Sales Representative