

# FOR SUBLEASE

**WHITNEY**  
Commercial Real Estate Services

## 50 NORTHLAND RD, WATERLOO - UNIT 200



### WAREHOUSE / MANUFACTURING INDUSTRIAL UNIT

Industrial unit available for sublease in North Waterloo. Located within close proximity to Hwy 85, LRT station and various GRT routes.

Unit features 18" clear height, secured outdoor storage, 6 dock level doors, 1 drive-in door, compressed air lines, sprinklers, extensive power distribution, 4,300 SF of fully finished office space, including staff lunch room, kitchenette, dedicated entrance, and a mix of private offices and open space.

**Sublease Expiry: 6/30/2027**

#### AVAILABLE AREA

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20,000 SF, 40,000 SF, 60,000 SF & 83,400 SF

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**LEASE RATE** | \$8.75 / SF Net

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**ADDITIONAL RENT** | \$5.31 / SF

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**ZONING** | E3-27

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**CLEAR HEIGHT** | 18'

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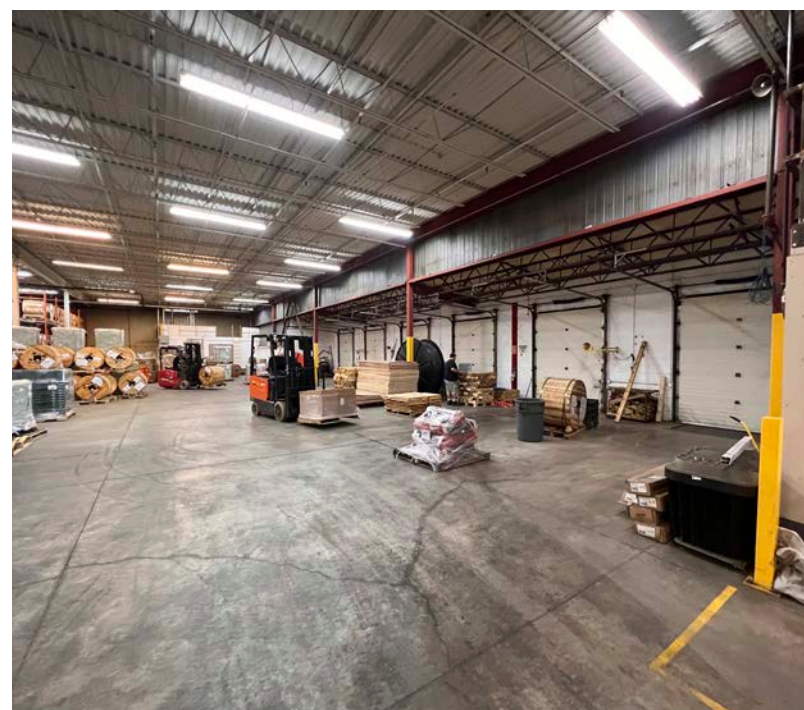
**POWER** | 600V / 200A

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**TOTAL DRIVE-IN DOORS** | 1 - 12' x 14' Door

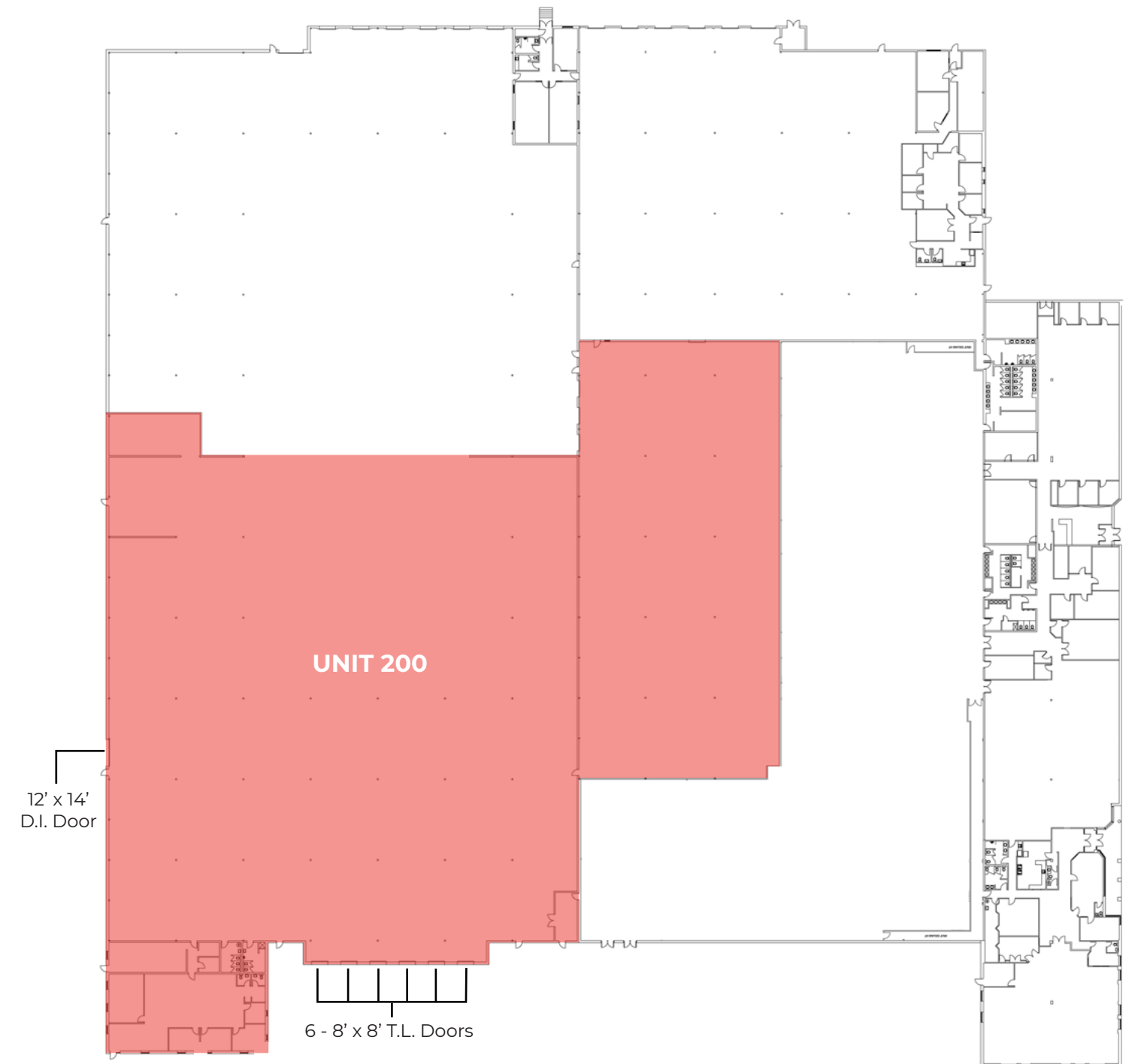
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**TOTAL TRUCK LEVEL DOORS** | 6 - 8' x 8' Doors



## FLOOR PLAN

UP TO 83,400 SF



Drive-In &  
Truck Level Doors



18'  
Clear Height



Highway 85  
Nearby



Ample  
Parking

### PERMITTED USES

(Complete List Available Upon Request)

- Industrial Assembly
- Manufacturing
- Office Space
- Outdoor Storage
- Truck Depot
- Warehousing



**ONLY 2 KM (5 MINUTES) TO HIGHWAY 85 / 7 ACCESS**

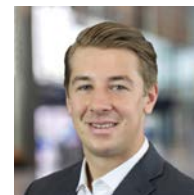
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\*\*Broker \*Sales Representative