

FOR LEASE

WHITNEY
Commercial Real Estate Services

139 DEARBORN PLACE, WATERLOO



HEAVILY IMPROVED INDUSTRIAL BUILDING

Freestanding industrial building with modern improvements. The building has been updated with air exchange units throughout, new overhead unit heaters and updated office space.

There are 3 cranes in place - 7 Ton Bridge, 5 Ton Rail & 1 Ton Rail. There is 1,200 Amps of power with Dock and Drive-in Loading. Ceiling heights range from 17' - 20'.



7 Ton
Bridge Crane



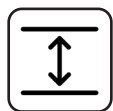
Upgraded
Lighting



Manufacturing



Close Proximity
to HWY 85



17' to 20'
Clear Height



Heavy Power
1,200 Amps /
600 Volts

BUILDING AREA | 30,000 SF

LAND AREA | 1.507 Acres

ZONING | E1-27

DRIVE-IN DOORS | 2 (12' x 12')

DOCK LEVEL DOORS | 1 (8' x 10')

CLEAR HEIGHT | 17' to 20'

POWER | 1,200 Amps / 600 Volts

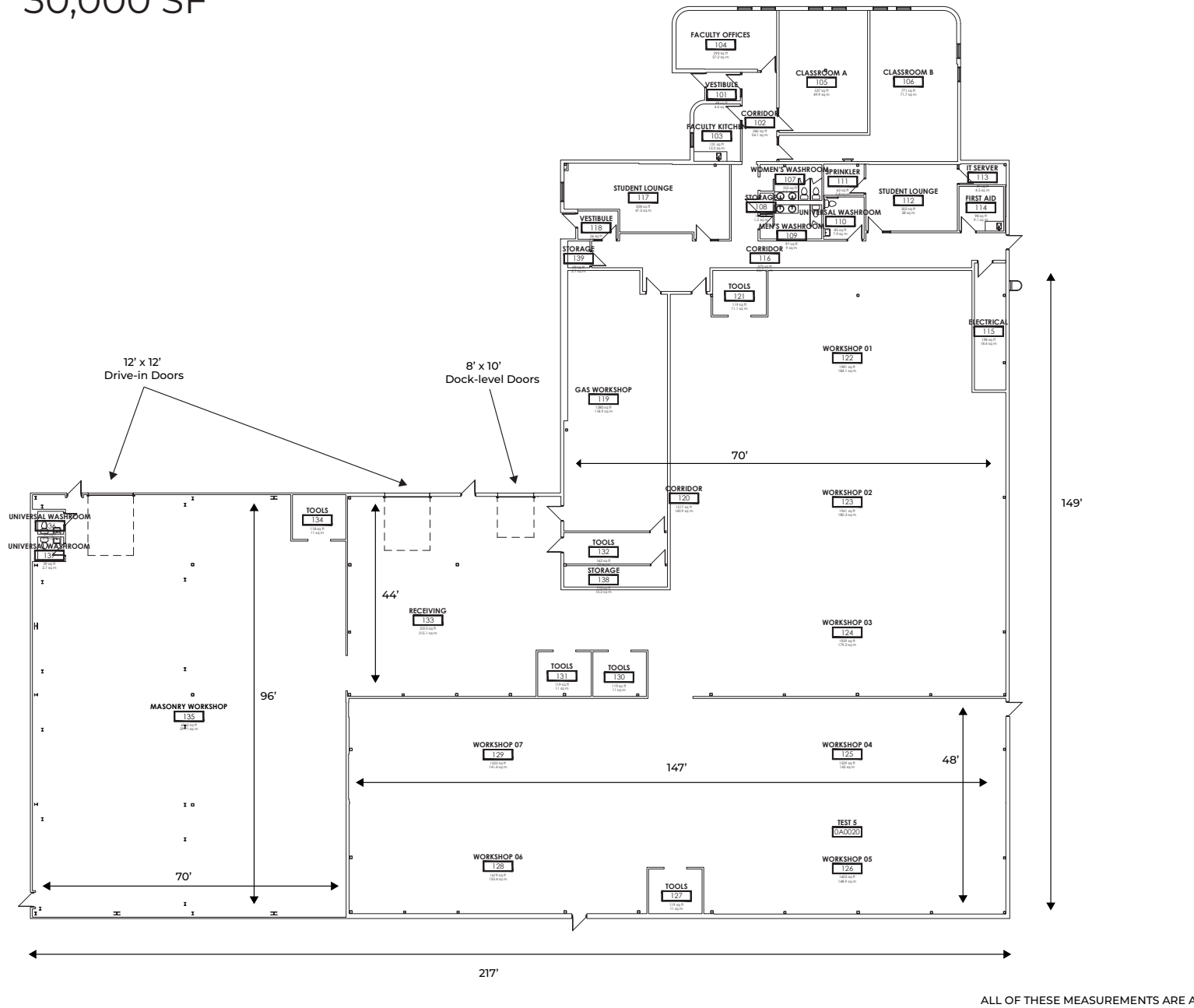
LEASE RATE | \$15.75 / SF Net

ADDITIONAL RENT | \$3.75 / SF

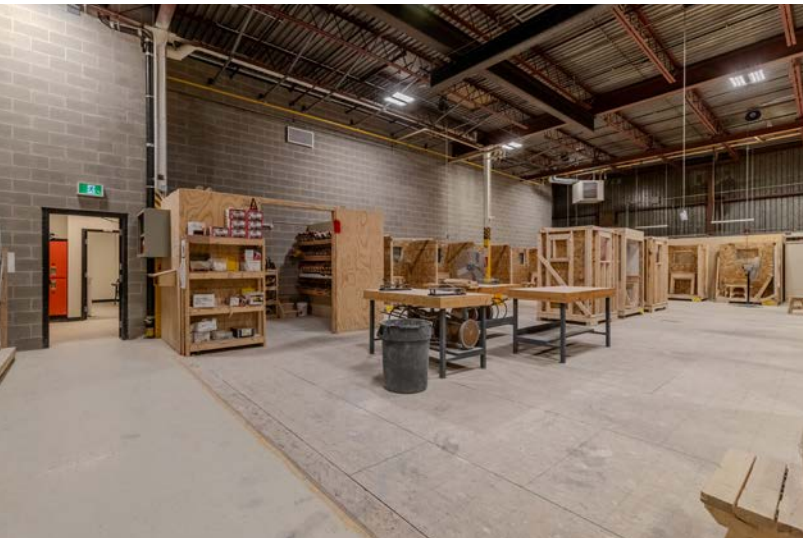


FLOOR PLAN

30,000 SF



ALL OF THESE MEASUREMENTS ARE AI



PERMITTED USES

(Complete list available upon request)

- ADVANCED TECH
- ARTIST STUDIO (CLASS B)
- AUTOMOBILE SERVICE CENTRE
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- CUSTOM SERVICE SHOP
- DATA CENTRE
- GOVERNMENT USE
- INDUSTRIAL
- OFFICE
- TRUCK DEPOT
- WAREHOUSE



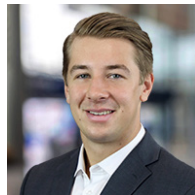
CAMBRIDGE..... 29KM
GUELPH..... 30KM
BRANTFORD 55KM
MILTON..... 63KM

HAMILTON..... 72KM
MISSISSAUGA 92KM
TORONTO 115KM
LONDON 117KM

Contact us for more information



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**Broker *Sales Representative