

FOR SALE/LEASE



36 CENTENNIAL ROAD
KITCHENER, ON

24,642 SF
Industrial Buildings on
6.258 Acres

The Opportunity

36 Centennial Road, Kitchener



Centrally located in Kitchener, ON, two industrial buildings consisting of 24,642 SF on 6.258 acres. Property features include 19'7" clear ceiling height, drive-in doors, second floor concrete mezzanine, short-term leases that can be terminated for vacant possession and EMP-2 (General Industrial Employment) zoning that permits a wide range of uses, including but not limited to truck transport terminal, truck repair, manufacturing, warehousing, and contractors establishment.



Total Building Area
24,642 SF
(2 buildings)



Land Area
6.258 Acres



Ceiling Heights
19'7"



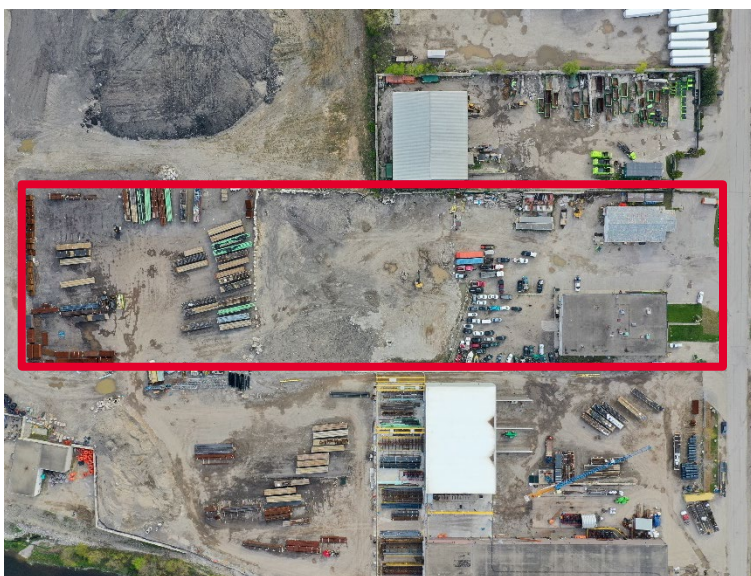
Loading
8 Drive-In Doors



Zoning
EMP-2 (44)



Power
400 amps/
600 volts



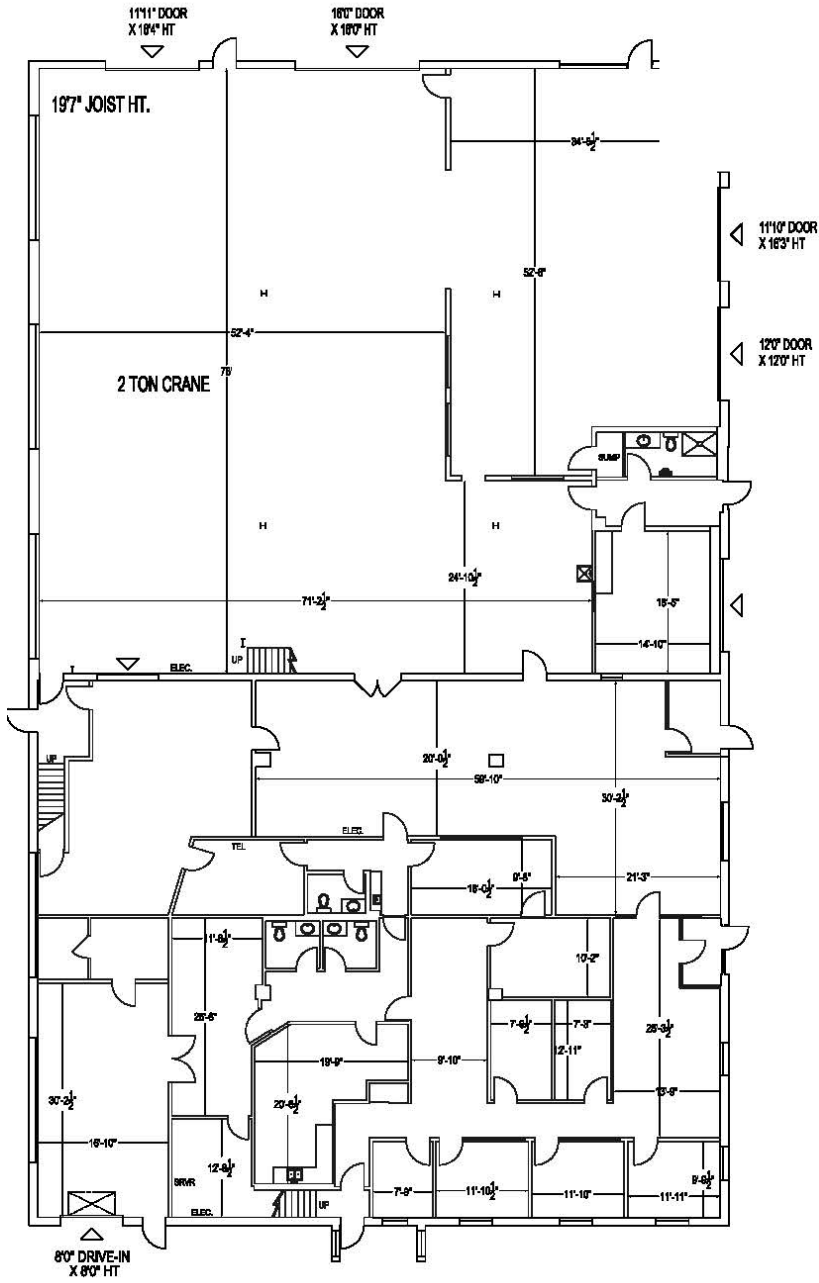
Property Specifications 36 Centennial Road, Kitchener

Total Building Area:	24,642 SF
Warehouse:	13,348 SF
Office:	11,294 SF
Land Area:	6.258 acres
Ceiling Heights:	19'7"
Loading Doors:	8 Drive-in Doors
Power:	400 amps/600 volts
Zoning:	EMP-2 (44)
Taxes:	\$50,495.01 (2022)

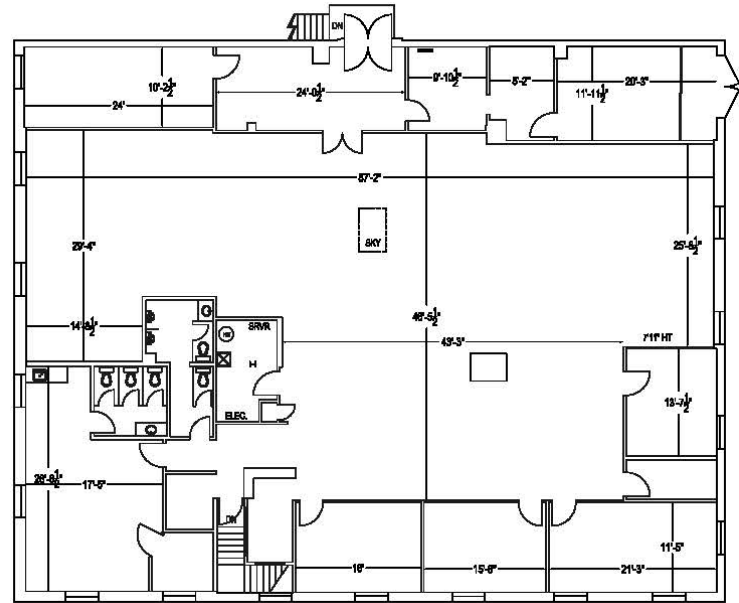
Asking Price: \$10,250,000
Lease Rate: \$35,000 net/month



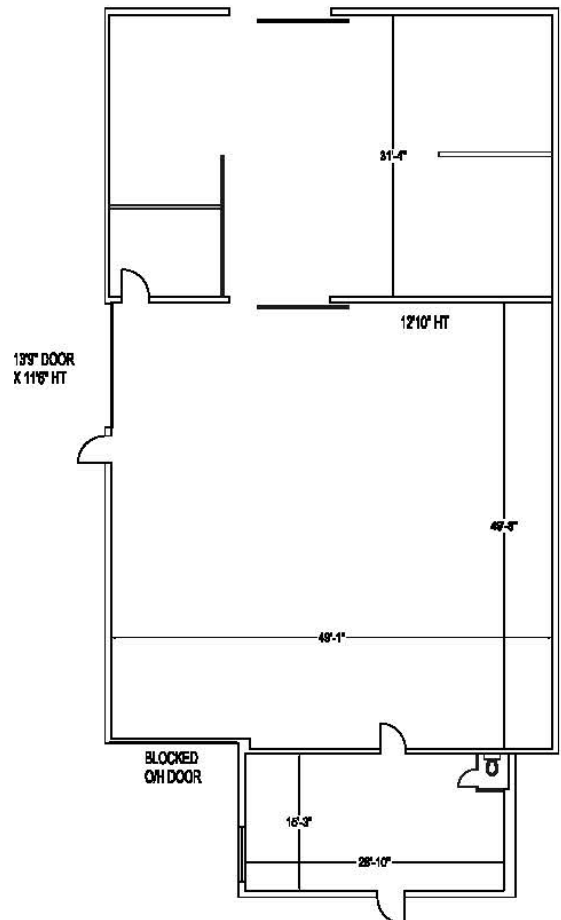
Building 1
Ground Floor - 13,529 SF \approx



Building 1
Second Floor - 6,446 SF



Building 2 - 4,667 SF



LOCATION OVERVIEW

36 Centennial Road, Kitchener



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