

# FOR LEASE



**36 CENTENNIAL ROAD**  
KITCHENER, ON

**Up to 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 finished office area 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 contactors establishment. Building and land area available in smaller and separate configurations on flexible lease terms.



**Total Building Area**  
24,642 SF  
(2 buildings)



**Total Land Area**  
6.258 Acres



**Ceiling Heights**  
19'7"



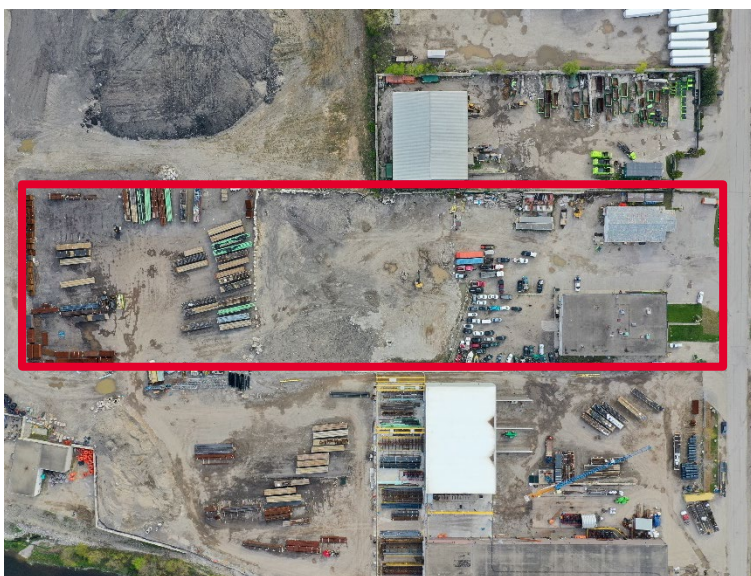
**Loading**  
8 Drive-In Doors



**Zoning**  
EMP-2 (44)



**Power**  
400 amps/  
600 volts





# Entire Property Specifications

36 Centennial Road, Kitchener

<b>Total Building Area:</b>	24,642 SF
<b>Warehouse:</b>	13,348 SF
<b>Office:</b>	11,294 SF
<b>Total Land Area:</b>	6.258 acres
<b>Ceiling Heights:</b>	19'7"
<b>Loading Doors:</b>	8 Drive-in Doors
<b>Power:</b>	400 amps/600 volts
<b>Zoning:</b>	EMP-2 (44)
<b>Taxes:</b>	\$52,983.35 (2023)

**Lease Rate: \$35,000 net/month**





# Building 1 Specifications

36 Centennial Road, Kitchener



<b>Total Building Area:</b>	19,975 SF
<b>Warehouse:</b>	8,861 SF
<b>Office:</b>	11,294 SF
<b>Land Area:</b>	Approx 1 acre
<b>Ceiling Heights:</b>	19'7"
<b>Loading Doors:</b>	6 Drive-in Doors
<b>Power:</b>	400 amps/600 volts
<b>Zoning:</b>	EMP-2 (44)
<b>Estimated TMI:</b>	\$5.35 psf/yr (2024)

**Lease Rate: \$12.00 psf/yr**





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**Available Land Area:**

up to 4 acres (available in 1 acre configurations)

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**Zoning:**

EMP-2 (44)

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**Lease Rate:**

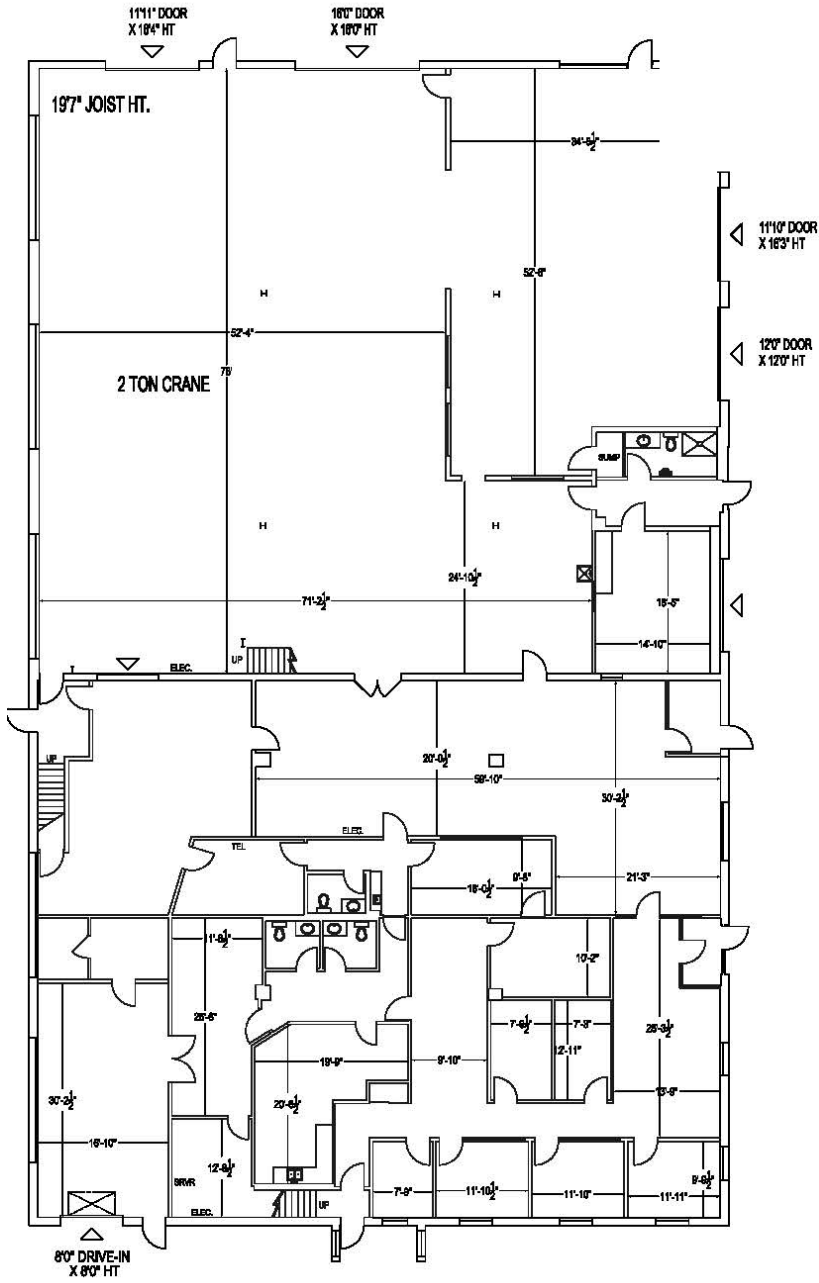
\$4,500 per acre/month

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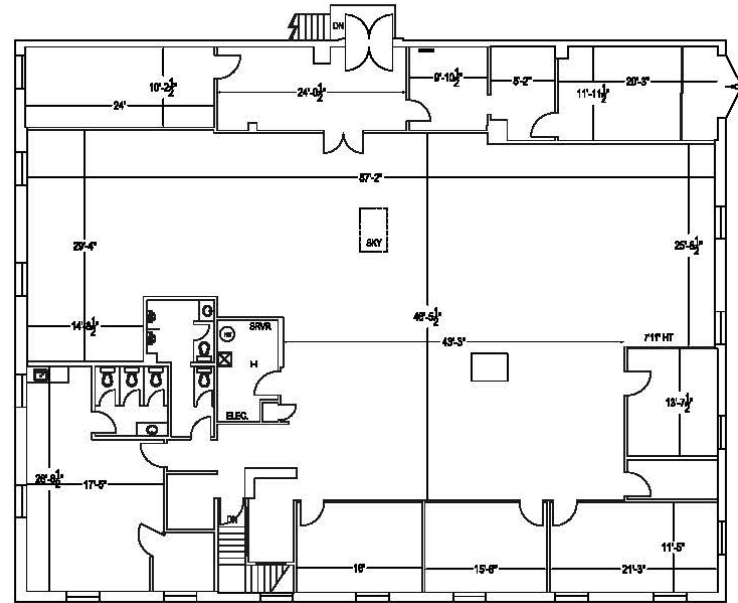




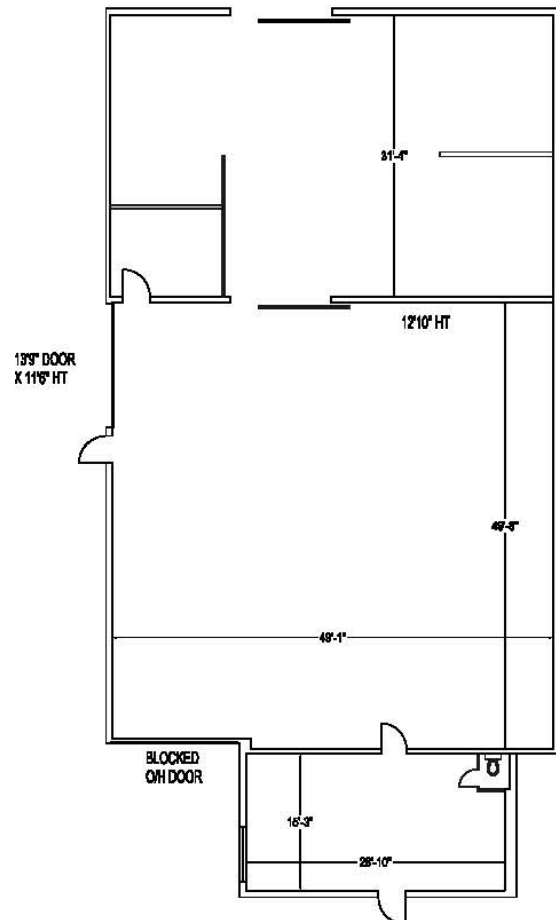
**Building 1**  
Ground Floor - 13,529 SF $\approx$



**Building 1**  
Second Floor - 6,446 SF



**Building 2 - 4,667 SF**



# LOCATION OVERVIEW

36 Centennial Road, Kitchener



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