

# Freestanding Industrial Building

90 Baffin Place | Waterloo, ON



## Contact Us

Mel de Oliveira\*\*, CCIM  
Vice President  
+1 519 340 2311  
[mel.deoliveira@cbre.com](mailto:mel.deoliveira@cbre.com)

# Property Details

This 10,000-square-foot freestanding industrial building sits on 1.041 acres in Waterloo’s Northland Business Park and includes a 1,000-square-foot office area. The property features a 16-foot clear ceiling height, a loading dock, and a drive-in overhead door, making it suitable for a variety of industrial uses. It is available for sale or lease with or without existing metal panel fabrication and painting equipment, providing flexibility for buyers or tenants. Possession is immediate with the equipment or within 120 days without. Located in Northland Business Park, the property benefits from a well-established industrial neighborhood with excellent access to major transportation routes, local amenities, and a strong business community, making it an ideal location for manufacturing and distribution operations.

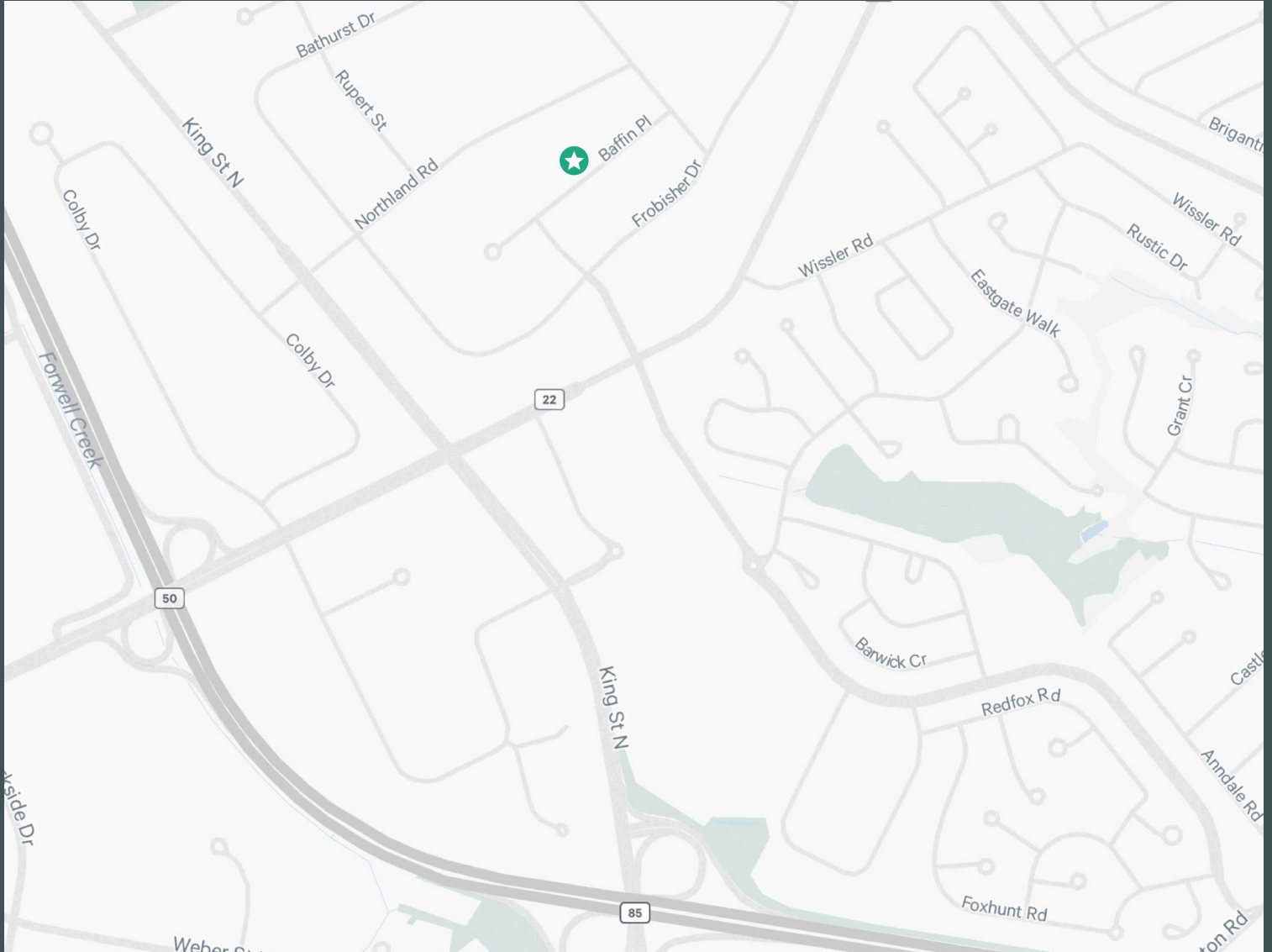
Property Details	
Total Building Size	Up to ±10,000 Sq. Ft.
Doors	1 Loading Dock and 1 Drive-in
Zoning	E3-27
Property Taxes (2025)	\$32,476.69
Lease Rate	\$13.50 per Sq. Ft. Net
Sale Price	\$3,295,000



## Freestanding Industrial Building

90 Baffin Place | Waterloo, ON

# For Lease or Sale



## Contact Us

**Mel de Oliveira\*\*, CCIM**

Vice President

+1 519 340 2311

[mel.deoliveira@cbre.com](mailto:mel.deoliveira@cbre.com)

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | \*\*Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth