

# Freestanding Industrial Building

90 Baffin Place | Waterloo, ON



## Contact Us

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# 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

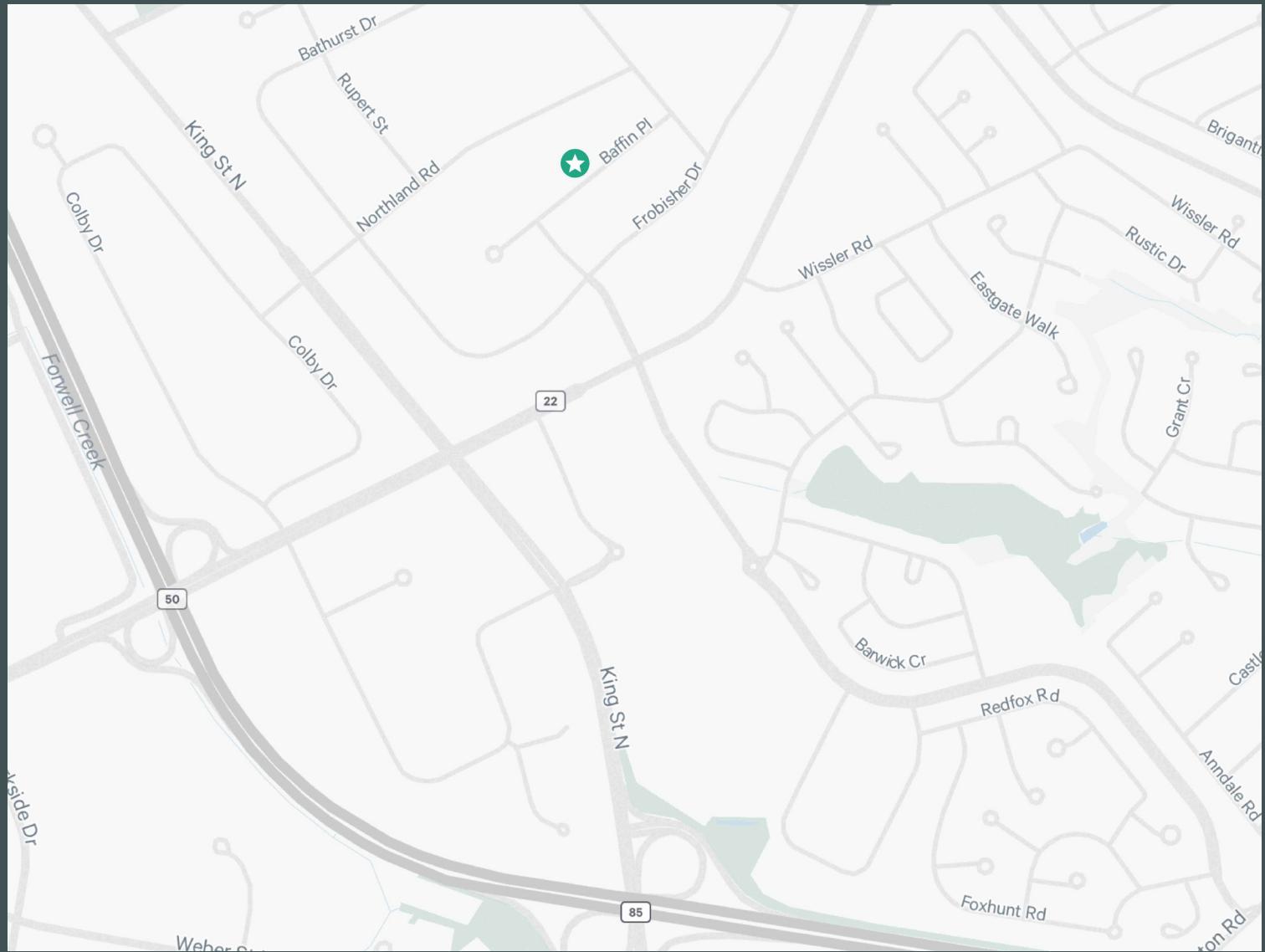
Total Building Size	Up to ±10,000 Sq. Ft.
Doors	1 Loading Dock and 1 Drive-in
Zoning	E3-27
Property Taxes (2025)	\$32,476.69
Lease Rate	\$13.50 per Sq. Ft. Net
Sale Price	\$3,295,000



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For Lease or Sale



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