

CLASS "A" INDUSTRIAL SPACE

FOR LEASE

216 BATHURST DRIVE, WATERLOO



FOR MORE INFORMATION, CONTACT:

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CONNOR WARD

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***Sales Representative *Broker*



**CUSHMAN &
WAKEFIELD**
Waterloo Region

216 BATHURST DRIVE, WATERLOO



LOCATED IN THE PROMINENT NORTHLAND BUSINESS PARK

Modern, clean, freestanding warehouse available for lease in North Waterloo. The building is fully climate-controlled featuring 18' clear ceilings, two truck level and drive-in loading. The office space is a mix of open concept and private offices, meeting rooms, a full kitchen with an outdoor patio. A new roof was installed in 2024. There is room for a 20,000 SF expansion on the adjacent site. The property is well located with close proximity to Conestoga Mall, the LRT and Highway 85.

Total Building Area	23,344 SF
Zoning	E3-27
Ceiling Height	18'
Loading	1- 12' x 14' drive-in door and 2 - 8' x 10' truck level doors
Power	600 volts/ 400 amps
TMI	\$9.31 SF
Possession	October 1st, 2026

ASKING LEASE RATE SF **\$13.95**

LOCATION AND DEMOGRAPHICS



TRANSIT & ACCESSIBILITY

Served by the ION Light Rail Transit
Direct access to Highway 85 and connectivity to Highway 401

EMPLOYMENT RATE

95%+ employment rate (historically strong and stable)

EDUCATION

65%+ of residents with post-secondary education

Supported by University of Waterloo and Wilfrid Laurier University

POPULATION

650,000+
(WATERLOO REGION)
121,000 (CITY OF WATERLOO)

LABOUR FORCE

350,000+
TOTAL LABOUR FORCE IN WATERLOO REGION

KEY INDUSTRIES

TECHNOLOGY
ADVANCED
MANUFACTURING
LOGISTICS & DISTRIBUTION
EDUCATION & RESEARCH

Strategically located in North Waterloo, 216 Bathurst Drive offers exceptional connectivity with immediate access to Highway 85 offering convenient links to Highway 401, while providing efficient travel throughout Waterloo Region and South Western Ontario.

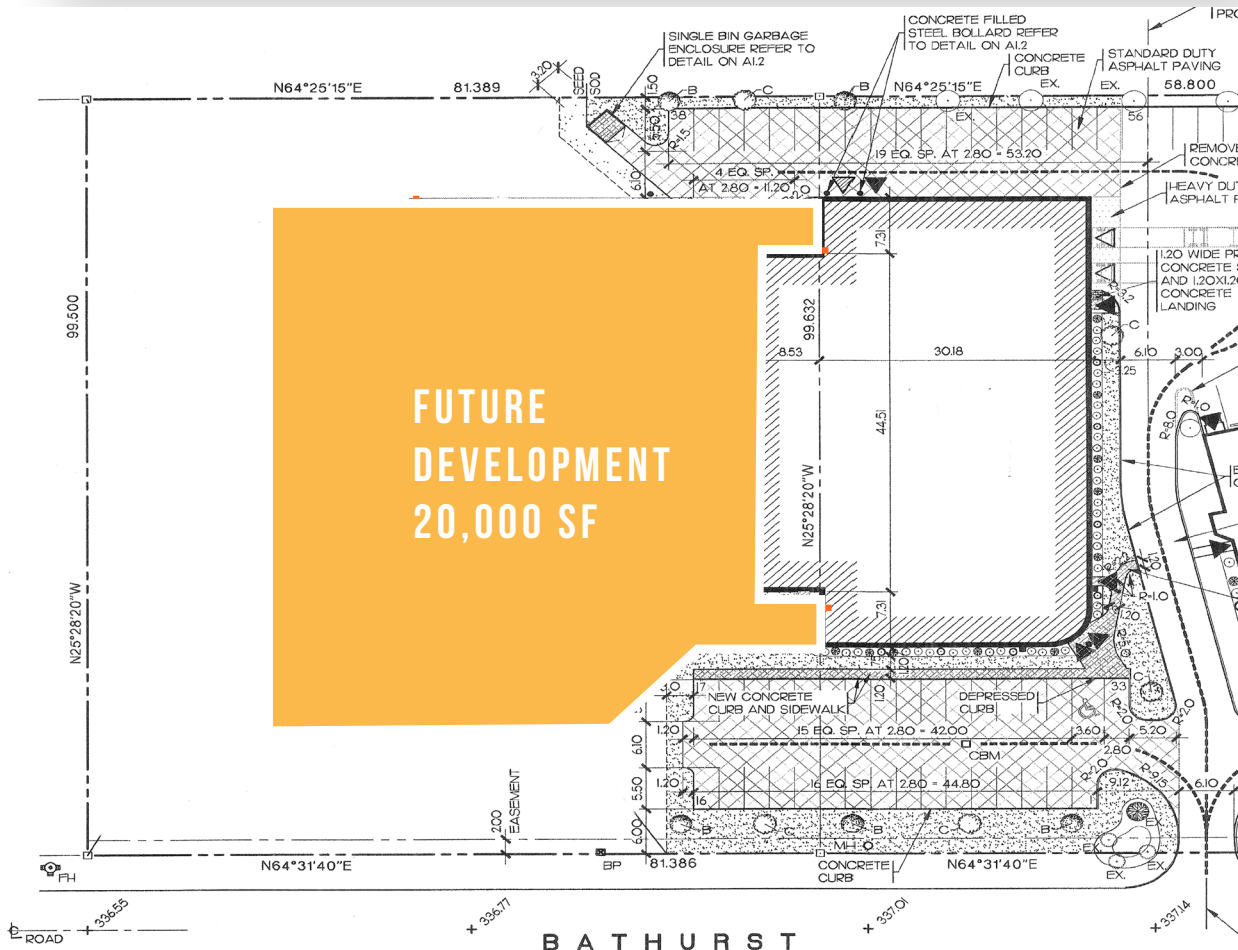
The property is situated near key amenities including Conestoga Mall and is within close proximity to the ION Light Rail Transit, offering strong transit access for employees. Its location within a well-established commercial and industrial corridor ensures excellent accessibility, visibility, and convenience for a wide range of business operations.

ZONING: PERMITTED USES

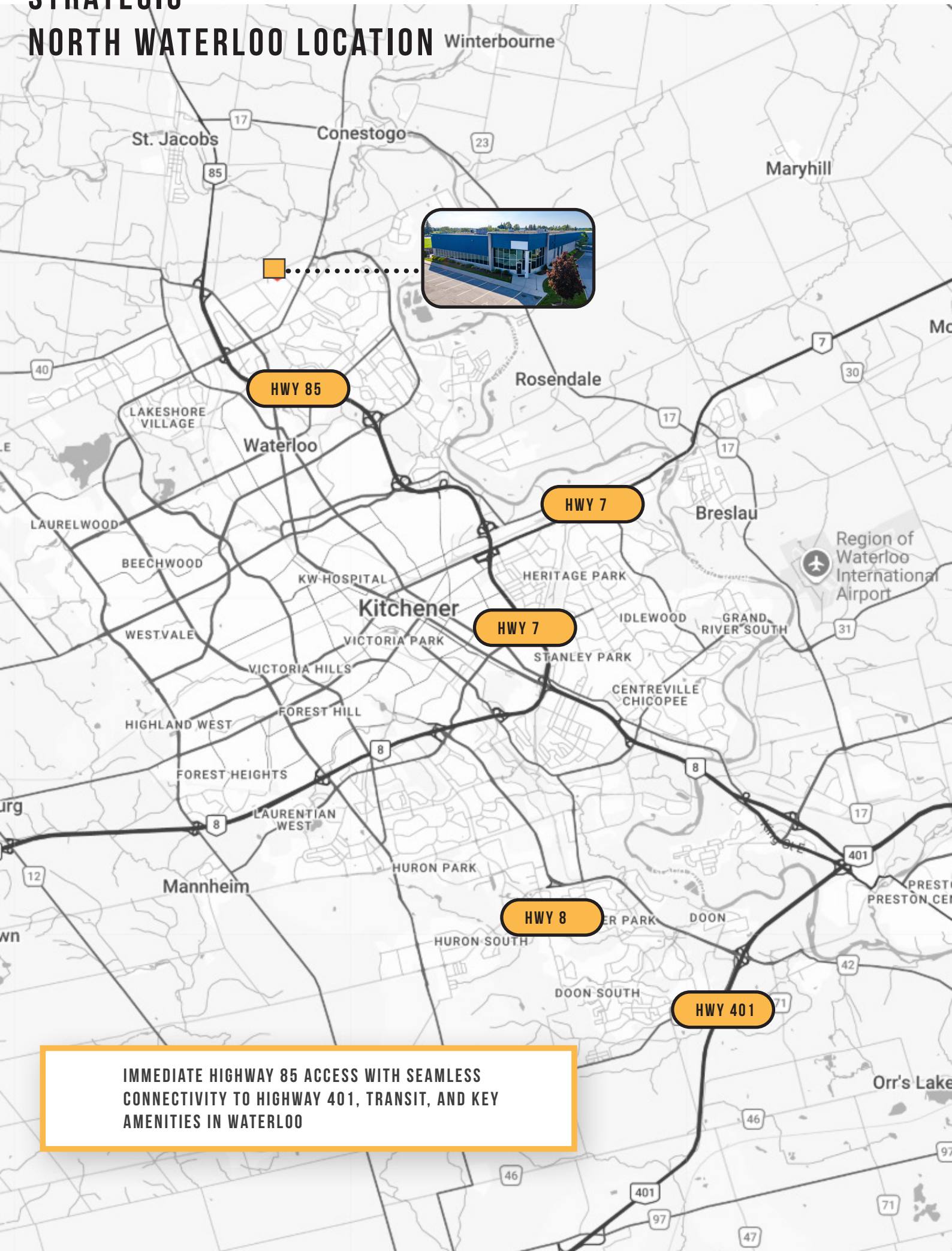
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|-------------------------------------|--------------------------------------|---------------------------|
| • Advanced Tech | Industry | Structured Parking) |
| • Artist Studio (Class B) | • Government Use | • Pet Services (Class B) |
| • Automobile Service Centre | • Industrial Assembly | • Pharmaceutical Industry |
| • Business Incubator | • Industrial Manufacturing | • Printing Establishment |
| • Communication Production | • Industrial Or Construction | • Tech Office |
| • Custom Service Shop | Equipment Supplier (Sales Or Rental) | • Training Facility |
| • Data Centre | • Laboratory | • Truck Depot |
| • Dry Cleaning And Laundry Facility | • Microbrewery | • Veterinary Hospital |
| • Food And Beverage Manufacturing | • Office | • Warehouse (No Retail) |
| | • Parking Facility (Restricted To | • Wholesaler (No Retail) |



THE OWNER OF THE PROPERTY CAN POTENTIALLY ACCOMMODATE A 20,000 SF EXPANSION OF 216 BATHURST AND/OR CONSIDER A TENANT'S USE OF THE SURPLUS LAND FOR VEHICULAR PARKING (SUBJECT TO ZONING).

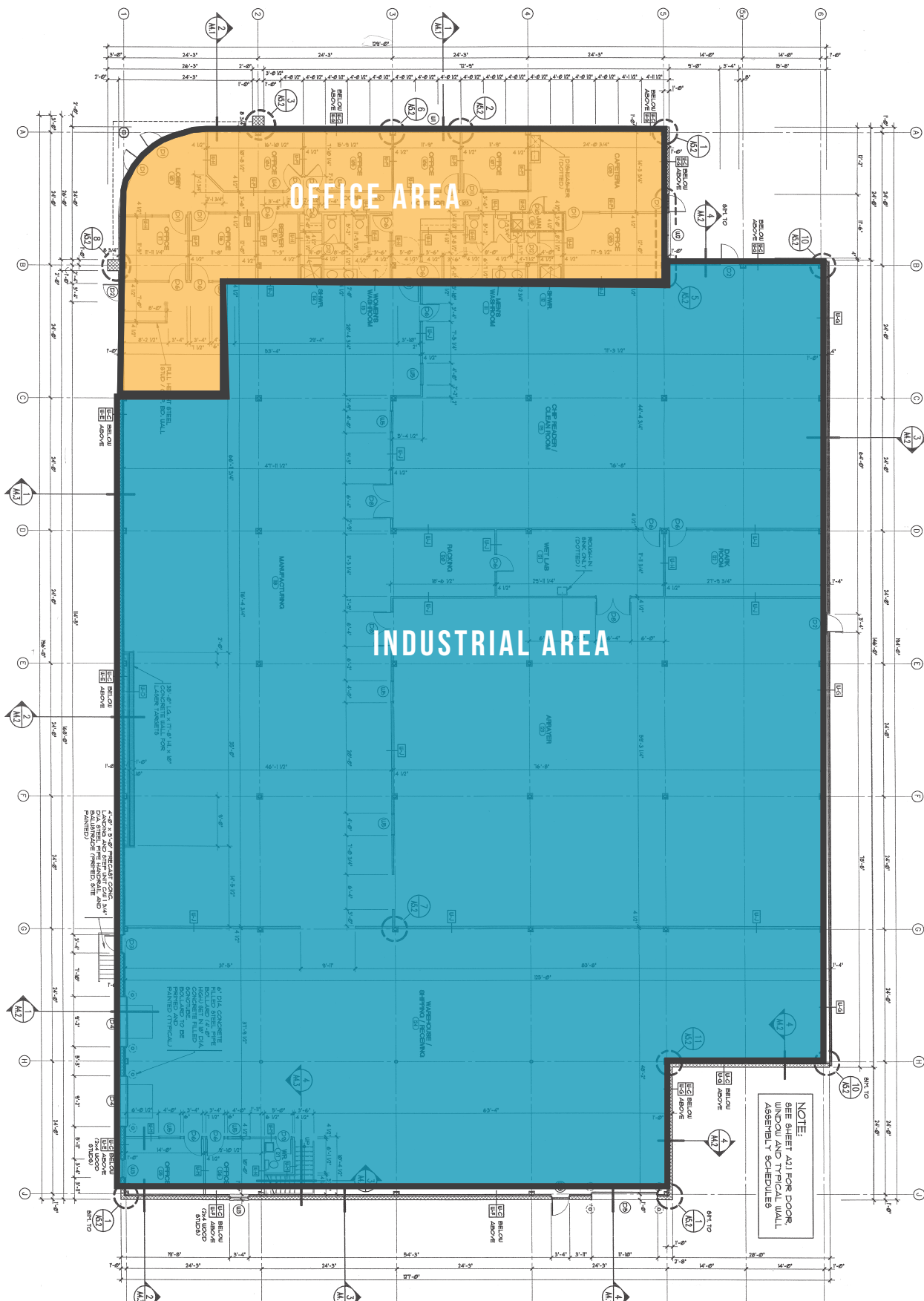


STRATEGIC NORTH WATERLOO LOCATION



IMMEDIATE HIGHWAY 85 ACCESS WITH SEAMLESS
CONNECTIVITY TO HIGHWAY 401, TRANSIT, AND KEY
AMENITIES IN WATERLOO

FLOOR PLAN



LISTING TEAM PROFILE



DAVID WARD

Position:

Senior Vice President, Sales Representative

A recent addition to Cushman & Wakefield Waterloo Region, David Ward is a seasoned commercial real estate expert who approaches brokerage with an investor's lens – on long-term performance, risk management, and value creation. He provides thoughtful, strategic advice to investors, developers, and owner-operators who want clarity beyond any particular transaction.

David is partnered with his son, Connor Ward who has successfully completed a wide range of industrial, retail, office, mixed-use, and investment projects throughout Southwestern Ontario, spanning both small and large-scale developments.

David brings close to thirty years of commercial real estate experience in acquisitions, asset management, and portfolio strategy to Cushman & Wakefield Waterloo Region. Over the course of his career, he has served as the lead in more than \$1.5 billion in acquisitions and development projects in multiple markets across Canada and managing multi-asset portfolios valued in the billions. His background includes leading large teams, raising equity, and formulating buy/sell/hold strategies on behalf of institutional and private investors.

David is a former board member for Toronto NAIOP and NAIOP Corporate out of Washington DC. His work with NAIOP culminated in serving as President of Toronto NAIOP in 2012 and as Treasurer for NAIOP Corporate from 2014 to 2017.



CONNOR WARD

Position:

Vice President, Sales Representative

Connor Ward is a commercial real estate expert who is dedicated to building lasting relationships and delivering value in every leasing, advisory, acquisition, or disposition project. He prioritizes offering transparent and reliable service, ensuring clients achieve quick and effective results. Since joining Cushman in 2018, Connor and his team have successfully completed a wide range of industrial, retail, office, mixed-use, and investment projects throughout South Western Ontario, spanning both small and large-scale developments.

CONTACT



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