



1460 Strasburg Road, Kitchener

Prominent 50,697 SF Freestanding Warehouse Building **For Lease**

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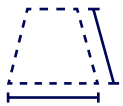


Property Overview

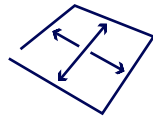
Efficient freestanding warehouse building in prominent Huron Business Park location. Great clear height of 26' with 10 dock doors and 1 drive-in door. Building is fully sprinklered. Modern office space and employee facilities. Brand your own building in a desirable location close to retail amenities and large employee base. The building is turn-key for warehouse-based operations looking for a desirable Kitchener location.



For Lease: \$15.25 PSF Net



50,697 SF
Total Area



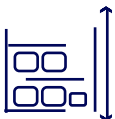
3.72 AC
Lot Size



5,665 SF
Office Area



EMP-4
Zoning



26'
Clear Height

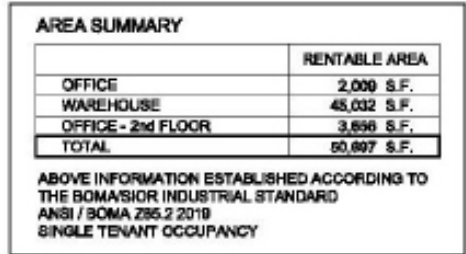


10 TL / 1 DI
Shipping

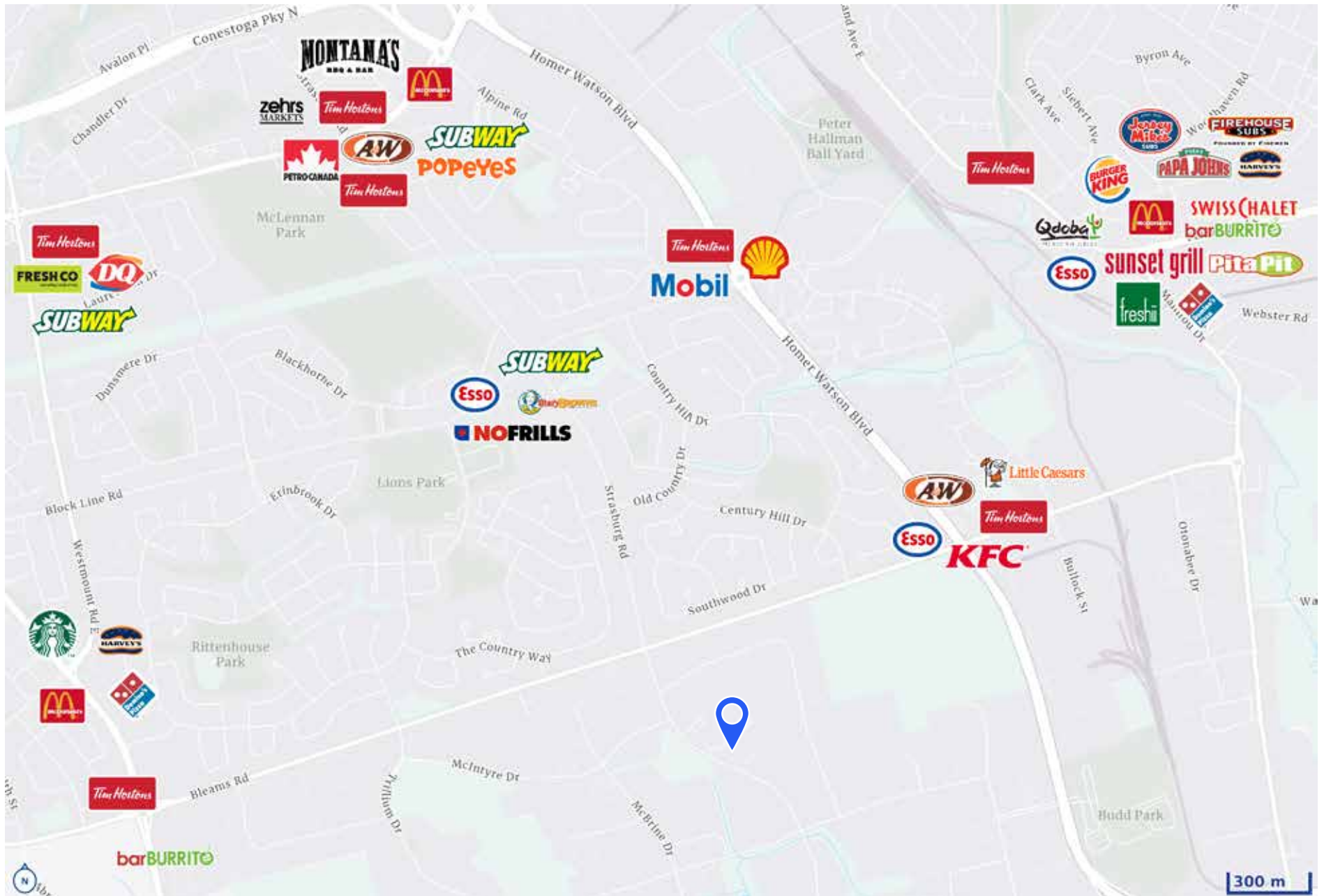




Floor Plan



Amenities



Zoning Overview

EMP-4 Permitted Uses

• Automotive Detailing & Repair	• Garden Centre, Nursery, and/or Landscaping Supply	• Printing or Publishing Establishment
• Biotechnological Establishment	• Gas Station	• Propane Retail Outlet
• Building Materials & Decorating Supply	• Health Clinic	• Research & Development Establishment
• Car Wash	• Heavy Repair Operation	• Restaurant
• Catering Service Establishment	• Industrial Administrative Office	• Restoration, Janitorial, or Security Services
• Commercial Driver & Training Establishment	• Major Equipment Supply & Service	• Towing Compound
• Computer, Electronic, Data Processing or Server Establishment	• Manufacturing	• Tradesperson or Contractor's Establishment
• Craftsperson Shop	• Office	• Truck Transport Terminal
• Day Care Facility	• Personal Services	• Veterinary Services
• Drive Through Facility	• Pet Boarding	• Warehouse
• Financial Establishment	• Pet Services Establishment	
• Fitness Centre	• Print Shop	



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