



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

**FOR  
LEASE**

**50 BORDEN AVE S**

KITCHENER, ONTARIO

**20,279 SF INDUSTRIAL BUILDING  
ON 1.81 ACRES**

FOR MORE INFORMATION, CONTACT:

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# PROPERTY SPECIFICATIONS

20,279 SF freestanding industrial building on 1.81 acres available for lease. Available August 1, 2024. Ability to demise into smaller configurations. M2 zoning permits a wide range of industrial, service commercial and commercial recreation uses. Property features include 140 parking stalls, 20' - 24' clear height, 20' x 33' column spacing, sprinklered, drive-in doors and 200 amp/600 volt electrical service. Located directly across from the "Borden" ION LRT station, at the corner of Charles Street East and Borden Avenue South. Quick access to Highway 7 via Ottawa Street North.

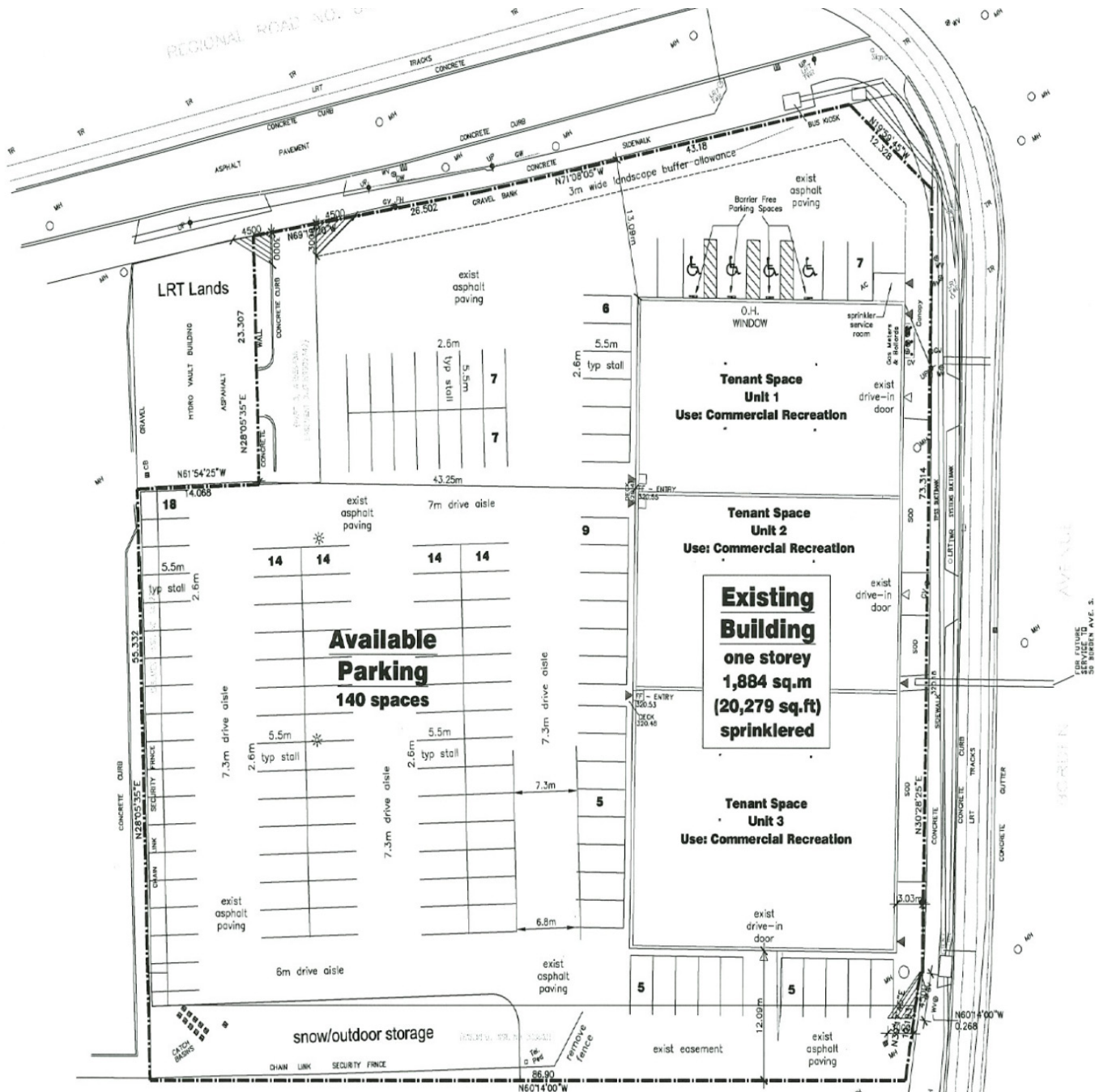


## DETAILS

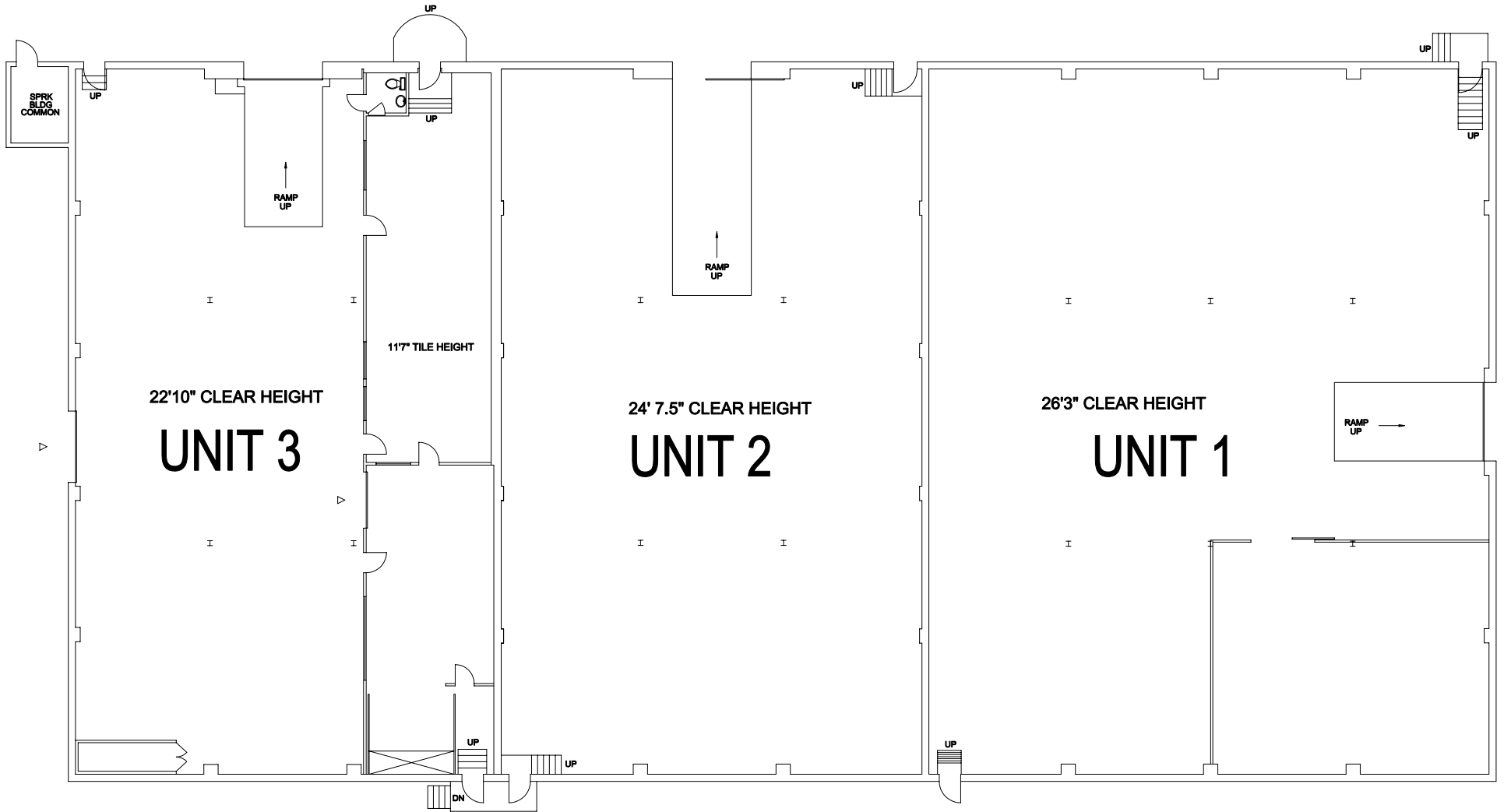
Available Area:	20,279 SF	Occupancy:	August 1, 2024
Clear Height:	24'	Lease Rate:	\$13.00 psf/yr
Loading:	3 - 12' x 11' drive-in doors 1 - 9' x 8' drive-in door	Additional Rent:	\$4.95 psf/yr (estimated 2024)
Power:	200 Amps / 600 Volts	Zoning:	<a href="#">M2</a>

\*click link for zoning by-law information

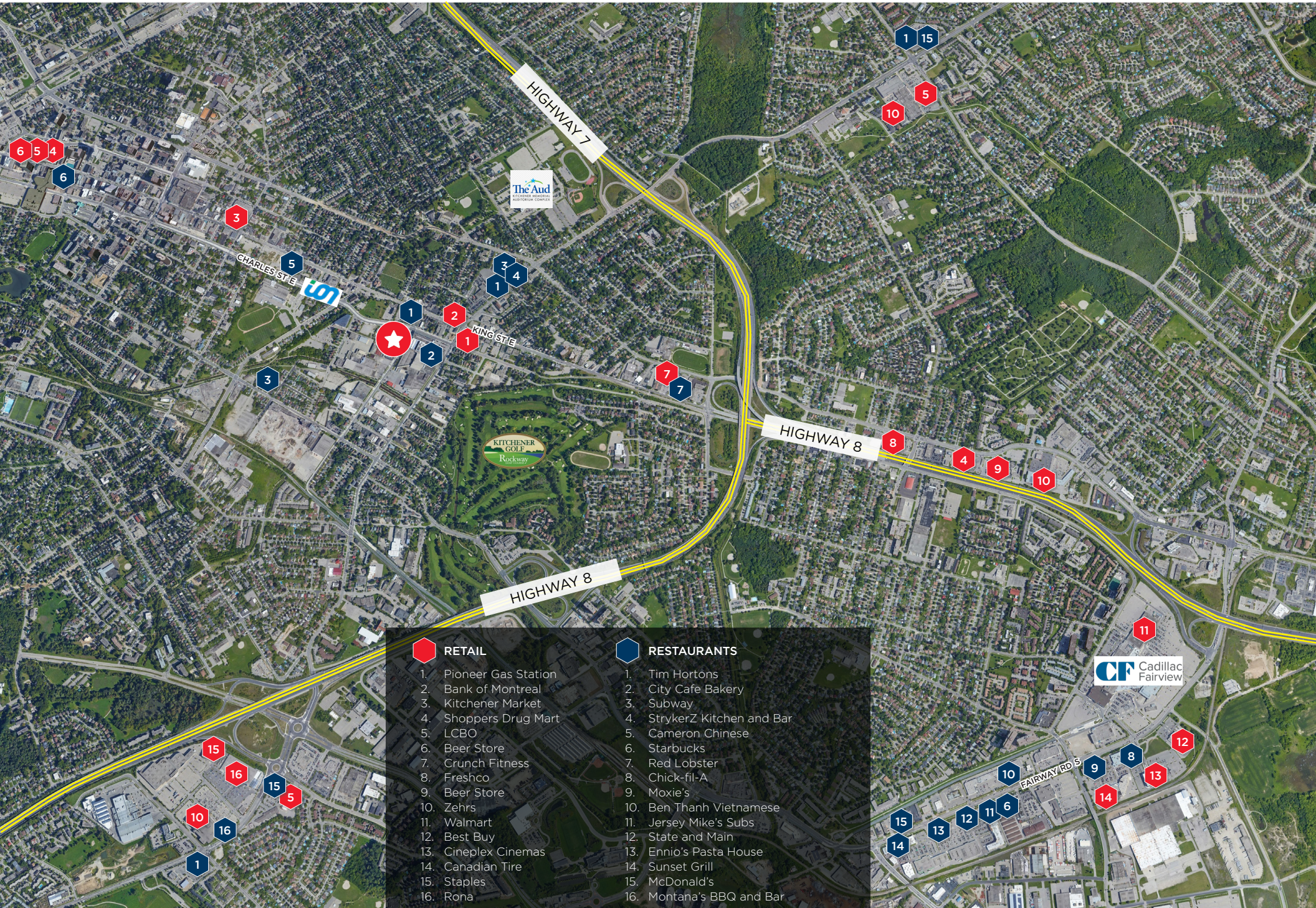
# SITE PLAN



# FLOOR PLAN



# AMENITIES MAP



## RETAIL

1. Pioneer Gas Station
2. Bank of Montreal
3. Kitchener Market
4. Shoppers Drug Mart
5. LCBO
6. Beer Store
7. Crunch Fitness
8. Freshco
9. Beer Store
10. Zehrs
11. Walmart
12. Best Buy
13. Cineplex Cinemas
14. Canadian Tire
15. Staples
16. Rona

## RESTAURANTS

1. Tim Hortons
2. City Cafe Bakery
3. Subway
4. StrykerZ Kitchen and Bar
5. Cameron Chinese
6. Starbucks
7. Red Lobster
8. Chick-fil-A
9. Moxie's
10. Ben Thanh Vietnamese
11. Jersey Mike's Subs
12. State and Main
13. Ennio's Pasta House
14. Sunset Grill
15. McDonald's
16. Montana's BBQ and Bar





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