



75,424 SF on 17.79 Acres • FOR SALE

190 GOODRICH DRIVE | KITCHENER, ON Turnkey Highly Functional Industrial Opportunity

- Currently Fully Leased with Near Term Upside
- Heavy Industrial Zoning, Perfect For Transportation and Logistics

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PROPERTY DETAILS

- Unique property with two buildings on a large format site, perfectly set up for transportation and logistics groups
- Strategically positioned in Central K-W with quick highway access and link to 401
- Property has undergone significant renovations including paving, roof, fencing, lighting, painting and more
- Ideal setup for truck maintenance and trailer storage, contractors yard or heavy repair operation
- Currently leased to two high quality tenants and easily managed
- Located next to one of K-W's most significant commercial corridors along Fairway Road and close to Fairway Mall

LOT SIZE ± 17.79 Acres

BUILDING SIZE
Building A: 55,799 SF Warehouse
Building B: 19,625 SF Repair Building
Total: 75,424 SF

ZONING EMP-3 - Heavy Industrial

SHIPPING
51 - Dock Level
16 - Grade Level

CLEAR HEIGHT 18-20'

STUDIES COMPLETED

- Survey
- Phase I & II Environmental

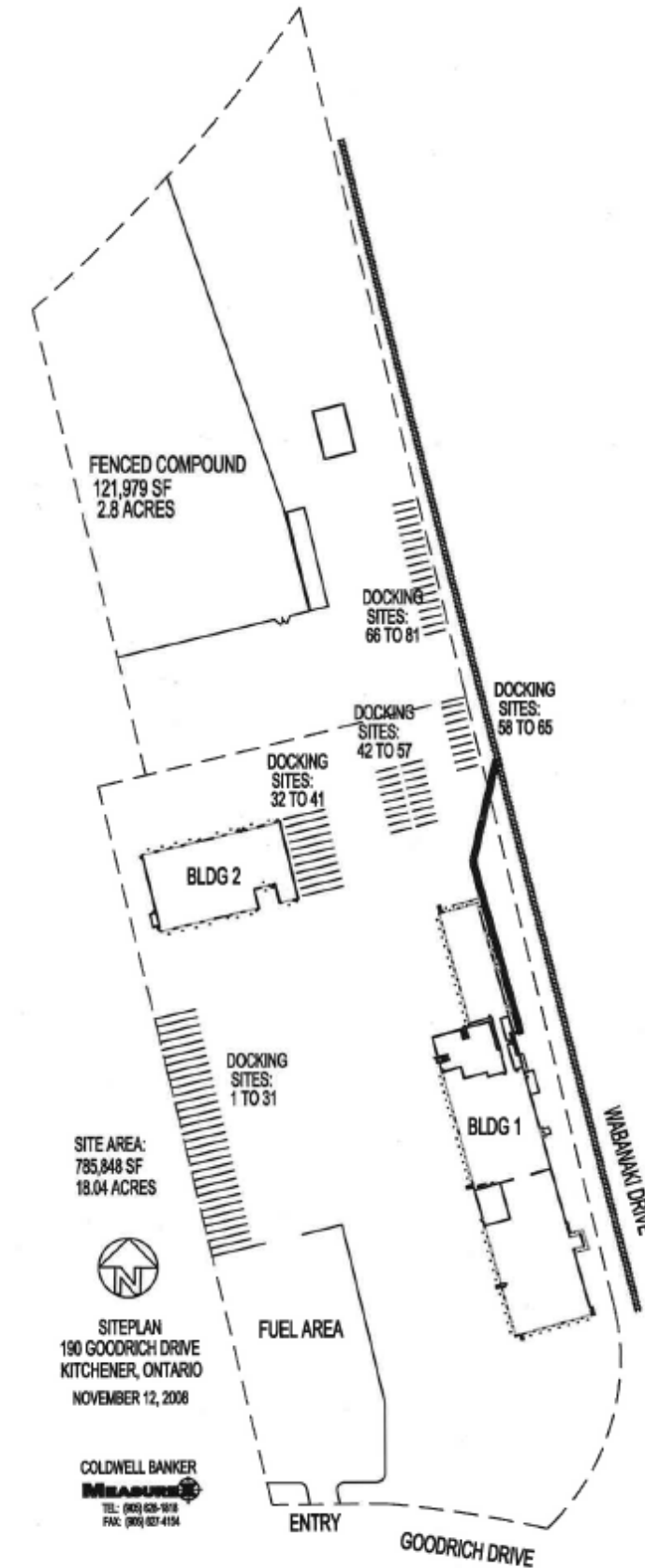
ASKING PRICE Speak to Listing Agents



ZONING PERMITTED USES

Heavy Industrial Zone (EMP-3)

- Biotechnical Establishment
- Bulk Fuel and Oil Storage Establishment
- Crematorium
- Heavy Repair Operation
- Indoor Recycling Operation
- Major Equipment Supply and Service
- Manufacturing
- Outdoor Recycling Operation
- Propane Facility
- Salvage or Scrap Yard
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Warehouse



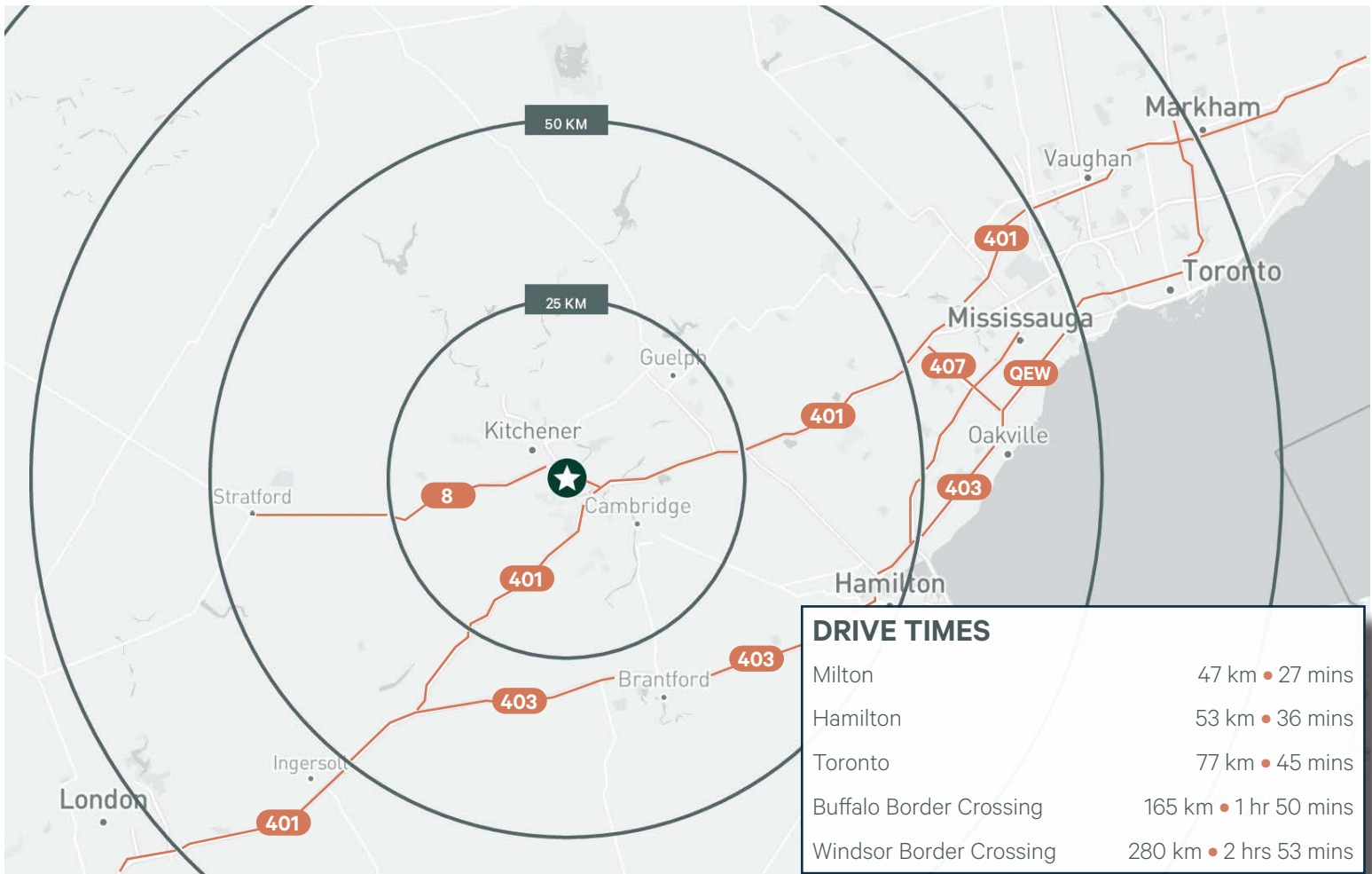
SITE PLAN



Location Advantage

190 Goodrich Drive is positioned within close proximity of Highway 8 and Highway 401, providing direct access to the Greater Toronto Area and U.S. border crossings. The site is located in “Canada’s Technology Triangle,” known for its significant number of technology and advanced manufacturing companies. Kitchener, Ontario offers a strong local labour pool, and the city is within commuting distance of Cambridge, Waterloo, Guelph, Brantford, Mississauga, Milton, Hamilton and several smaller communities in between.

The Kitchener-Waterloo Region has become a significant player in Manufacturing and Logistics, with its proximity to Toronto and large talented labour base. The city continues to grow and transform as a significant, attracting major employers like Google, Toyota, Loblaws, Blackberry, ATS Automation, Home Hardware, Challenger Motor Freight and more.



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Please sign and return the attached Confidentiality Agreement to rachel.greguol@cbre.com for access to the Property Data Room.

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CONFIDENTIALITY AGREEMENT AND ACKNOWLEDGMENT OF NON-DISCLOSURE

To: 2071342 Ontario Inc. (the "Vendor")

From: _____ (the "Recipient")

Re: 190 Goodrich Drive, Kitchener ON (the "Property")

We, the undersigned, have requested from the Vendor, information in respect of the Property. We acknowledge that information in respect of the Property is confidential information belonging to the Vendor (the "Confidential Information").

In exchange for good and valuable consideration provided by the Vendor, the receipt and sufficiency of which is hereby acknowledged, we covenant and agree to keep confidential any and all Confidential Information supplied to us concerning the Property and not to utilize any such Confidential Information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase of the Property.

The Confidential Information shall be furnished to us by the Vendor and Advisors on the express agreement, evidenced by our signature hereto, that all of the Confidential Information in respect of the Property is confidential and that we, the undersigned, shall be responsible to ensure that the confidentiality of all of this Confidential Information is at all times maintained.

The Recipient acknowledges that the Vendor makes no representation or warranty as to the accuracy or completeness of the Confidential Information and agrees that the Vendor shall have no liability resulting from the use of the Confidential Information by the Recipient.

We acknowledge that the Confidential Information has not been generally disclosed to the public, and may be used by us solely for the purpose of considering the opportunity to acquire the Property from the Vendor. Such Confidential Information may not be disclosed by us to any person or entity other than our directors, officers, employees or other representatives who might be advised of the Confidential Information for the purpose of evaluating our potential purchase of the Property.

We understand that we may transmit any such Confidential Information to our officers, directors, consultants, employees or legal or financial advisors (collectively, "Representatives") but only to the extent that they need to know such Confidential Information for the purpose of such evaluation. We undertake to inform such Representatives of the confidential nature of such information and to ensure that they will be bound by the terms of this Confidentiality Agreement. We agree to be responsible for, and to indemnify the Vendor and Advisors in respect of, any breach of this Agreement by our Representatives. We shall ensure that our directors, officers, representatives and employees observe the terms of this Agreement to the same extent that the Recipient is required to do so.

DATED at _____, this _____ day of _____, 2022.

Per: _____

Name: _____

Title: _____

Email & Phone: _____

Corporation: _____