

LAND & BUILDING FOR SALE



Located on just under an acre in Waterloo's most sought-after industrial park, this fully equipped 14,005 sq ft standalone building is ready for your manufacturing operations or a well maintained clean building to add to your investment portfolio.

An interior and exterior facelift was completed in 2014, including landscaping, roof, HVAC, asphalt parking area along with accessible parking and a ramp. Step inside to discover 14-foot ceiling heights, perfect for a variety of operations, while the drive-in and dock leveler 12 ft by 12 ft bay doors provide seamless logistics and accessibility, including an automatic door opener.

Significant recent upgrades enhance the space, making it move-in ready for your business needs. The new addition, built in 2014, features its own separate 600-volt hydro service, heating/AC, epoxy floors, and a steel roof. The original 8,580 sq ft building, constructed in 1988, includes another 600-volt hydro service, AC from 2014, a roof updated in 2014, and numerous maintenance upgrades. Zoned E3-27—one of Waterloo's most robust industrial designations—the property offers rare allowances, including outdoor storage containers, a major advantage for growing or equipment-heavy businesses. Whether you're an owner-operator, investor, or looking for a strategically located industrial hub, this property delivers location, zoning, and versatility all in one.

Whether you're looking to expand an existing business or invest in one of Waterloo's most high-performing industrial corridors, this property is built to support your success.



Offered at: \$4,400,000

Taxes: \$42,000/2025

Zoning: E3-27

Size: .9 acres

ANNUAL EXPENSES

Lawn Maintenance and Snow Removal, and Property Maintenance: \$13,831

Enbridge Gas: \$5,452

Enova Hydro: \$7,900

City of Waterloo Water: \$2,642

GFL Environmental Waste removal: \$1,980

Richardson Fire Systems: \$190/year

Aligned Building Insurance: \$14,147



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