

# FOR SUBLEASE

550 PARKSIDE DR, WATERLOO - UNIT A6R

**WHITNEY**  
Commercial Real Estate Services

Owned & Managed By:  
**Firm Capital**  
Commercial Properties



## 925 SF FLEX - INDUSTRIAL UNIT WITH DRIVE-IN LOADING

Clear span, flex-industrial space for sublease in North Waterloo. The unit features 13'10" clear height and a 10' x 12' drive-in door.

Located within walking distance to an LRT station, Sobeys and many amenities. Benefit from drive-up parking in this professionally maintained complex in a great location.

The Landlord will consider a direct deal for a longer term tenant. Sublease expires April 30, 2027.

**AVAILABLE SPACE | 925 SF**

**LEASE RATE | \$2,300 / Month Gross  
+ Utilities**

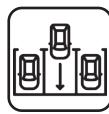
**ZONING | E2-27**

**DRIVE-IN DOORS | 1 (10' x 12')**

**CLEAR HEIGHT | 13'10"**



Near  
HWY 85



Drive Up  
Parking



Near LRT  
Station



Drive-in  
Loading

## PERMITTED USES (complete list available upon request)

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly Related to Advanced Tech
- 'Light' Industrial Manufacturing Related to Advanced Tech
- 'Light' Industrial Processing Related to Advanced Tech
- Makerspace (Class A)
- Medical Clinic
- Office or Tech Office
- Printing Establishment
- Training Facility



Contact us for more information



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\*Broker \*Sales Representative