



WATERLOO
NORTH
BUSINESS
PARK

325 NORTHFIELD DRIVE EAST

WATERLOO

NEW INDUSTRIAL DEVELOPMENT
COMING TO WATERLOO

FOR LEASE



INDUSTRIAL LEASING OPPORTUNITY

In a Premier Waterloo Location

INTRODUCING

WATERLOO NORTH BUSINESS PARK

For the first time in 20 years, we present a new industrial development with a Waterloo address. Waterloo North Business Park is a state-of-the-art industrial park offering 240,692 SF of modern space across two buildings. Its convenient location offers ease of access to Highway 85 and a strong local labour pool, providing an opportunity to elevate your business by attracting highly skilled talent and in an amenity rich area. Showcase your brand by moving your business to a modern working environment for employee and productivity advantages.

 115,157 SF - 125,535 SF

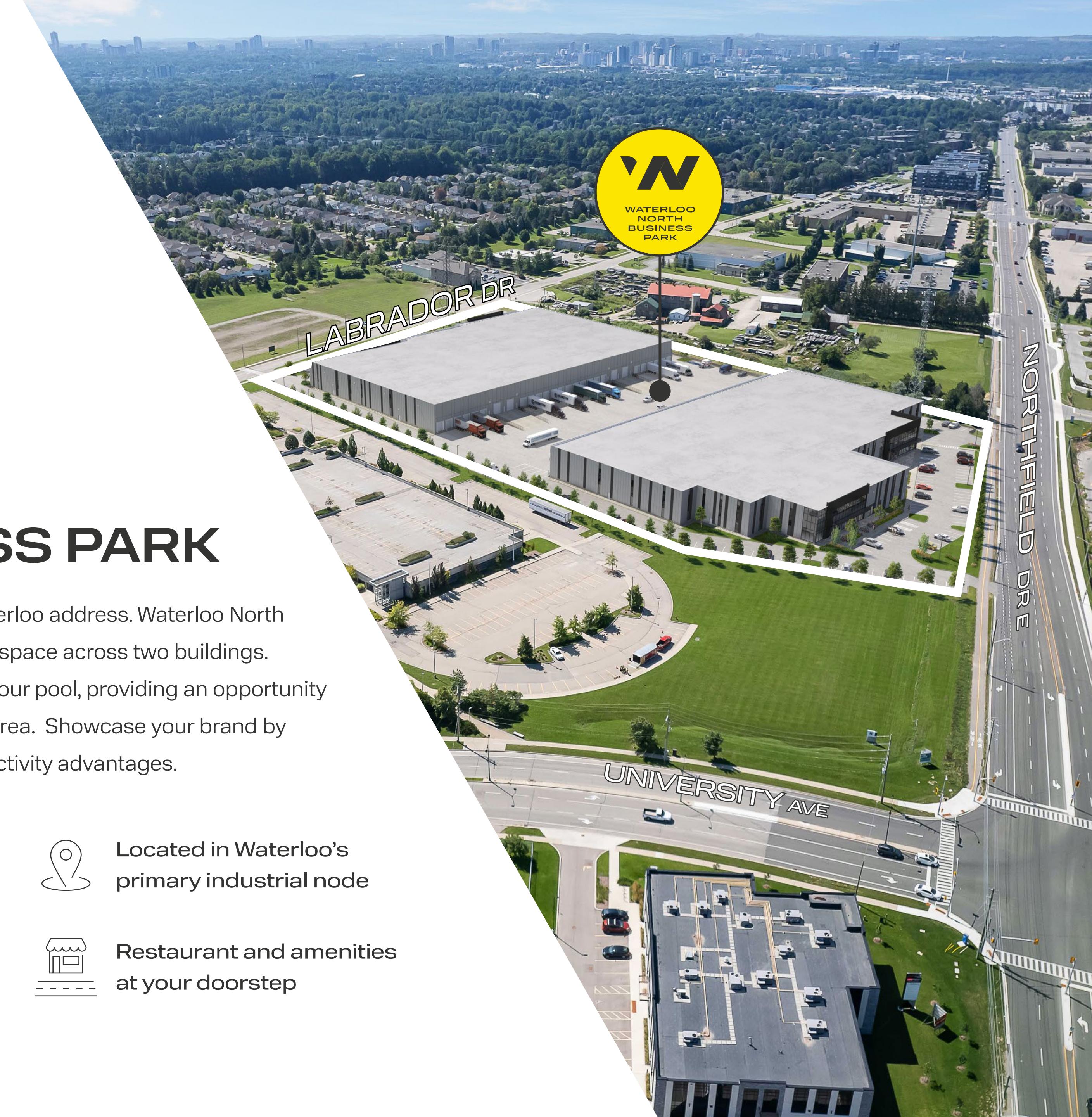
 Clear Height 28'

 Proximity to Highway 85

 Modern Building Design

 Located in Waterloo's primary industrial node

 Restaurant and amenities at your doorstep



CONSTRUCTION HAS COMMENCED AT
WATERLOO NORTH
BUSINESS PARK

Designed for efficiency, sustainability and growth, Waterloo North Business Park represents a major investment in the local economy, creating new opportunities and setting a new benchmark for industrial innovation in the region.



OCTOBER 2025



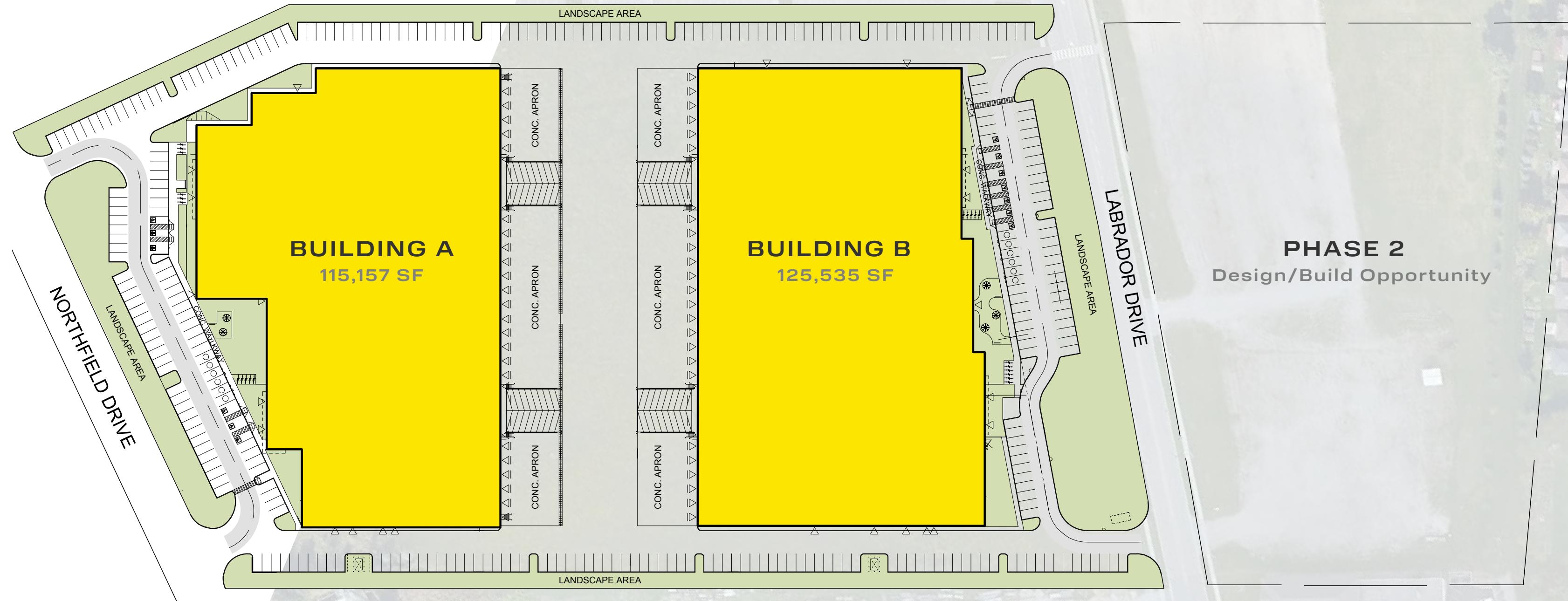
A SPACE CUSTOMIZED TO SUIT YOUR REQUIREMENTS

BUILDING A

Size	115,157 SF
Flexible Unit Range	From 22,914 SF
Parking Spaces	161
Clear Height	28'
Shipping	Concrete Shipping Apron
Doors	Dock & Grade level loading
Column Spacing	56' Wide
Sprinklers	ESFR
Staging Bay	60'
Zoning	E1-27 (Business Employment)

BUILDING B

Size	125,535 SF
Flexible Unit Range	From 30,264 SF
Parking Spaces	175
Clear Height	28'
Shipping	Concrete Shipping Apron
Doors	Dock & Grade level loading
Column Spacing	56' Wide
Sprinklers	ESFR
Staging Bay	60'
Zoning	E1-27 (Business Employment)

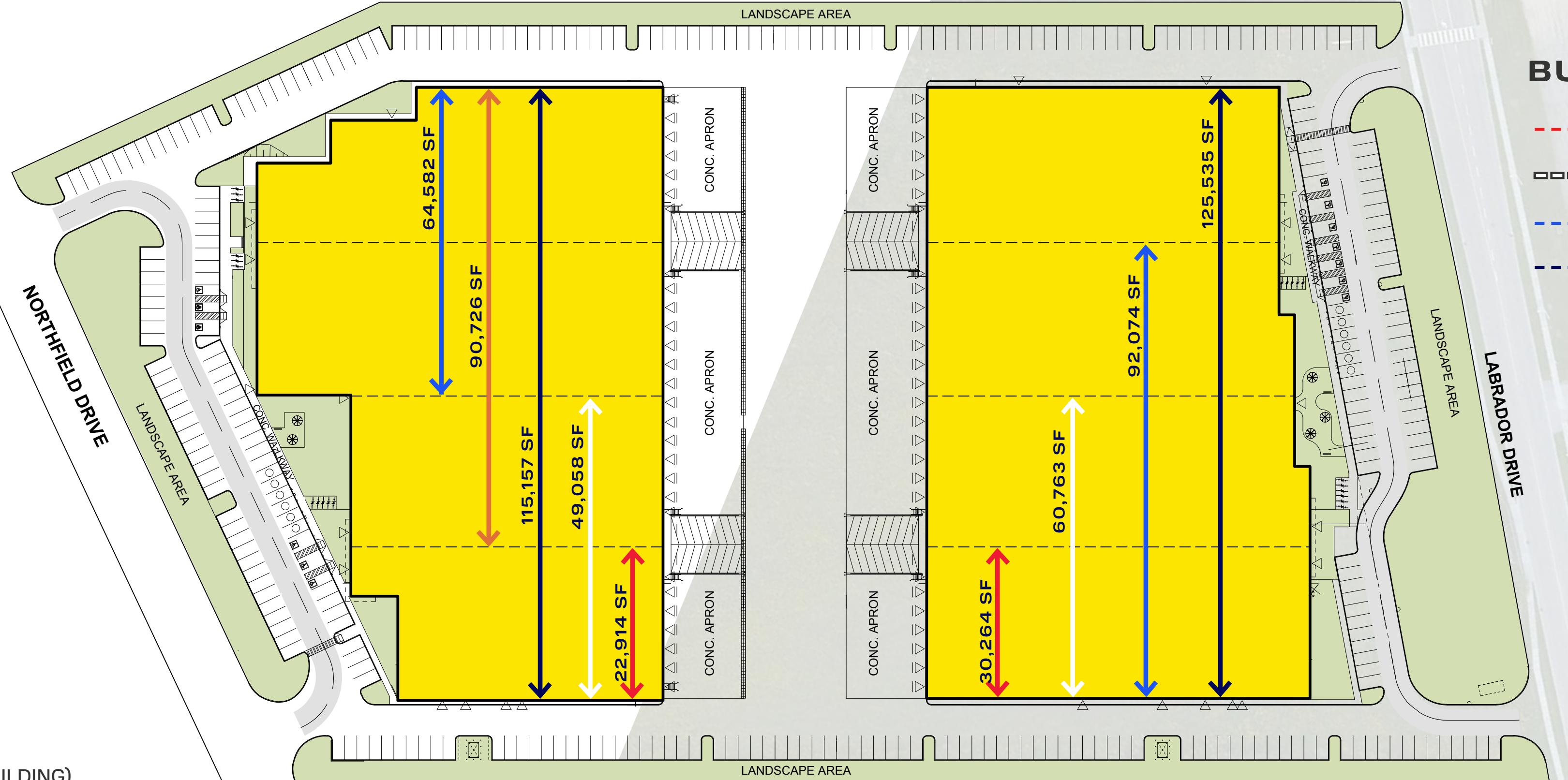


Net Zero Ready Industrial Buildings

DIVISIBLE OPTIONS

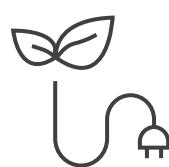
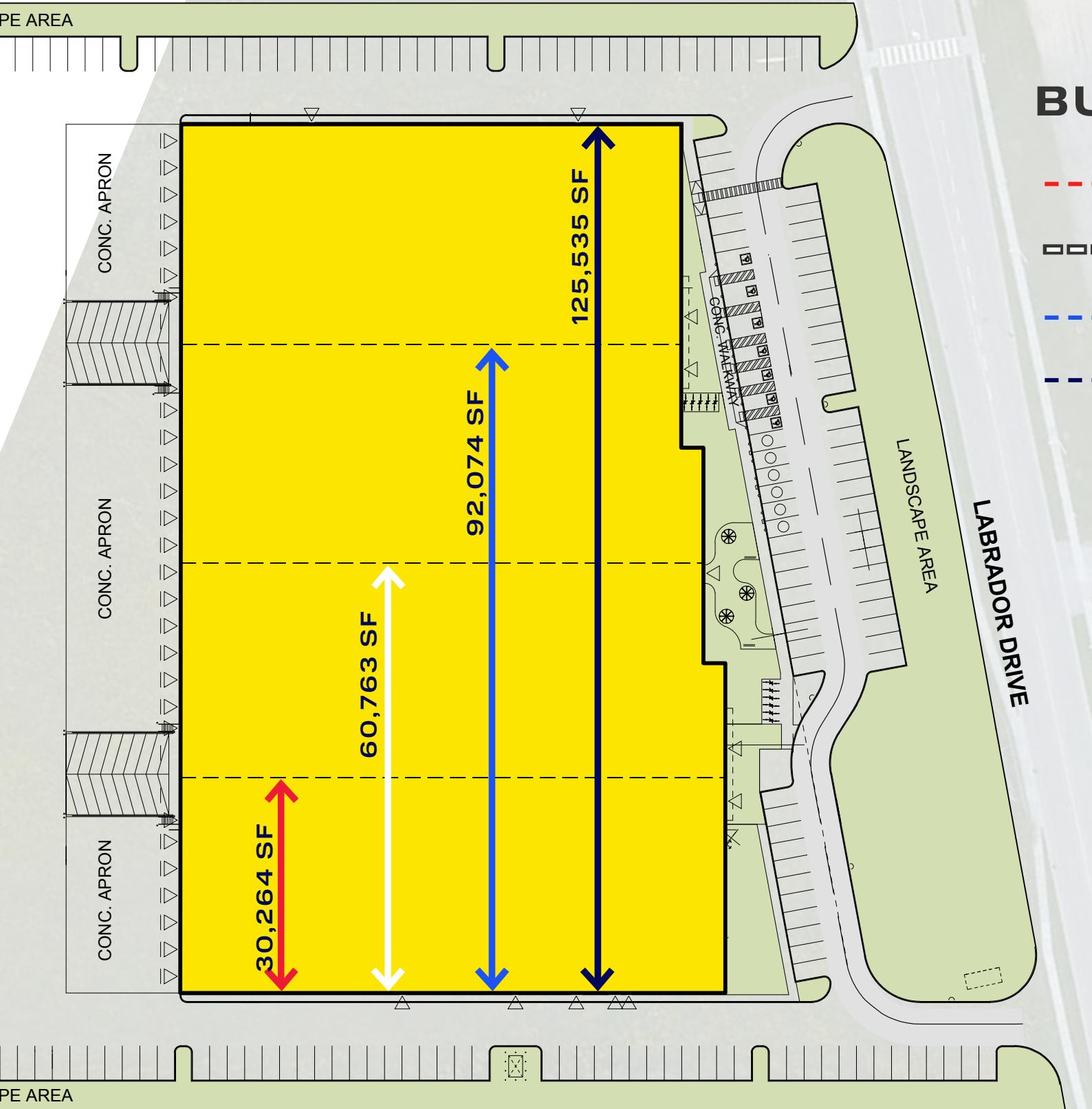
BUILDING A

- Option 1 22,919 SF
- Option 2 49,058 SF
- Option 3 64,582 SF
- Option 4 90,726 SF
- Option 5 115,157 SF
(ENTIRE BUILDING)



BUILDING B

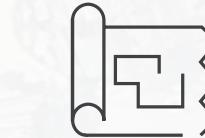
- Option 1 30,264 SF
- Option 2 60,736 SF
- Option 3 92,074 SF
- Option 4 125,535 SF
(ENTIRE BUILDING)



NET ZERO READY
INDUSTRIAL BUILDINGS



PROXIMITY TO HIGHWAY 85



MODERN BUILDING DESIGN



LOCATED IN WATERLOO'S
PRIMARY INDUSTRIAL NODE

NEW BUILDINGS IN ESTABLISHED LOCATION

Separate Your Company From The Pack

Located just a short drive from Highway 85, the Waterloo North Business Park is nestled in an amenity-rich area, home to many advanced manufacturing and global companies. This prime location is perfect for companies aiming to attract and retain top-tier talent.

With no other new industrial developments currently available for lease in Waterloo, The Waterloo North Business Park presents a unique opportunity to distinguish your company with a modern workspace in a well-established, employee-friendly environment.

PUBLIC TRANSPORTATION

Waterloo North Business Park is well served by public transportation, with the iXpress University 202 route stopping in front of the project. Access to the ION LRT at Conestoga Mall is just 7 minutes away via the 202 bus.



A SKILLED, DATA-DRIVEN REGION

An emerging, diverse, and resilient workforce



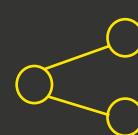
Centered in the **primary industrial node** of Waterloo



Waterloo Region is one of the **fastest growing** and **most prosperous areas** in Ontario



Total population of approximately **539,928** in the Region of Waterloo (including Waterloo, Kitchener, and Cambridge)



A highly skilled labour force of **75,577** with a **93%** employment rate

Source: <https://www.regionofwaterloo.ca/en/doing-business/advanced-manufacturing.aspx>



Waterloo Region Top 5 Sectors

- Advanced Manufacturing
- Aerospace
- Automotive
- Food Processing
- Tech and Digital Media

Hub to over 150 World class institutions creating a broad range of skilled talent

- University of Waterloo | Engineering & Tech
- Laurier University Business & Entrepreneurship
- Conestoga College Trades & Supply Chain Management

THE BENEFITS OF NET ZERO READY BUILDING



A **net-zero ready** building is designed to significantly reduce energy consumption and carbon emissions while facilitating a future transition to net-zero energy use.

Key features include:

- **Efficient Building Envelope:** Optimized insulation and windows to minimize energy loss.
- **Prepared Electrical Infrastructure:** Systems designed for future electrification of mechanical systems.
- **Renewable Energy Compatibility:** Structural support for renewable energy technologies, such as solar panels.
- **Minimal Energy Demand:** Energy-efficient systems to lower overall energy needs.

This design allows the building to produce as much energy as it consumes, enabling owners to achieve sustainability goals with minimal structural changes later.

TENANT BENEFITS



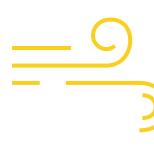
NET ZERO TRANSITION

Reduced cost and effort required to transition to a net-zero-carbon building in the future compared to a typical code-built facility.



ENERGY AND COST SAVING

Reduced energy consumption and lower operating expenses through improved R-Values and energy efficient mechanical systems.



AIR QUALITY

Improved filtration and ventilation for a healthier workplace.



CORPORATE CITIZENSHIP

A great opportunity to enhance and promote ESG initiatives.



BUSINESS POSITIONING

Downstream mandate for suppliers to win/maintain business.



AVOID BUSINESS DISRUPTION

Avoid disruption of legislated building renovations required for net-zero transitioning.

AMENITIES AT YOUR DOORSTEP

Create a distinct advantage for your company by offering a new modern working environment in an amenity rich area. With employee retention and attraction being such a critical part of running a business differentiate your company by providing brand new modern space in a location that offers all the top conveniences employees are asking for.

MAJOR AMENITIES WITHIN A 5-MINUTE DRIVE

- Conestoga Mall
- The Keg
- The Home Depot
- St. Louis Bar & Grill
- Walmart Supercentre
- Sobeys Northfield
- Crunch Fitness - Waterloo
- McDonalds
- A&W
- Tim Hortons

TOP SURROUNDING EMPLOYERS

1. Piller's Fine Foods
2. Blackberry
3. Fischer Canada
4. Symantec Corporation
5. DEI Consulting Engineers
6. Enova Power Corp

OVER 10 PARKS & WALKING TRAILS



TEAM OF EXPERTS



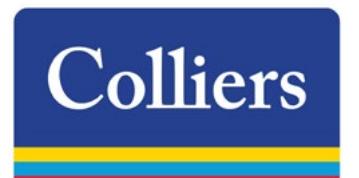
We see the potential in overlooked spaces.

Founded in 2010, Perimeter Development Corporation is a leader in acquiring and uncovering the hidden potential of underutilized or vacant properties and bringing our ideas to life in order to create lasting value. Perimeter's innovative projects span industrial, office, retail, and hospitality developments, each thoughtfully designed to foster creativity and enhance the community. Their partnerships with organizations like The Working Centre, YWCA, and Engage & Change showcase a deep commitment to making a positive impact in the communities they serve.



Skyline is made up of entities specializing in asset acquisitions, management, development, and investment.

Our Core Purpose: To provide meaningful value and an exceptional experience for each of our stakeholders, while developing strong, supportive, and sustainable communities. How do we do it? By bringing passion, energy, and determination to make a positive impact with every interaction. That's our Mission at Skyline. It's the reason why we manage our entire business with the personal "Skyline touch."



We are enterprising.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the power of property, wherever our clients do business.

At Colliers, we accelerate success.





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For any inquiries regarding the Property or requests for further information

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