

# 50 Northland Road Waterloo, ON Multi-tenant Industrial Building

BUILDING AREA | 221,848 SF

LAND AREA | 11.48 Acres

ZONING | E3-27 Zoning

CLEAR HEIGHT | 18'



**WHITNEY**  
Commercial Real Estate Services

# The Property

50 Northland Road, Waterloo is a 221,848 SF building situated on 11.48 Acres in North Waterloo. The property benefits from the most flexible and desirable industrial zoning in Waterloo, E3-27. The E3-27 zoning is the only zoning in Waterloo to allow for outdoor storage.

50 Northland is the largest multi-tenant, E3-27 zoned property in Waterloo, offering larger scale unit sizes from 30,000 - 83,400 SF as well as a heavy power supply of 2,700 Amps and a clear height of 18'.

All units are in a modern and updated condition with a strong history of leasing success. The building's location benefits from close proximity to amenities and transit such as the Conestoga & Northfield LRT stations, Conestoga Mall and abundant convenience retail.



Located in  
North Waterloo



221,848 SF  
11.48 Acres



Desirable/flexible  
E3-27 Zoning



Drive-in and  
Dock-level loading



1.8 KM from  
HWY 85



Secure outdoor  
storage



RUPERT ST

# Offering Process

To obtain access to the full Confidential Information Memorandum (CIM) and data room, please contact:

Matthew Hayward - [matthew.hayward@whitneyre.com](mailto:matthew.hayward@whitneyre.com)



WHITNEY & Company's long-standing presence in commercial real estate is a testament to our expertise and commitment to the industry. Over the course of more than a century, we have developed and maintained strong connections within Waterloo Region, Southwestern Ontario and beyond.

We provide a client-centric approach to real estate services, ensuring our customers receive tailored solutions, helping them navigate the complexities of the commercial real estate market.

Our roots are in Waterloo Region and our reputation withstands the test of time.



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\*\* Broker \*Sales Representative