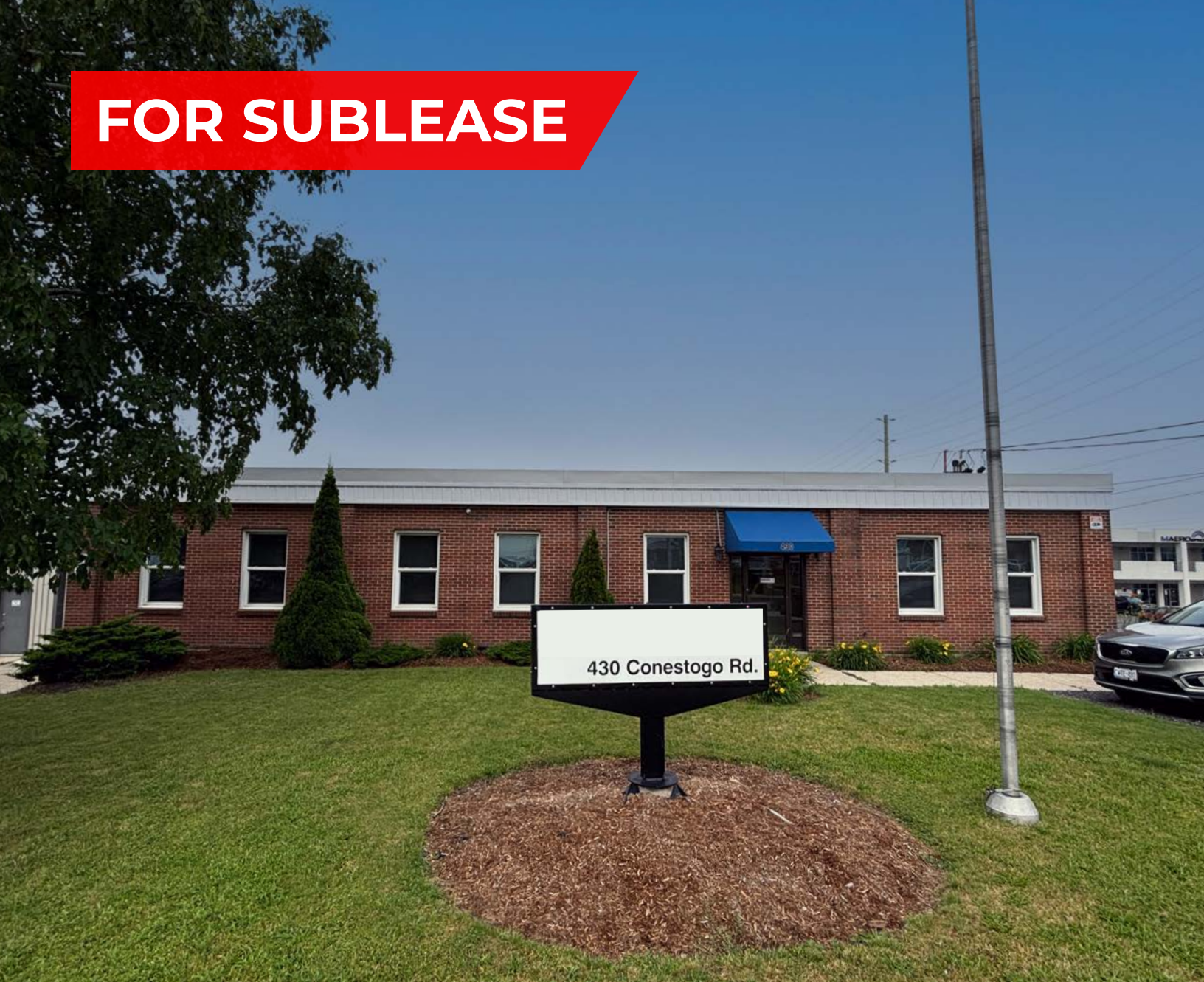


**FOR SUBLEASE**



18,228 SF Improved Manufacturing / Warehousing Facility

**430**

**CONESTOGO ROAD W  
WATERLOO, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services



# Improved Manufacturing / Warehousing Facility

Heavily improved 18,228 SF manufacturing / warehousing facility in North Waterloo available for sublease.

The warehouse features a 14'4" clear height, 600A / 600V electrical service, M/W washrooms, climate-controlled shipping / receiving office, LED lighting, drive-in / dock level loading, and a 33' wide 2-ton bridge crane with a 75' run.

The office space was recently painted and features 3 offices, a server room with Rogers fibre connection, a kitchenette, a lunchroom, a glass vestibule and 1 washroom.

The head lease expires on September 30th, 2026 and the landlord is willing to negotiate a longer term lease.

**AVAILABLE AREA | 18,228 SF**

**LAND AREA | 0.987 Acres**

**ASKING RATE | \$12.50 / SF Net**

**ADDITIONAL RENT | \$2.39 / SF**

**ZONING | E2B-27**

**CLEAR HEIGHT | 14'4"**

**LOADING | 1 - 10' x 12' Drive-in Door**

**2 - 8' x 8' Truck Level Doors**



## PERMITTED USES

- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- Light Industrial Assembly
- Light Industrial Manufacturing
- Light Industrial Processing

- Makerspace (Class A)
- Major Office
- Medical Clinic
- Office
- Parking Facility
- Printing Establishment
- Tech Office
- Training Facility



600 Volts & 600 Amps



Well Appointed Office Space

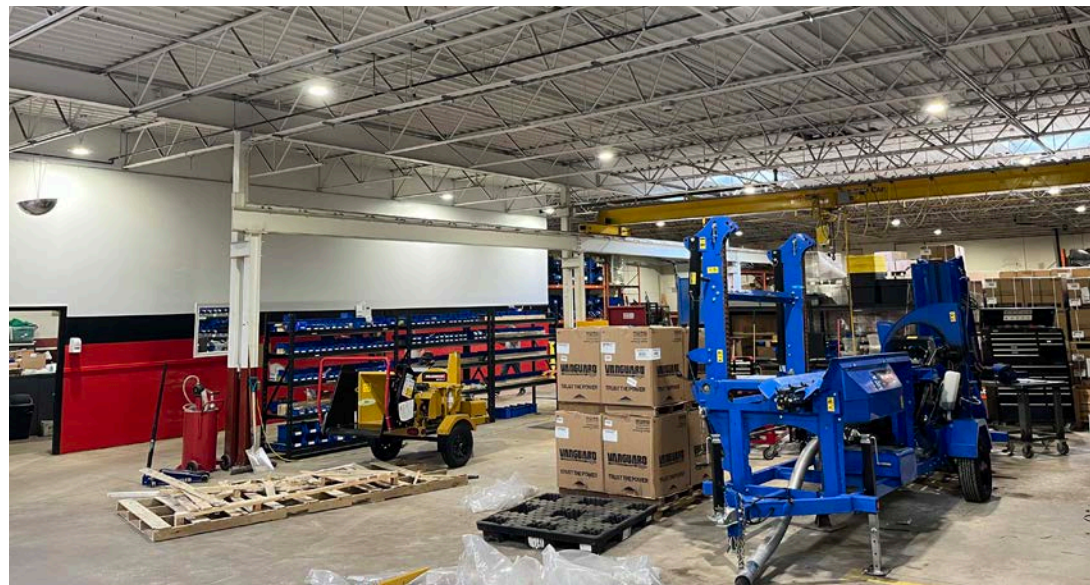
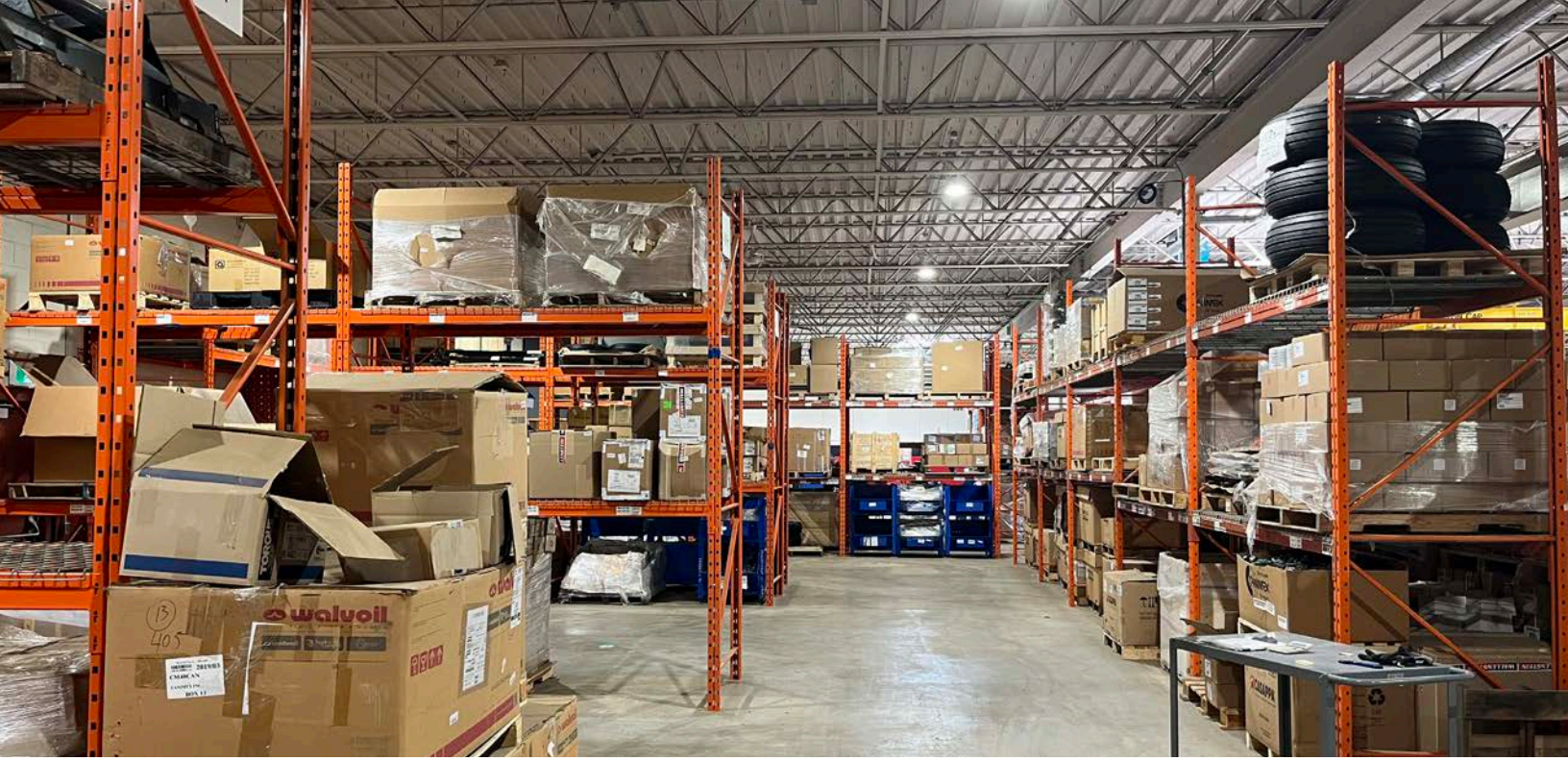


Highway Access

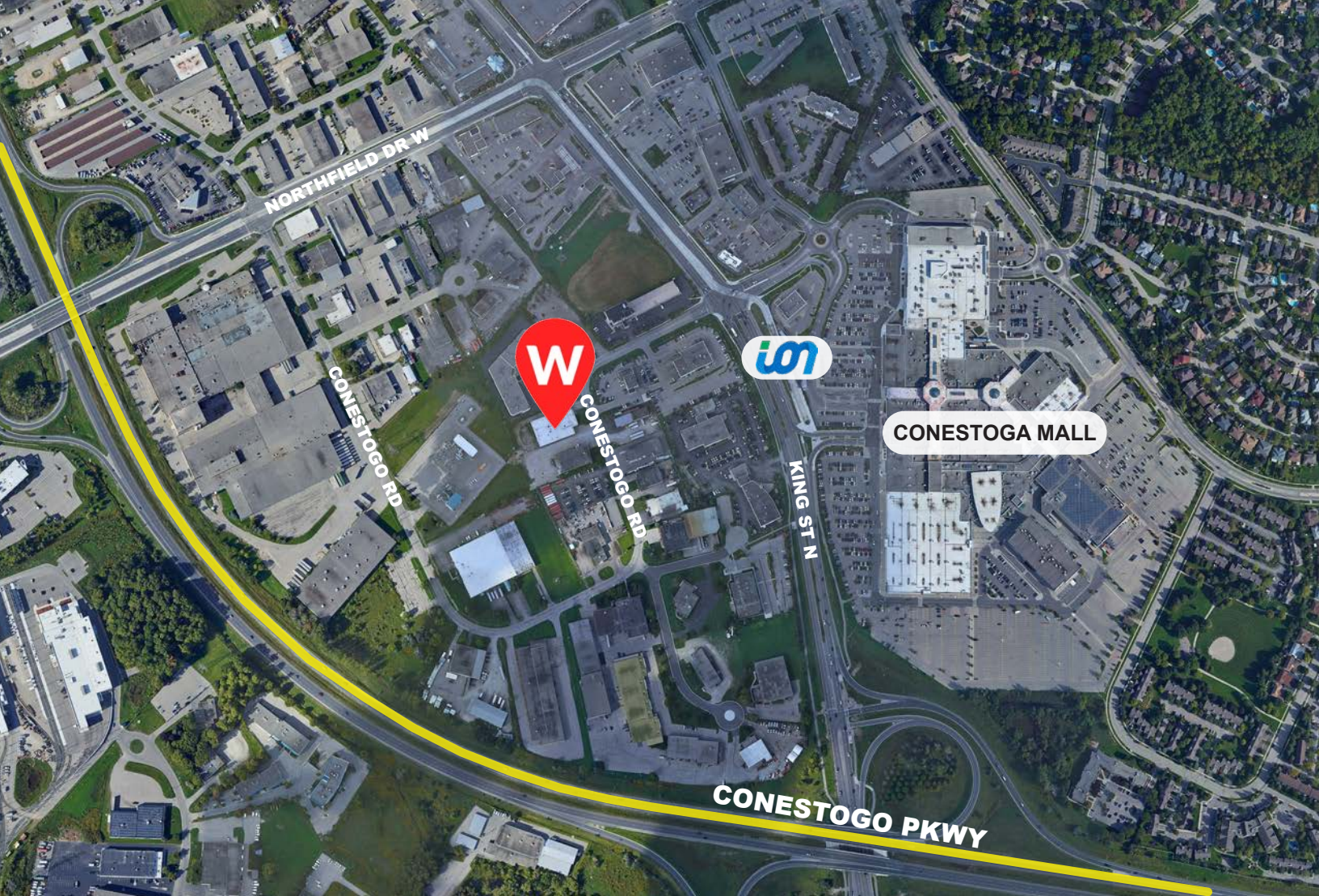


Drive-in & Dock Level Loading









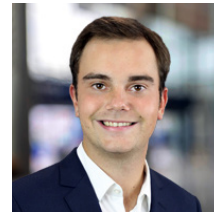
Contact Listing Agents for more information.



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