



Colliers

70 Rankin Street, Waterloo

39,415 SF Freestanding Industrial Building in Waterloo **For Sale**

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Property Overview

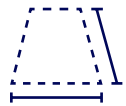
Opportunity to acquire a 39,415 SF freestanding industrial building on 1.75 AC in Waterloo. Building features new LED lighting and is white-washed throughout. Building layout includes 11,000 SF of modern office space over two floors.

Situated in an excellent location with easy access to Highway 85 and many nearby amenities.

Tenant in place until June 30th, 2025. Environmental recently completed.



Asking Price: \$9,790,000



39,415 SF
Total Area



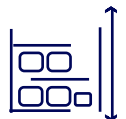
550V/600A
Power



11,200 SF
Office Area



E3-27
Zoning



15'
Clear Height



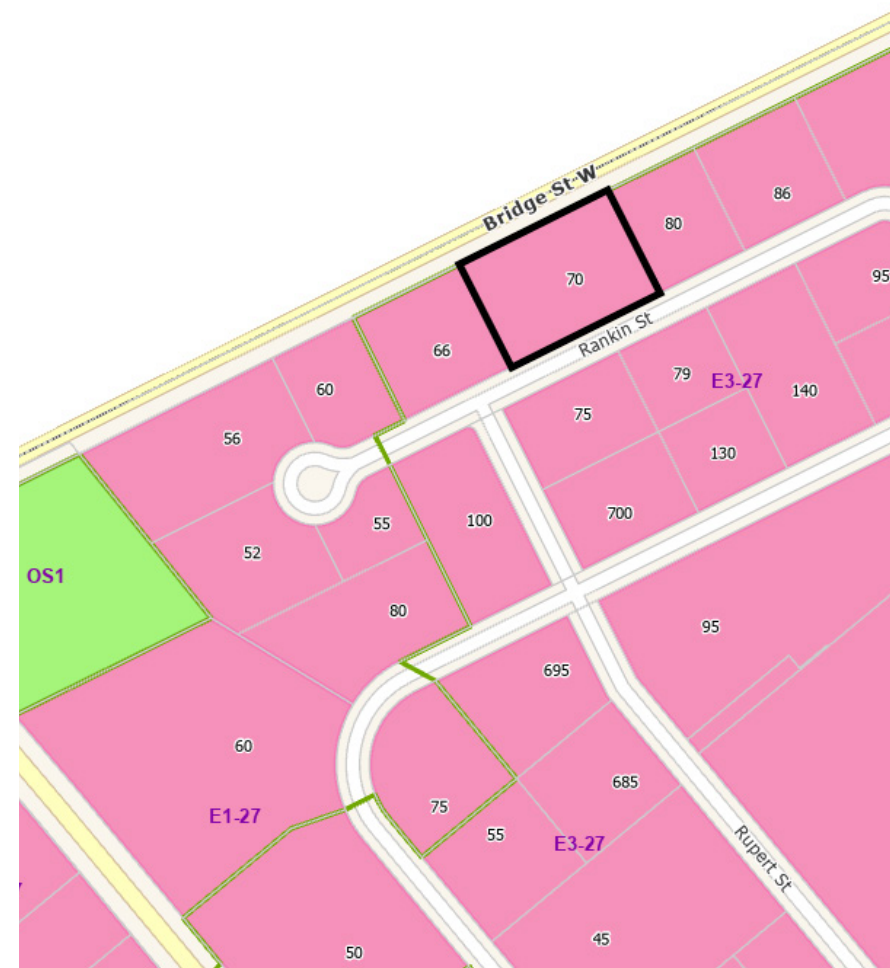
3 DI / 1 TL
Shipping



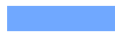

Zoning Overview

E3 Permitted Uses

- | | |
|---|---------------------------|
| • Advanced Tech | • Laboratory |
| • Artist Studio | • Microbrewery |
| • Automobile Service Centre | • Office |
| • Business Incubator | • Parking Facility |
| • Communication Production | • Pet Services |
| • Custom Service Shop | • Pharmaceutical Industry |
| • Data Centre | • Printing Establishment |
| • Dry Cleaning & Laundry Facility | • Tech Office |
| • Food & Beverage Manufacturing | • Training Facility |
| • Government Use | • Truck Depot |
| • Industrial Assembly | • Veterinary Hospital |
| • Industrial Manufacturing | • Warehouse (no retail) |
| • Industrial Processing | • Wholesaler (no retail) |
| • Industrial or Construction Equipment Supplier (Sales or Rental) | |



Site Access

-  Major Highway
-  Major Roadway

Kitchener
15 minutes

Cambridge
30 minutes

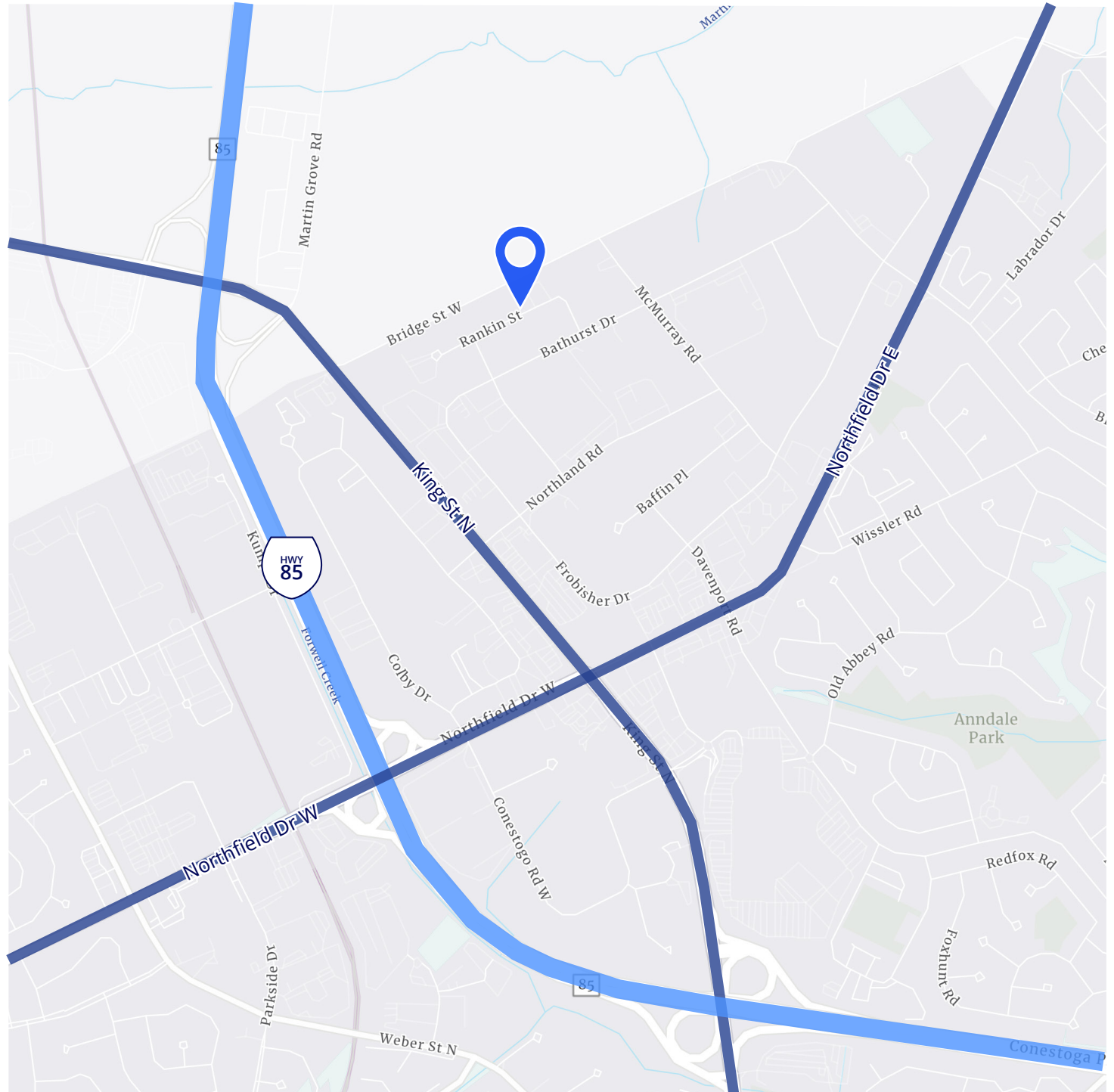
Hamilton
59 minutes

Burlington
62 minutes

Oakville
63 minutes

Mississauga
61 minutes

Toronto
90 minutes









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