

FOR LEASE

WHITNEY
Commercial Real Estate Services

326 WELLINGTON ST N, KITCHENER - UNIT 2-9 & 11



HIGH-EXPOSURE COMMERCIAL SPACE FOR LEASE

Commercial space available in a prominent corner location on Wellington Street North in Kitchener. The main floor has 3,624 SF available and the second level has 825 SF. The units are not connected. Unit 11 features 2 drive-in loading doors.

The property offers excellent street presence, great signage exposure, and convenient on-site parking for customers and staff.

Ideal for contractors, building supply companies, service commercial businesses, equipment sales and service, warehousing, distribution, light manufacturing, printing, trades, and other EMP-2 permitted employment uses.

Immediate occupancy available.

MAIN LEVEL SPACE

UNIT 11 | 3,624 SF

LEASE RATE | \$16.00 / SF Net

DRIVE-IN LOADING | 2 (12' x 10')

SECOND LEVEL SPACE

UNIT 2-9 | 825 SF

LEASE RATE | \$12.00 / SF Net

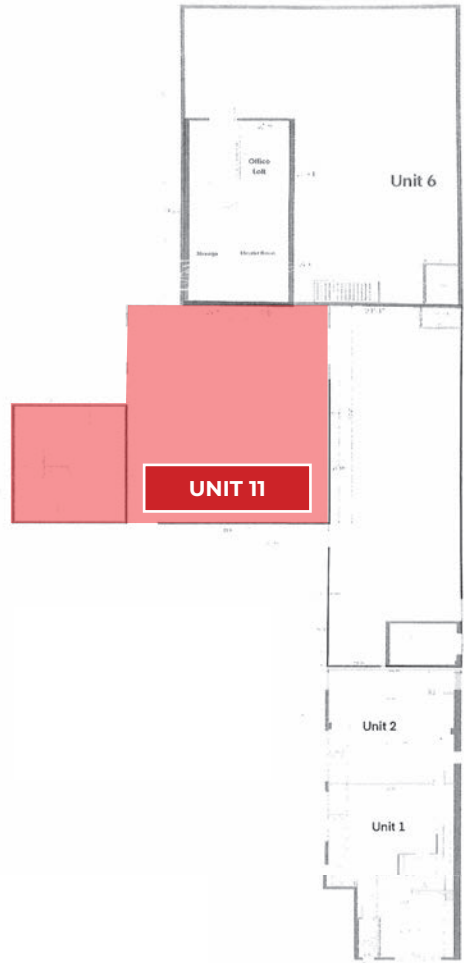
ADDITIONAL RENT | \$4.80 / SF

ZONING | EMP-2



FLOOR PLAN

825 - 3,624 SF



MAIN FLOOR



UPPER FLOOR



Corner Exposure



Transit Nearby



Close Proximity to HWY 7/8



EMP-2 Zoning



Near Downtown Kitchener



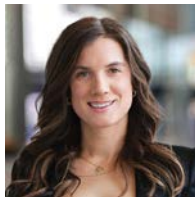
On-site Parking

PERMITTED USES (Complete list available upon request)

- Biotechnological Establishment
- Craftperson Shop
- Fitness Centre
- Garden Centre, Nursery and/or Landscaping Supply
- Heavy Repair Operation
- Major Equipment Supply and Service
- Manufacturing
- Printing or Publishing Establishment
- Tradesperson or Contractor's Establishment
- Warehouse



Contact us for more information



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