

FOR LEASE

WHITNEY
Commercial Real Estate Services

6 SEREDA RD, KITCHENER



FREESTANDING FLEX-INDUSTRIAL FACILITY

4,323 SF freestanding flex industrial facility with excellent HWY 85 exposure.

The building was constructed in 2012 and offers ample on-site parking, 2-levels of well-appointed office space and quick access to HWY 85 north & southbound interchanges via Wellington St N.

BUILDING AREA | 4,323 SF

LAND AREA | 0.324 Acres

ZONING | M-2

LEASE RATE | \$16.50 / SF Net

ADDITIONAL RENT | \$5.50 / SF

POWER | 3 Phase 200A / 600V

CLEAR HEIGHT | 24' - 25'

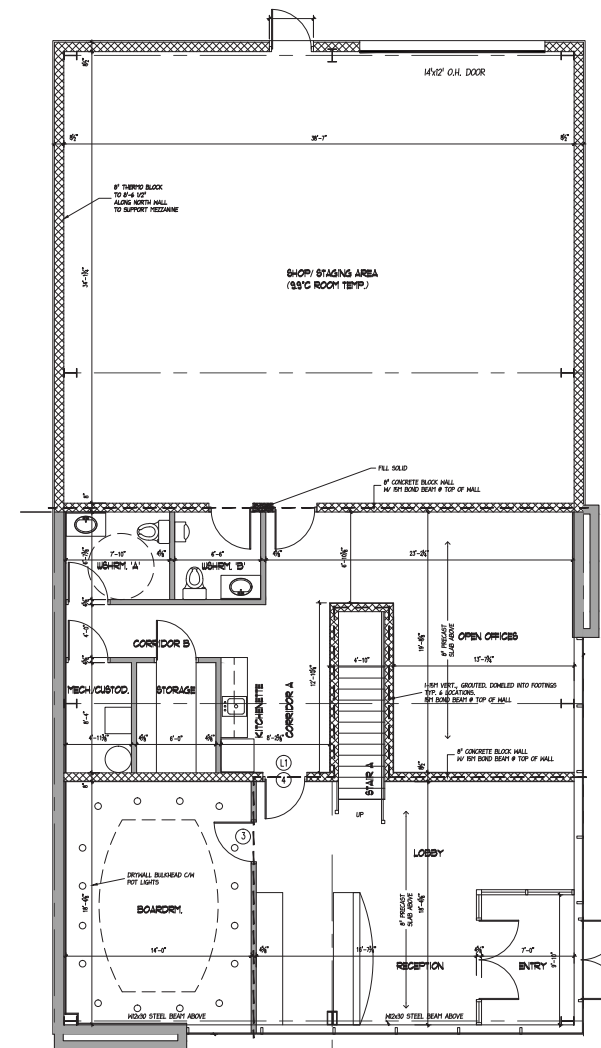
DRIVE-IN DOOR | 14' x 12'



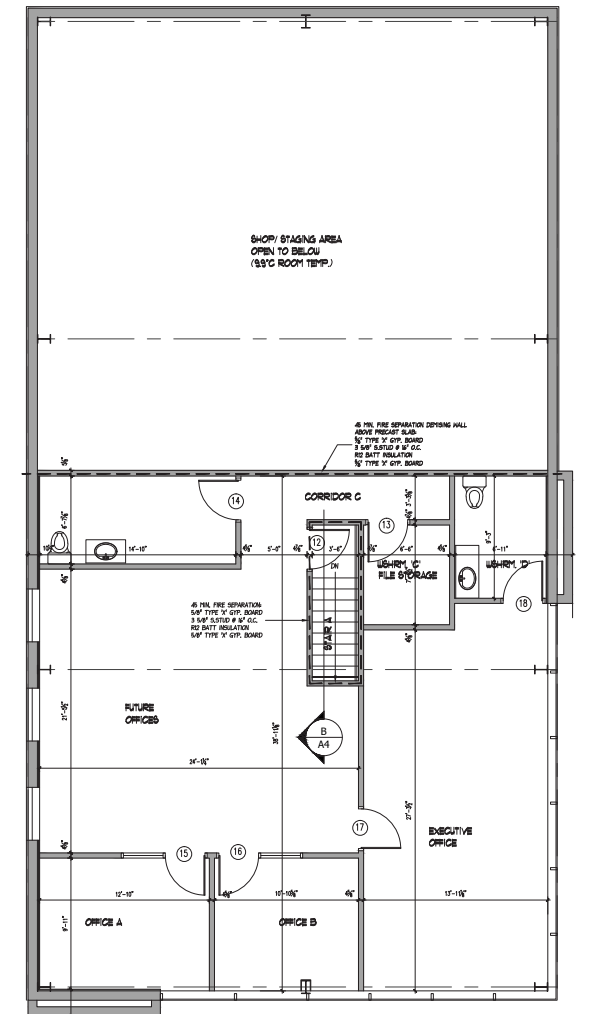


FLOOR PLAN

4,323 SF



GROUND LEVEL



SECOND LEVEL



Prominent
HWY 85 Exposure



Turn-key
Facility



On-site
Parking



200 Amps
600 Volts



Transit
Nearby



Oversized
Drive-in Door

PERMITTED USES (Complete list available upon request)

- Beverage-Making Equipment Sales
- Building Material and Decorating Supply Sales
- Car Wash
- Commercial Parking Facility
- Commercial Recreation
- Commercial Weighing
- Craftsman Shop
- Day Care Facility
- Office
- Veterinary Services
- Warehouse



HIGHWAY 8..... 1KM
HIGHWAY 401..... 14KM
CAMBRIDGE..... 18KM
GUELPH..... 23KM

BRANTFORD..... 53KM
HAMILTON..... 66KM
TORONTO..... 110KM
LONDON..... 111KM

Contact us for more information



Rich Evanoff*, SIOR
Associate Vice President
226.752.7197
rich.evanoff@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representation as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 EXCLUSIVE

**Broker *Sales Representative