



INDUSTRIAL SPACE FOR LEASE



NEEDHAM ST

NEEDHAM ST

VERULAM RD N

WALSH RD



164 NEEDHAM STREET

LINDSAY, ONTARIO, CA.

CONTACT:

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INTRODUCING

164 NEEDHAM STREET

LOCATED IN LINDSAY'S
VIBRANT INDUSTRIAL CENTRE

THE OFFERING

164 Needham Street in Lindsay offers flexible industrial space from 8,867 sq. ft. up to 73,370 sq. ft., with clear heights ranging from 18' to 24'. Outdoor storage is permitted, and the property is fully gated with pass-code security access, on-site management, and a full-time custodian.

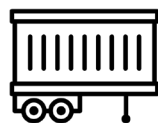
The building is fully sprinklered (new heads in 2025) and fire code compliant. Units feature a mix of exclusive and shared dock-level loading, with select units offering flush-entry and grade-level doors. Units 8 & 9 include a dedicated 3,000 kVA transformer (expandable to 4,000 kVA), while other units are serviced by shared transformers being replaced in Spring 2026, with additional power available for manufacturing users.

Offered at \$8.00 per sq. ft. semi-gross including TMI and utilities (approx. \$3.00 per sq. ft.), tenants are responsible only for their own waste and recycling removal. Convenient access to the GTA with lighter traffic flow enhances overall operational efficiency.

FOCAL POINTS



**OUTSIDE
STORAGE**



**TRAILER
PARKING**

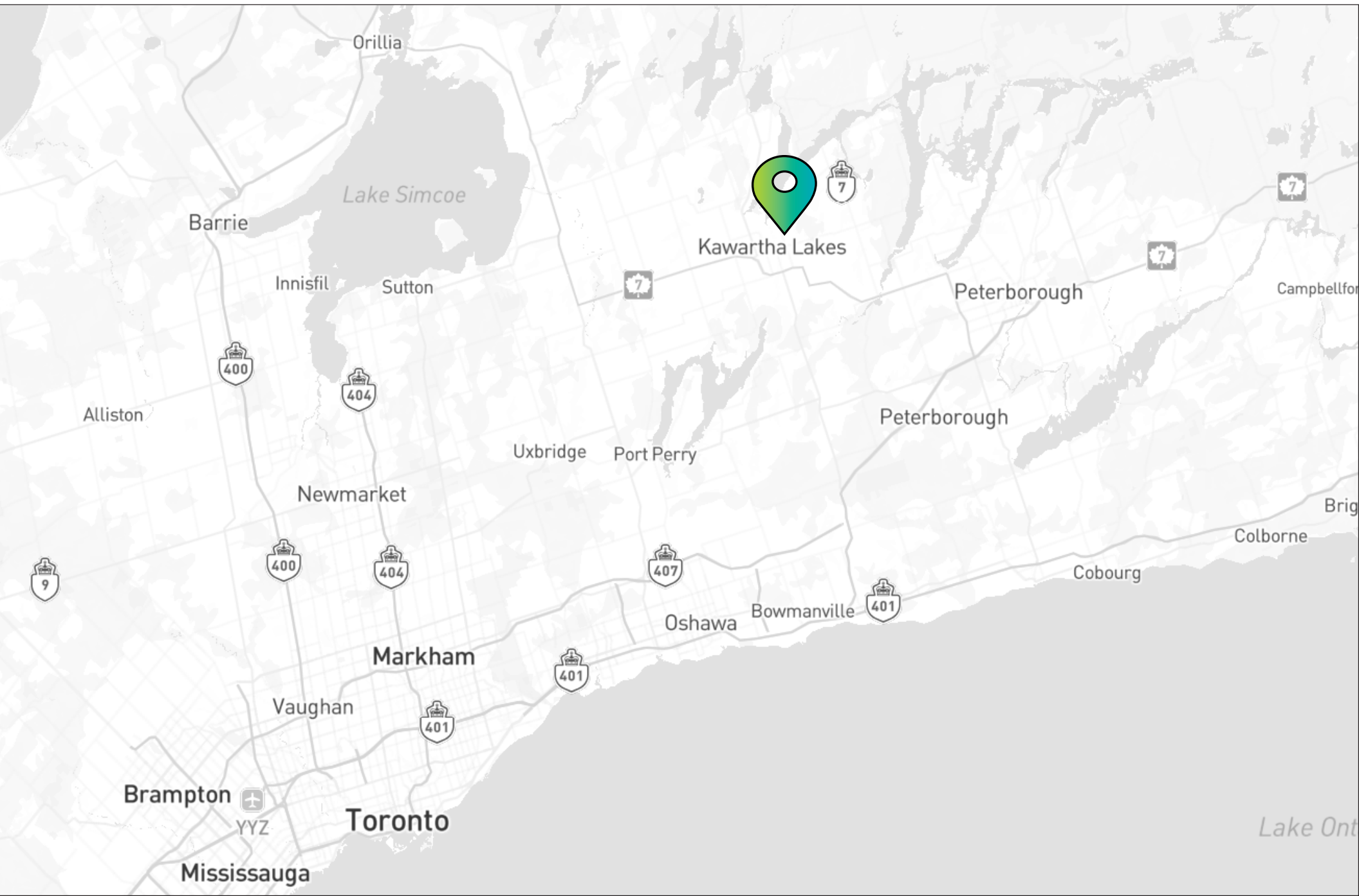
*available at additional cost



PROPERTY LOCATION

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE



PROPERTY PHOTOS

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE



AVAILABLE UNITS

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE

UNIT 1-2A-D

UNIT SIZE: 48,743 Square Feet

CLEAR HEIGHT: 18.08 Feet

TRANSFORMER: 1,500 KvA

SHIPPING: 4 Truck Level Doors
1 Bay Entry Door

UNIT 2J-5-7

UNIT SIZE: 36,222 Square Feet

CLEAR HEIGHT: 18.45 Feet

TRANSFORMER: 1,500 KvA

SHIPPING: 3 Truck Level Doors
1 Bay Entry Door

UNIT 3C

UNIT SIZE: 8,867 Square Feet

CLEAR HEIGHT: 18.08 Feet

TRANSFORMER: 1,500 KvA

SHIPPING: 3 Truck Level Doors
1 Bay Entry Door

UNIT 4-6

UNIT SIZE: 57,427 Square Feet

CLEAR HEIGHT: 18.25 Feet

TRANSFORMER: 1,500 KvA

SHIPPING: 7 Truck Level Doors
1 Bay Entry Door

UNIT 8-9

UNIT SIZE: 73,370 Square Feet

CLEAR HEIGHT: 18.25-24.16 Feet

TRANSFORMER: 3,000 KvA

SHIPPING: 9 Truck Level Doors

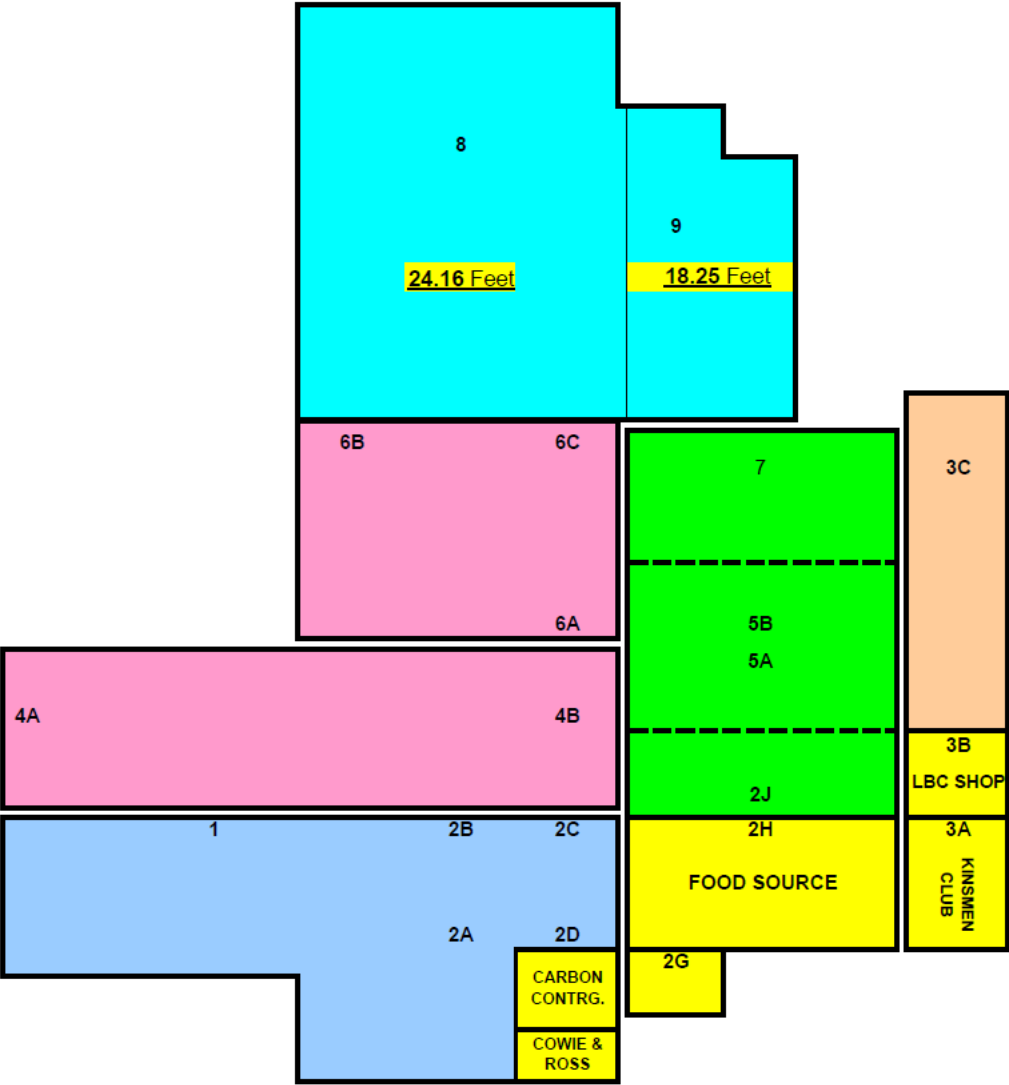
ASKING PRICE
(PER UNIT) :

\$8.00 Per Square Foot Semi Gross

FLOOR PLAN

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE



Unit	"Rentable Area"	Clear Height (ft)
8	73,370 sq.ft.	24.16 / 18.25
7	13,311 sq.ft.	18.08
5	15,136 sq.ft.	18.08
2J	7,775 sq.ft.	18.08
3B	8,867 sq.ft.	18.08
4	37,377 sq.ft.	18.08
6	20,050 sq.ft.	18.25
1	48,743 sq.ft.	18.08

Divisable only if each sub-area is being used for Warehousing

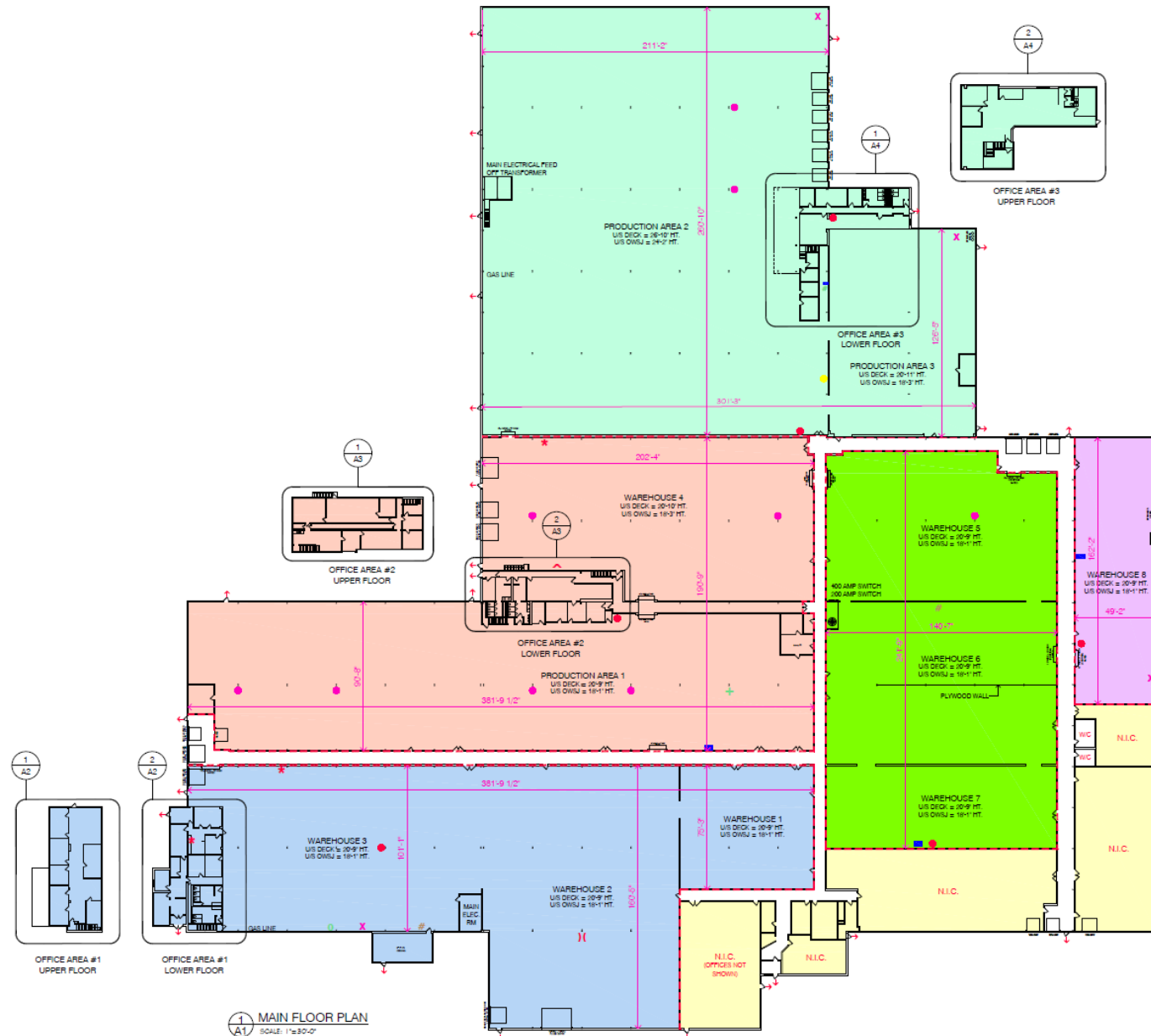
Single Leaseable Unit

TOTAL	224,629 sq.ft.
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FLOOR PLAN

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE



PROJECT NORTH



FINAL COPY	JAN. 30, 2024
OWNER REVIEW	JAN. 06, 2024
REVIEW COPY	DEC. 11, 2023
STATUS UPDATE FOR OWNER	NOV. 27, 2023
ISSUED	DATE:

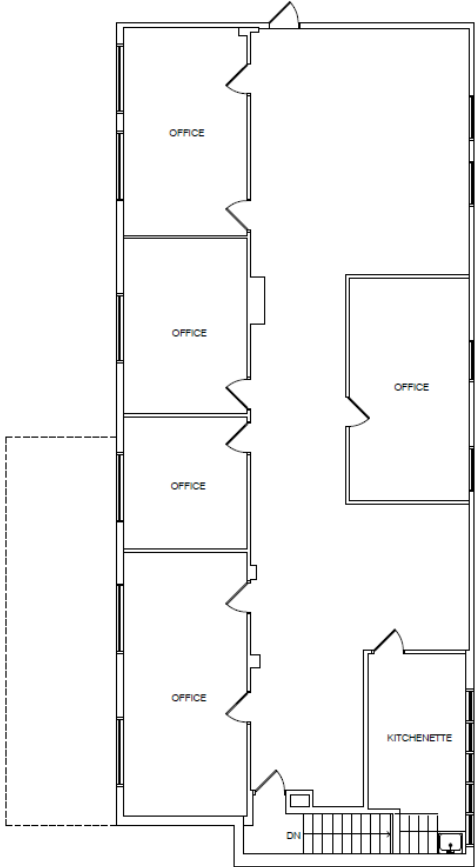
THIS DRAWING IS COMPLEMENTARY & MUST BE READ IN CONJUNCTION WITH ALL THE OTHER DRAWINGS AND/OR SPECIFICATIONS. REPORT ANY INCONSIDERENCES TO THE ARCHITECT.

PROJECT:
LINDSAY BUSINESS CENTRE

164 Needham St., Lindsay, ON L3V 5R7

DRAWING TITLE:
MAIN FLOOR PLAN

SCALE:	AS NOTED	DRAWING NUMBER:
DRAWN BY:	JH	A1
CHECKED BY:	GW	25043



1 OFFICE AREA #1 - UPPER LEVEL
A2 SCALE: 3/16" = 1'-0"



2 OFFICE AREA #1 - LOWER LEVEL
A2 SCALE: 3/16" = 1'-0"



**WILCOX
ARCHITECTS INC.**
74 LINDSAY ST. SOUTH
LINDSAY, ONTARIO
PHONE: 708-325-0178
wilcox.ar@gmail.com

PROJECT NORTH



FINAL COPY	JAN. 30, 2026
OWNER REVIEW	JAN. 06, 2026
REVIEW COPY	DEC. 11, 2025
STATUS UPDATE FOR OWNER	NOV. 27, 2025
ISSUED:	DATE:

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PROJECT:
LINDSAY BUSINESS CENTRE

164 Needham St., Lindsay, ON K5V 5R7

DRAWING TITLE:
OFFICE AREA #1

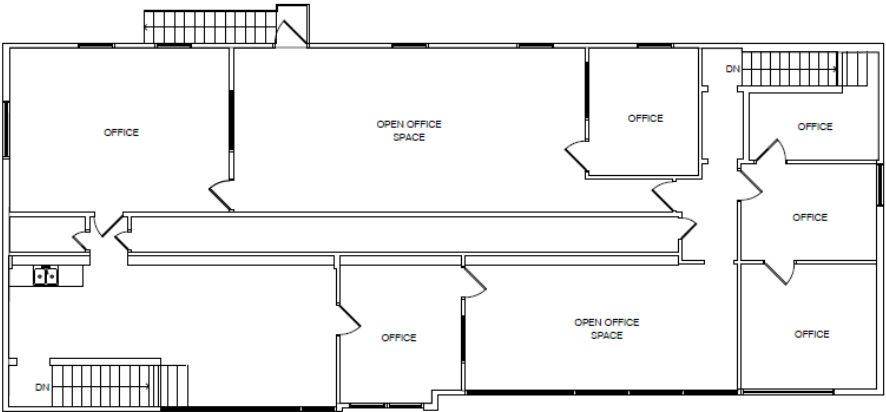
SCALE:	AS NOTED	DRAWING NUMBER:
DRAWN BY:	JH	A2 OF 4
CHECKED BY:	GW	



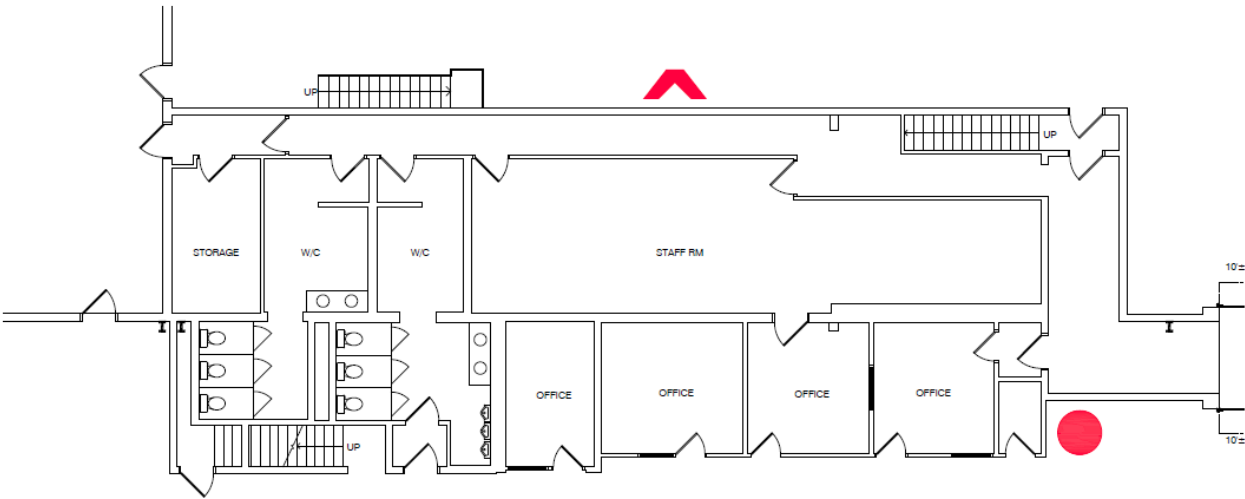
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PHONE: 705-326-0178
wilcox.ca@gmail.com

PROJECT NORTH





1 OFFICE AREA #2 - UPPER LEVEL
A3 SCALE: 3/16" = 1'-0"



2 OFFICE AREA #2 - LOWER LEVEL
A3 SCALE: 3/16" = 1'-0"

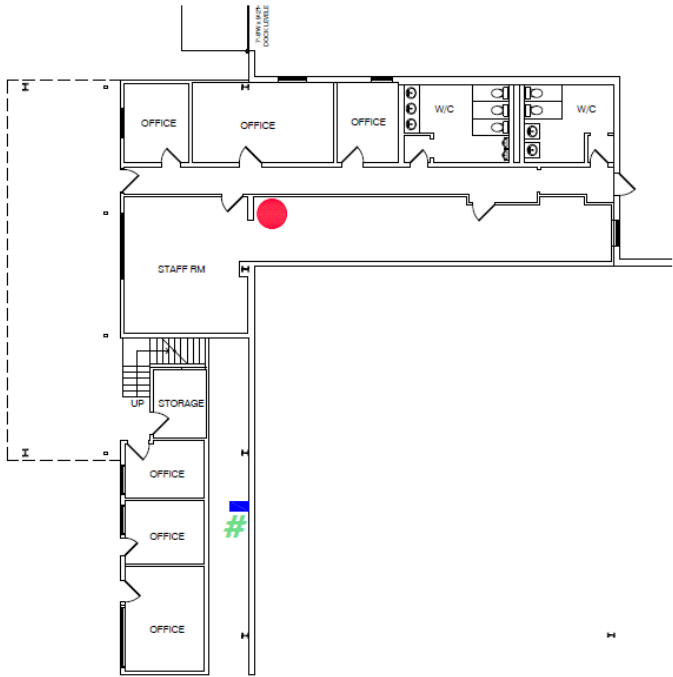
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ISSUED:	DATE:
THIS DRAWING IS COMPLEMENTARY & MUST BE READ IN CONJUNCTION WITH ALL THE OTHER DRAWINGS AND/OR SPECIFICATIONS. REPORT ANY INCONSIDERENCES TO THE ARCHITECT.	
PROJECT: LINDSAY BUSINESS CENTRE	
164 Needham St., Lindsay, ON L2V 8R7	
DRAWING TITLE: OFFICE AREA #2	
SCALE: AS NOTED	DRAWING NUMBER: A3 OF 4
DRAWN BY: JH	2024-12
CHECKED BY: GW	



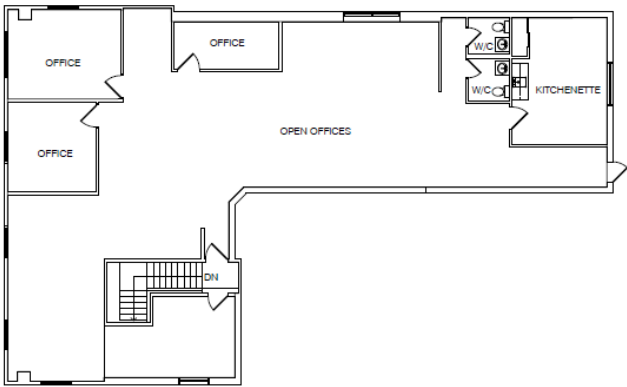
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LINDSAY, ONTARIO
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wilcox.arch@gmail.com

PROJECT NORTH





1
A4 OFFICE AREA #3 - LOWER LEVEL
SCALE: 1/8" = 1'-0"



2
A4 OFFICE AREA #3 - UPPER LEVEL
SCALE: 1/8" = 1'-0"

FINAL COPY	JAN. 30, 2024
OWNER REVIEW	JAN. 06, 2024
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ISSUED:	DATE:

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PROJECT:
LINDSAY BUSINESS CENTRE

164 Needham St, Lindsay, ON K5V 8R7
DRAWING TITLE:
OFFICE AREA #3

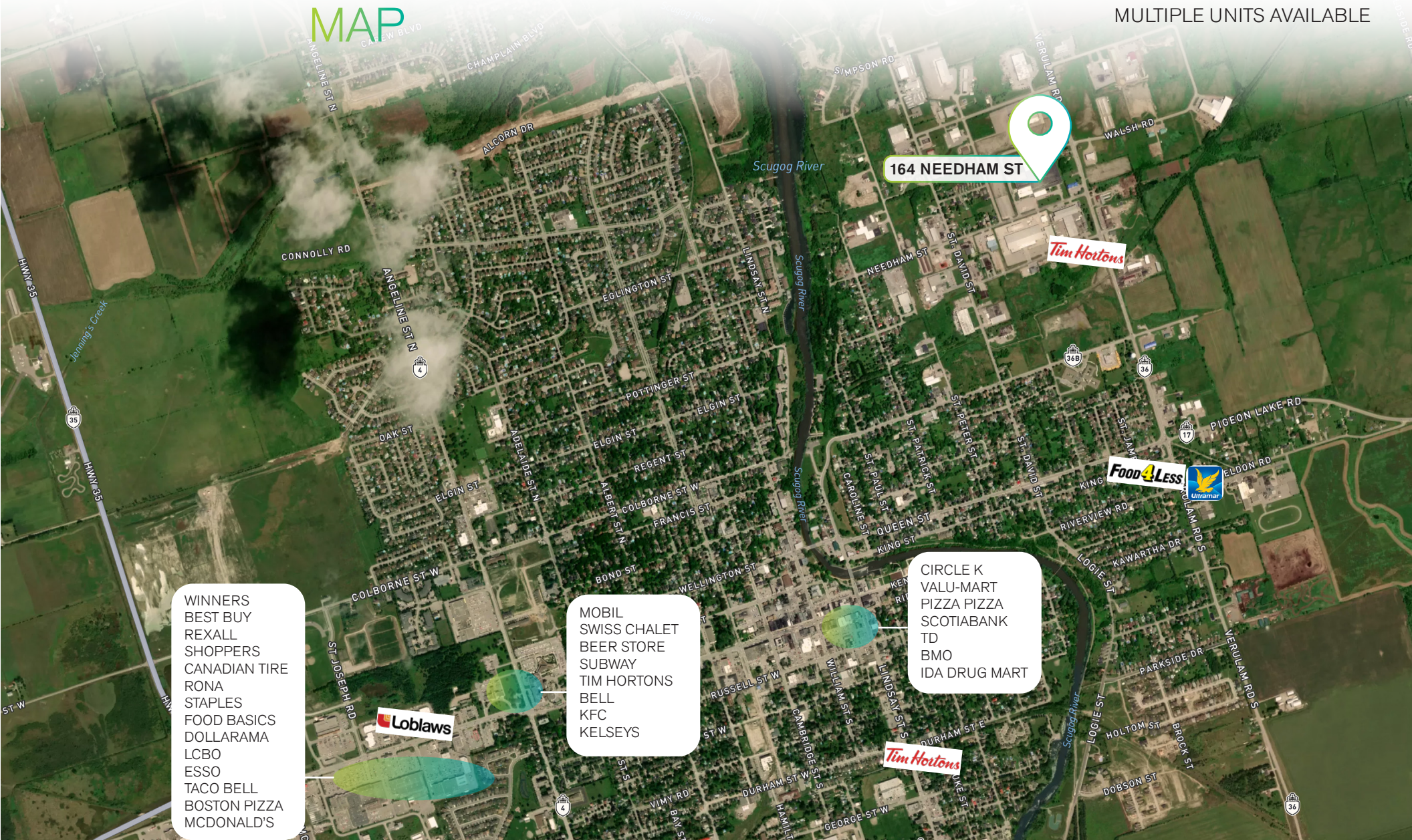
SCALE:	AS NOTED	DRAWING NUMBER:
DRAWN BY:	JH	A4 OF 4 28043
CHECKED BY:	GW	

AMENITIES

MAP

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON

MULTIPLE UNITS AVAILABLE



WINNERS
BEST BUY
REXALL
SHOPPERS
CANADIAN TIRE
RONA
STAPLES
FOOD BASICS
DOLLARAMA
LCBO
ESSO
TACO BELL
BOSTON PIZZA
MCDONALD'S

MOBIL
SWISS CHALET
BEER STORE
SUBWAY
TIM HORTONS
BELL
KFC
KELSEYS

CIRCLE K
VALU-MART
PIZZA PIZZA
SCOTIABANK
TD
BMO
IDA DRUG MART

**DRIVE
TIMES**

6 MIN | 4.5 KM
DRIVE TO TRANS-CANADA
HIGHWAY

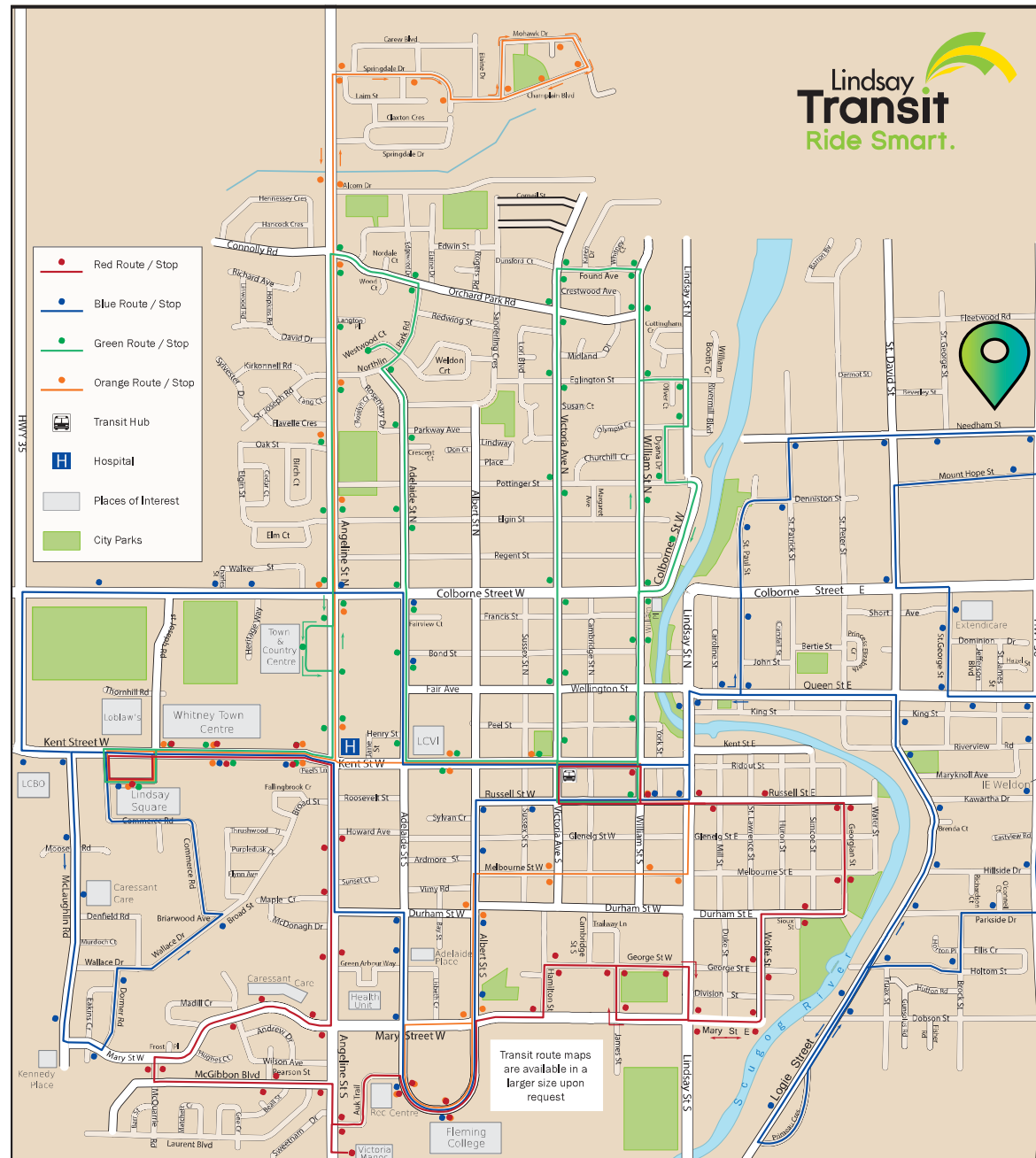
12 MIN | 7.1 KM
DRIVE TO KAWARTHA LAKES
MUNICIPAL AIRPORT

11 MIN | 5.1 KM
DRIVE TO LINDSAY SQUARE
MALL

57 MIN | 78.0 KM
DRIVE TO
THE GTA

TRANSIT MAP

FOR LEASE | 164 NEEDHAM ST | LINDSAY, ON





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LINDSAY, ONTARIO, CA.

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YOUR SUCCESS IS OUR TARGET.

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