

50

Northland Road Waterloo, ON Multi-tenant Industrial Building

BUILDING AREA | 219,770 SF

LAND AREA | 11.48 Acres

ZONING | E3-27 Zoning

PRICE | \$35,500,000 (\$161 / SF)



WHITNEY
Commercial Real Estate Services

The Property

50 Northland Road, Waterloo is a 219,770 SF building situated on 11.48 Acres in North Waterloo. The property benefits from the most flexible and desirable industrial zoning in Waterloo, E3-27 which allows outdoor storage. Opportunity for an owner-occupier to have approx 182,770 SF or an investor to continue to execute a Leasing campaign.

50 Northland is the largest Multi-tenant, E3-27 zoned property in Waterloo. The building features has 2,400 Amps which is well distributed throughout the building and a clear height of 17'11" with ample dock level and drive in loading.

Since the owners' acquisition in 2015 the building has undergone a full roof replacement and the installation of new fire corridors to meet current requirements. The building's location benefits from close proximity to amenities and transit such as; the Conestoga & Northfield LRT stations, Conestoga Mall and abundant retail.



Located in North Waterloo



219,770 SF
11.48 Acres



Desirable/flexible
E3-27 Zoning



Drive-in and
Dock-level loading



1.8 KM from
HWY 85



Secure outdoor
storage



UNIT 300
46,509 SF

UNIT 400
LEASED
28,762 SF

CCI CROSSROADS C&I
DISTRIBUTORS / FABRICATORS

Pinnacle
STORAGE & SERVICES LTD.

UNIT 200 & 301
LEASED
82,201 SF

UNIT 100
54,633 SF

World Outreach Ministries

LEASED
7,665 SF

RUPERT ST

Offering Process

To obtain access to the full Confidential Information Memorandum (CIM) and data room, please contact:

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WHITNEY & Company's long-standing presence in commercial real estate is a testament to our expertise and commitment to the industry. Over the course of more than a century, we have developed and maintained strong connections within Waterloo Region, Southwestern Ontario and beyond.

We provide a client-centric approach to real estate services, ensuring our customers receive tailored solutions, helping them navigate the complexities of the commercial real estate market.

Our roots are in Waterloo Region and our reputation withstands the test of time.



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** Broker *Sales Representative