

FOR LEASE



7,231 SF Industrial Unit for Lease

13

**CENTENNIAL RD - UNIT B
KITCHENER, ONTARIO**

WHITNEY
Commercial Real Estate Services



7,231 SF Industrial Unit for Lease

7,231 SF industrial unit with approximately 0.40 acres of outdoor storage space available for September 1st occupancy.

The unit features a great mix of office and industrial space, 18' clear height, 3 drive-in doors, and ample parking. EMP-2 zoning permits a wide range of uses including: warehousing, manufacturing, a contractor's yard and more.

- AVAILABLE SPACE | 7,231 SF
- OUTDOOR STORAGE | ~0.4 Acres
- ZONING | EMP-2
- DRIVE-IN DOORS | 3
- CLEAR HEIGHT | 18'
- LEASE RATE | \$19.50 / SF Gross

PERMITTED USES

- Biotechnological Establishment
- Building Material & Decorating Supply Establishment
- Bulk Fuel & Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Daycare Facility
- Drive-Through Facility

- Fitness Centre
- Heavy Repair Operation
- Printing or Publishing Establishment
- Manufacturing
- Towing Compound
- Warehouse



EMP-2 Zoning



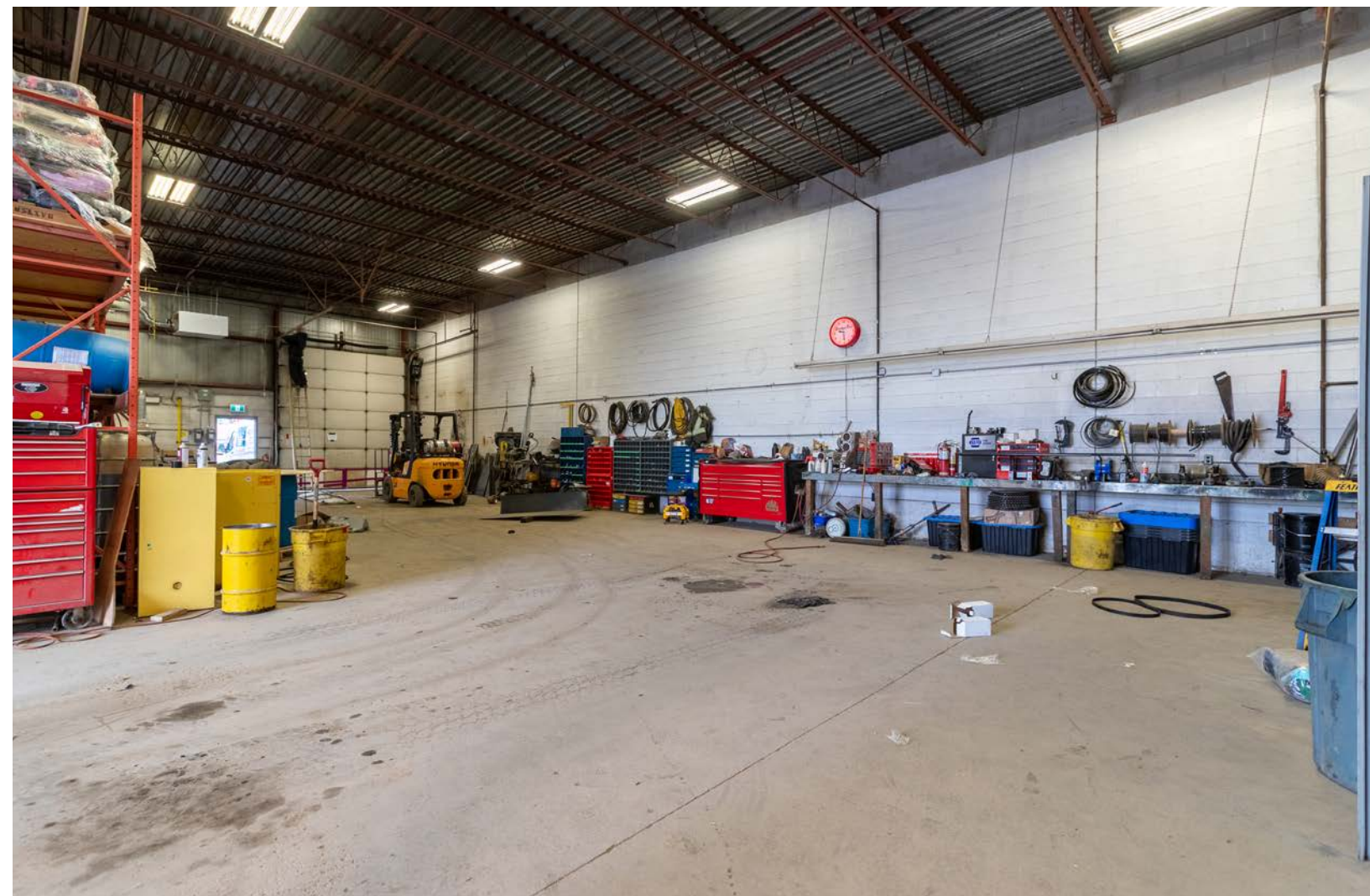
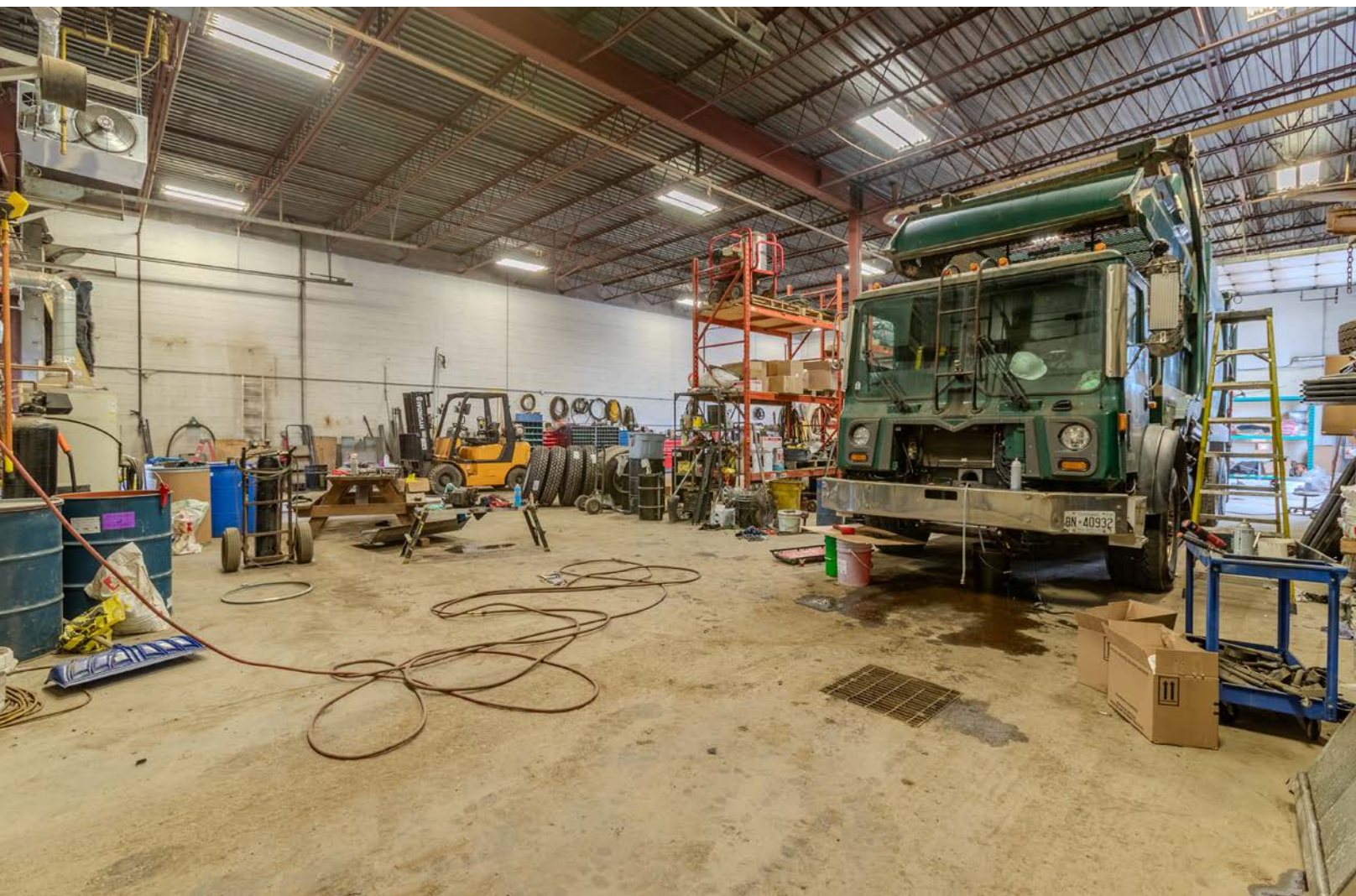
18' Clear Height



Close Proximity To Highway 7



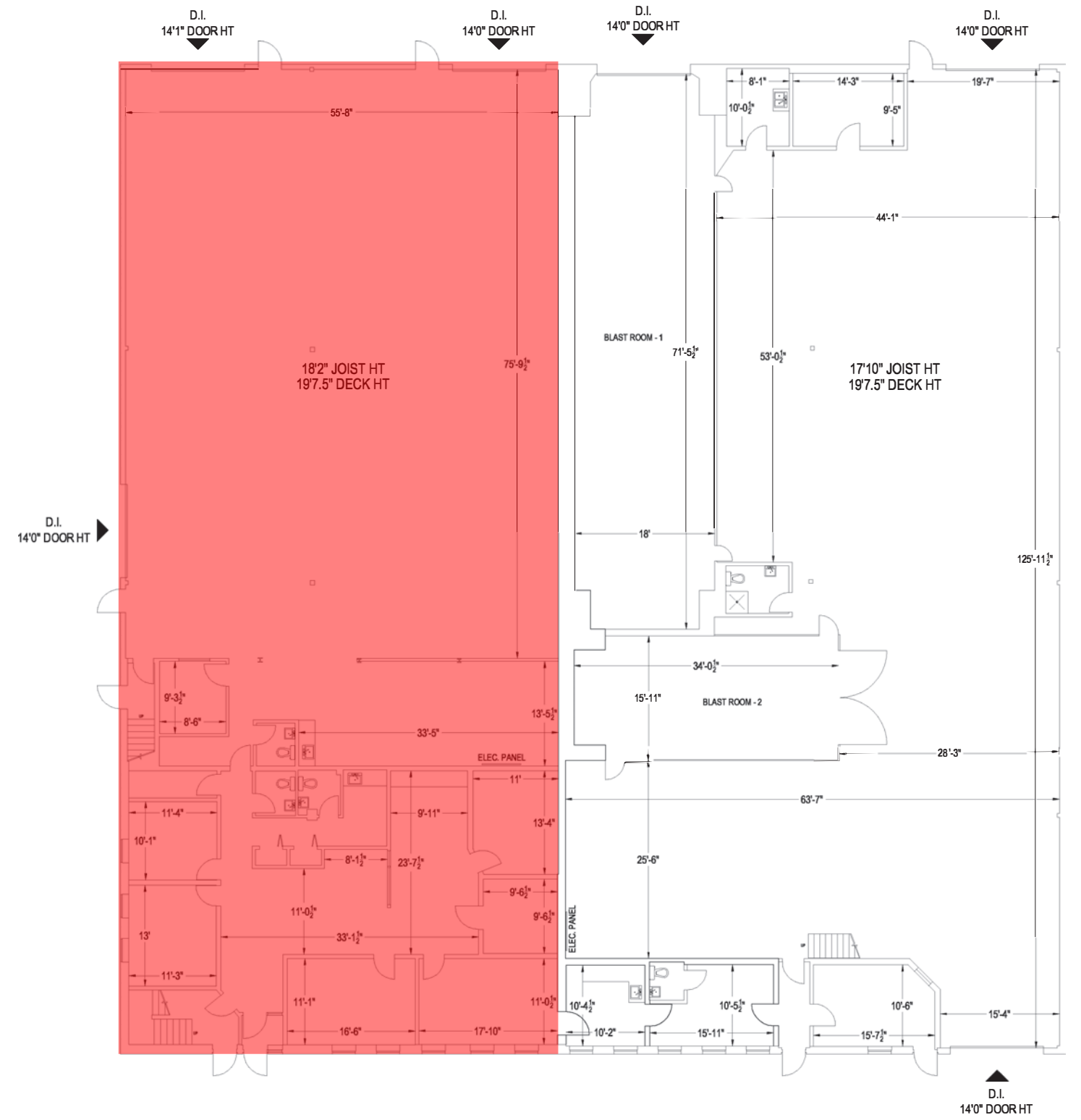
3 Drive-in Doors





FLOOR PLAN

7,231 SF





HIGHWAY 401 16KM
 CAMBRIDGE 19KM
 MILTON 60KM
 HAMILTON..... 68KM

MISSISSAUGA 87KM
 LONDON 113KM
 SARNIA BORDER 211KM
 WINDSOR BORDER 290KM

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