

FOR LEASE

75 BATHURST DR. WATERLOO

WHITNEY

Commercial Real Estate Services



Temperature Controlled Advanced Manufacturing Unit

Clean, climate controlled advanced manufacturing unit located in North Waterloo. Features a mix of private offices, boardroom, kitchenette and dedicated M/F washrooms. E3 industrial zoning permits a wide variety of uses including manufacturing. Within close proximity of multiple bus routes & Conestogo Mall LRT stop. Ample on-site parking available.

- 7 private offices with boardroom & kitchenette
- LED Lighting throughout manufacturing space
- 200A/600V electrical service
- Dedicated M/F washrooms
- Heat, hydro & water included in additional rent

AVAILABLE SPACE	3,562 SF
LEASE RATE	\$9.50/SF
ADDITIONAL RENT	\$6.50/SF (utilities included)
MONTHLY RENT	\$4,750/Month
ZONING	E3-27



Drive-in loading



Dedicated male/female washrooms



Ample on-site parking



Close proximity to transit

519.746.6300 | www.whitneyre.com

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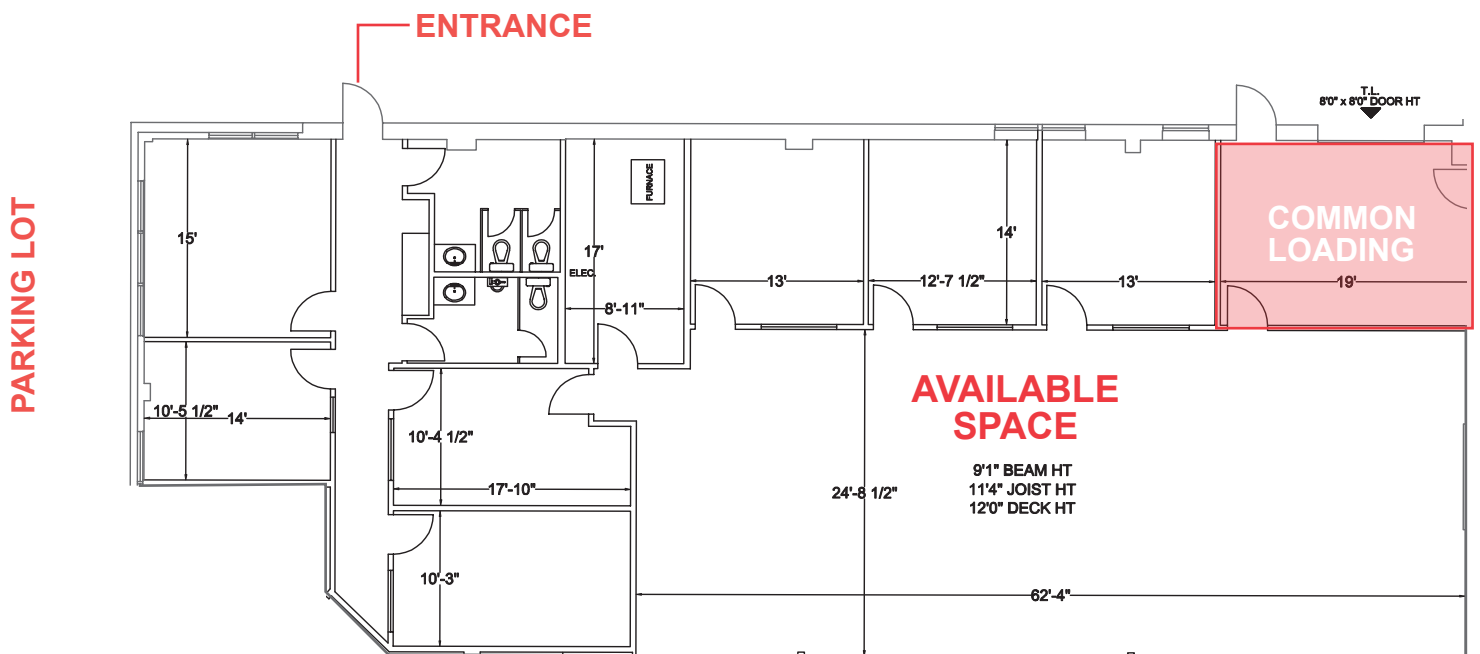
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PERMITTED USES

- Advanced Tech
- Artist Studio (Class B)
- Automobile Service Centre
- Business Incubator
- Communication Production
- Custom Service Shop
- Data Centre
- Dry Cleaning & Laundry Facility
- Food & Beverage
- Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial or Construction Equipment Supplier (Sales or Rental)
- Laboratory
- Microbrewery
- Office
- Parking Facility (restricted to Structured Parking)
- Pet Services (Class B)
- Pharmaceutical Industry
- Printing Establishment
- Tech Office
- Training Facility
- Truck Depot
- Veterinary Hospital
- Warehouse (no retail)
- Wholesaler (no retail)



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For more information, contact one of our Sales Representatives



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