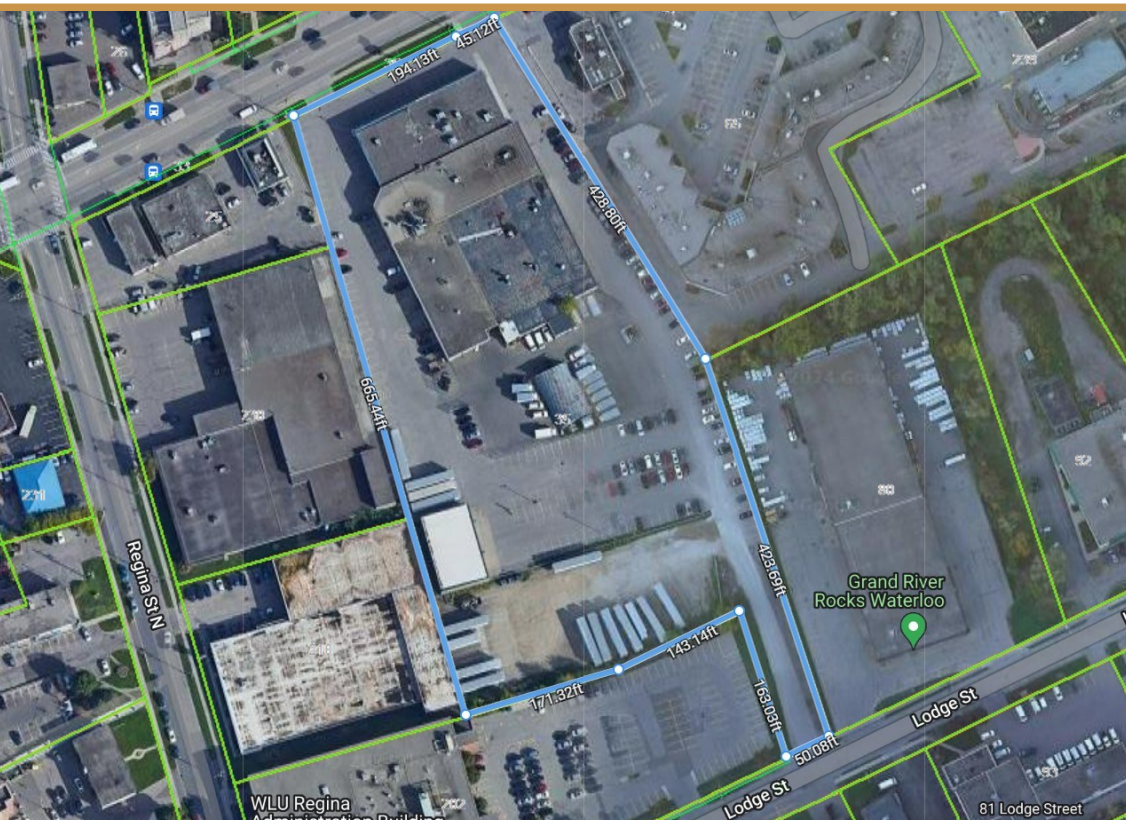
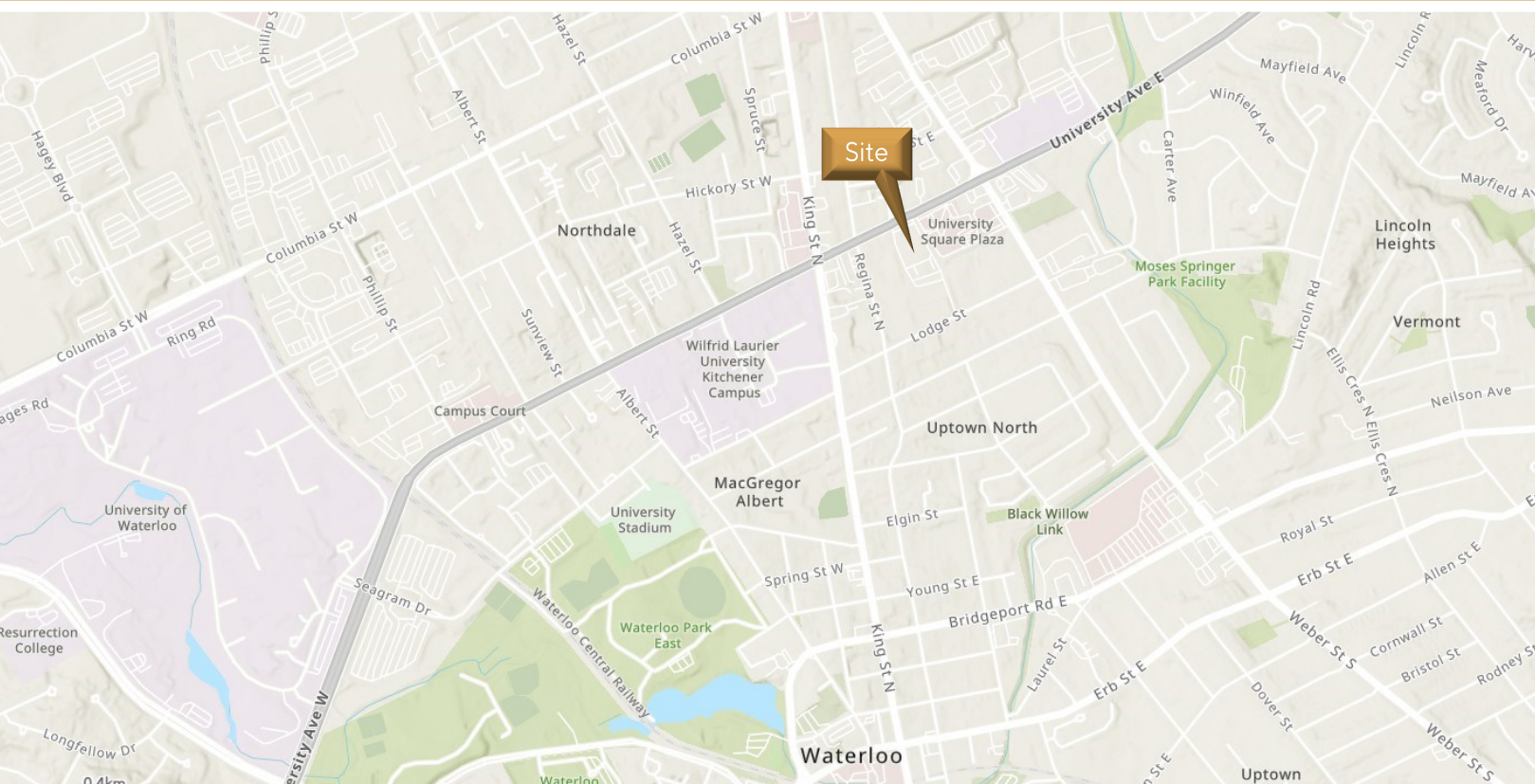


35

FOR LEASE WAREHOUSE/OFFICE SPACE WITH FENCED IN OUTSIDE AREA UNIVERSITY AVENUE EAST, WATERLOO

35

FOR LEASE WAREHOUSE/OFFICE SPACE WITH FENCED IN OUTSIDE AREA UNIVERSITY AVENUE EAST, WATERLOO



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150 KING STREET SOUTH
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OFFICE 519-742-7000
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AVAILABILITY

Unit 3 - 34,976 sq ft

LEASE RATE

\$9.95/sq ft Net

ADDITIONAL RENT

\$3.95/sq ft
Plus Utilities

ZONING

C1-81

POSSESSION

July 2024

- * Located on University Ave E. near Weber St N, in Waterloo
- * Property can be accessed off Lodge St or University Ave
- * Features First Floor office area of 3,364sf, second floor office area of 2,407 sq ft, mezzanine area of 2,406 and huge warehousing space of 26,799 sq ft.
- * 7 drive in doors
- * Great signage opportunity
- * Ample free on-site parking
- * Easy access to Expressway, with multiple access points nearby

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35 UNIVERSITY AVENUE EAST, WATERLOO

FOR LEASE
WAREHOUSE/OFFICE SPACE WITH
FENCED IN OUTSIDE AREA

MAIN FLOOR OFFICE AREA: 3,364 SF
SECOND FLOOR OFFICE AREA: 2,407 SF
WAREHOUSE AREA: 26,799 SF
MEZZANINE AREA: 2,406 SF
TOTAL AREA: 34,976 SF

