

# FOR LEASE

## A&B-277 MANITOU DR, KITCHENER



**AVAILABILITY**  
**3,875 SQ FT**

**POSSESSION**  
**OCTOBER 1ST, 2023**

**ZONING**  
**EMP-2(156)**

**RATE**  
**\$16.00/SQ FT NET**

**CAM & TAXES**  
**\$7.00/SQ FT**

- Situated on a high-traffic road ensuring optimal visibility
- Ample parking
- 16' clear height in warehouse
- Two 12' x 10' drive-in doors
- Air conditioned office featuring 2 private offices, a boardroom, an open area, and two bathrooms
- Includes mezzanine for storage

**THEO PAPADOPOULOS**  
SALES REPRESENTATIVE  
THEO@COUPALMARKOU.COM  
519-742-7000 x 103

**BROOKS WAY**  
BROKER  
BROOKS@COUPALMARKOU.COM  
519-242-8642

COUPAL MARKOU COMMERCIAL  
REAL ESTATE INC.  
150 KING STREET SOUTH  
WATERLOO, ONTARIO N2J 1P6  
519-742-7000

**Coupal Markou**  
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

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