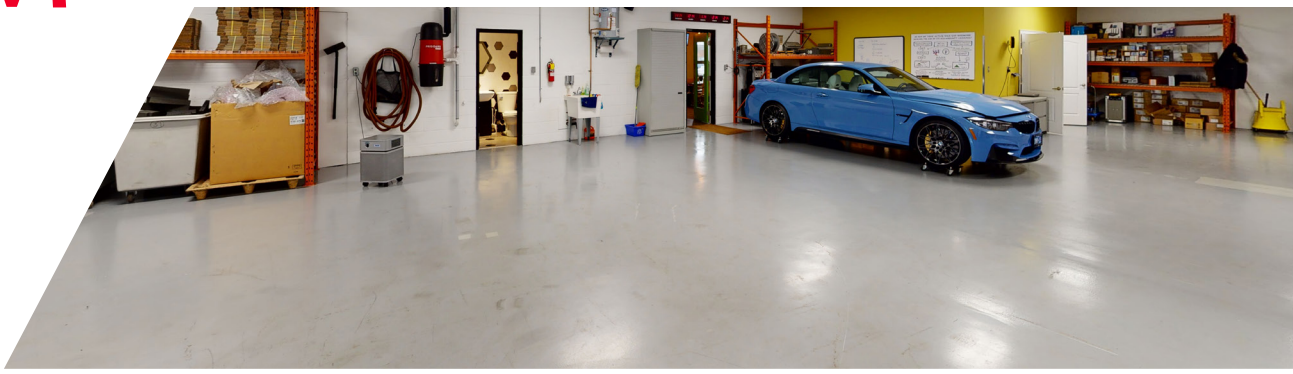
CUSHMAN & WAKEFIELD
Waterloo Region

4,660 SF Free Standing Building

111 TRILLIUM DRIVE

Kitchener, Ontario



PROPERTY FEATURES

111 TRILLIUM DRIVE, KITCHENER

BUILDING

DESCRIPTION:

- High-tech flex office / clean industrial building in exceptional condition
- Property has been renovated substantially to offer new modern office space, clean storage space and a fully fenced in yard.
- Fully climate controlled and secure, site is move in ready and has been exceptionally well-maintained.
- Super Clean & Shows “AAA”. High-End quality finishes & up to date mechanicals.

BUILDING SIZE:
4,660 SF

SITE SIZE:
.532 ACRES

ZONING:
B1/EMP4

TAXES:
$10,406.76 (2021)

- Technology switch CAT 5E included ready for you to plug in
- 2 - 8’ X 8’ Drive-in Doors
- Great for “Last Mile Distribution” or Call-Out service depot in Waterloo Region & surrounding areas

SALE PRICE

- $2,200,000

OPERATING EXPENSES

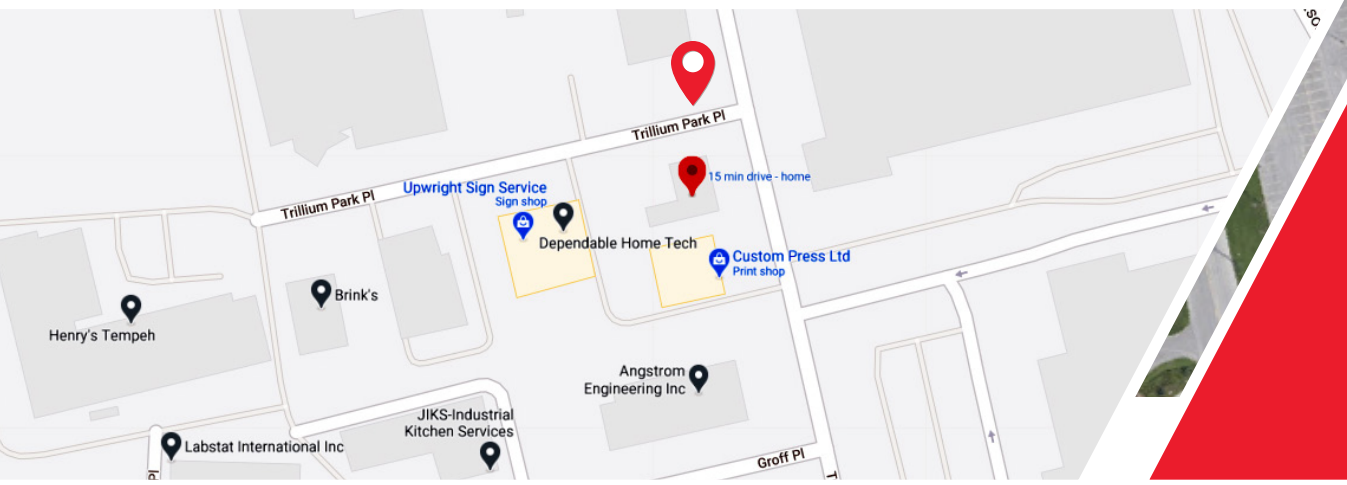
Property Tax		
$10,406.76	(Final 2021 Taxes)	($867.23 / mthly)

Building		
Gas, Water & Electrical	$6,880.90	(general break down Water $100/mth, Gas average $228/mth, Lights average $228/mth)
Telecom / Internet	$3,705.72	
Property Insurance	$1,483.50	
Pest	$750.00	
Irrigation	$180.00	(spring turn on & tune up / fall blow out & shut down)
HVAC	$658.25	(1/4ly inspection + filters)
Landscape / Snow	$1,610.00	(spring & fall clean up + a couple heavy lot plows)
Waste Management	$2,194.68	
Misc Bldg Repairs	$332.03	(home depot - light bulbs & such)

Annual Total		
		($1,466.25 / mthly)

Modern Office Space

PROPERTY AERIAL MAP

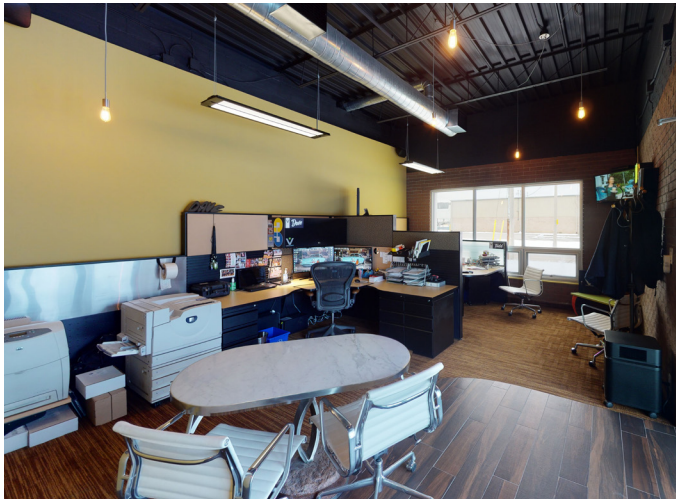


Located in Huron Business Park

PROPERTY PHOTOGRAPHY

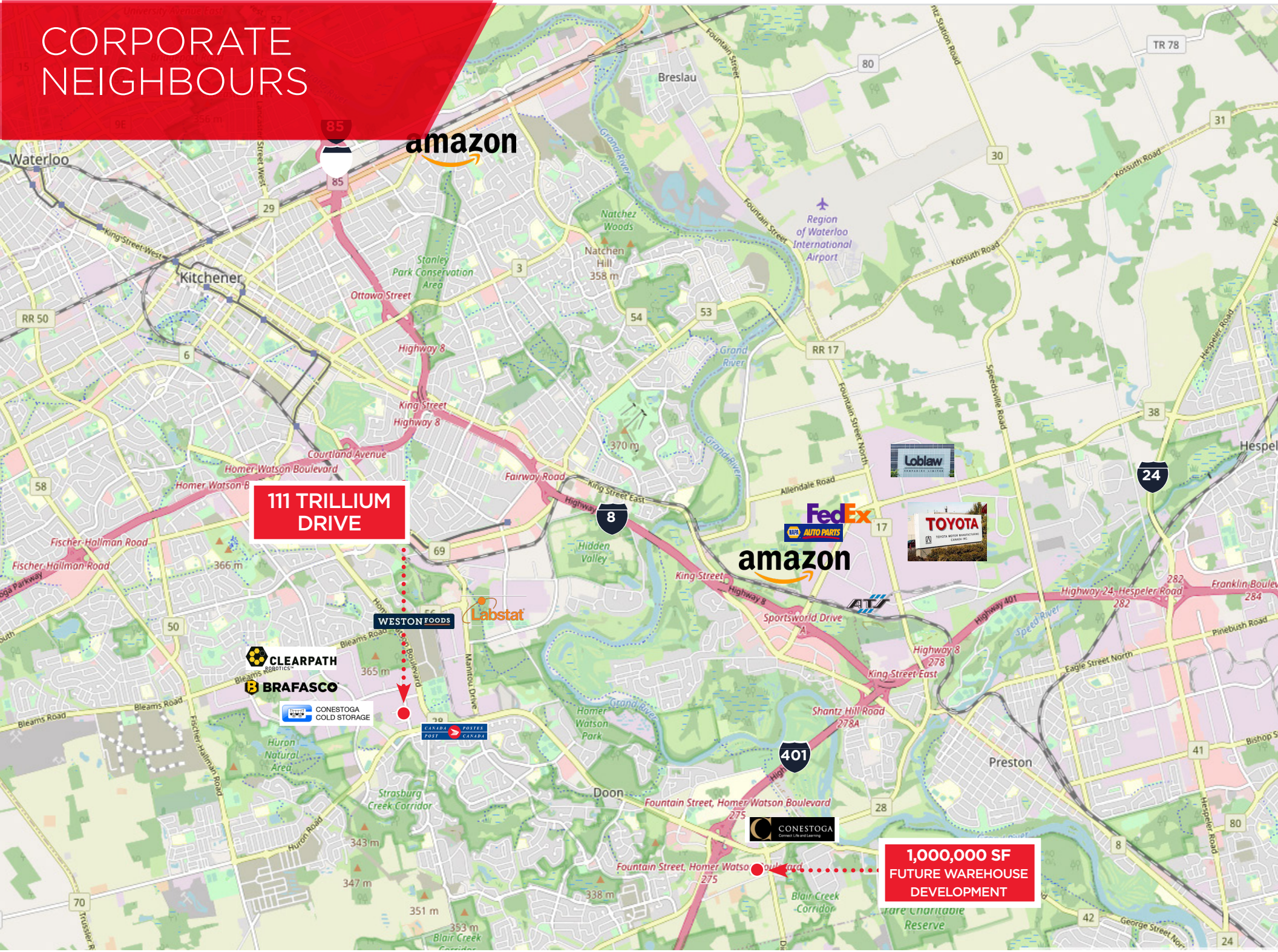
Interior Photos

PROPERTY PHOTOGRAPHY



Office Interior

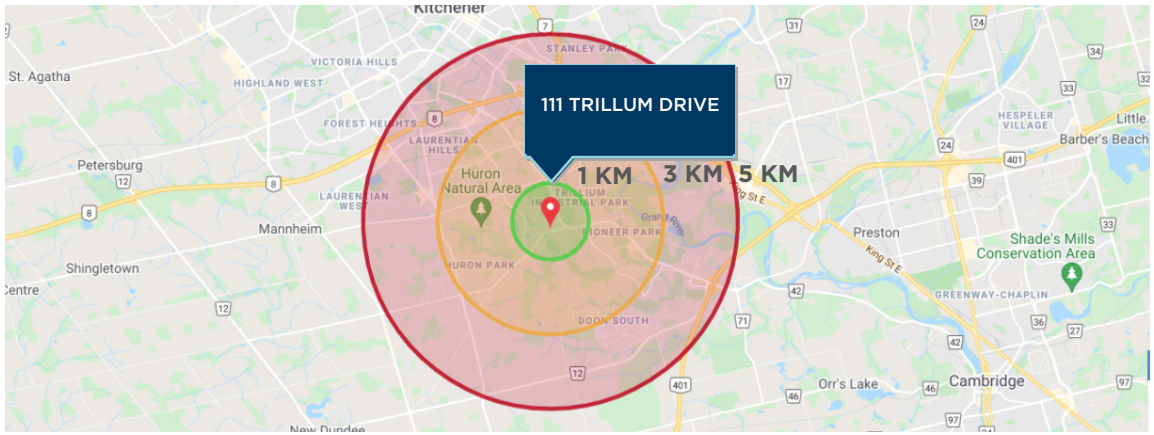
CORPORATE NEIGHBOURS



A DRIVING WORKFORCE

WORKFORCE DEMOGRAPHICS

	TRADE AREA (1 KM RADIUS)	3 KM RADIUS	5 KM RADIUS	KITCHENER
CRITERIA				
Total Population	2,222.20	33,736.70	104,951.50	233,222
Total Population Works in Wholesale trade	71.4 (5.3%)	917 (4.7%)	2,487.1 (4.2%)	4,950 (3.8%)
Total Population Works in Utilities	0.7 (0.1%)	57.8 (0.3%)	148 (0.3%)	365 (0.3%)
Total Population Works in Transportation and warehousing	79.3 (5.9%)	933.1 (4.8%)	2,829.3 (4.8%)	5,500 (4.2%)
Total Population Works in Professional, scientific and technical services	67.9 (5.1%)	1,283.9 (6.6%)	3,800.8 (6.5%)	9,450 (7.3%)
Total Population Works in Manufacturing	285 (21.3%)	3,472.3 (17.8%)	10,521 (18.0%)	21,370 (16.4%)
Total Population Works in Construction	71.6 (5.4%)	1,196.5 (6.2%)	3,784.6 (6.5%)	8,425 (6.5%)
Total Population Works in All Industries	1,313.4 (98.4%)	19,023.3 (97.8%)	57,164.9 (97.7%)	127,400 (97.9%)
Total Population Works in Administrative and support, waste management and re-mediation services	65.9 (4.9%)	899.2 (4.6%)	2,864.2 (4.9%)	6,020 (4.6%)



OCUPATIONAL BREAKDOWN	AREA (1 KM RADIUS	3 KM RADIUS	5 KM RADIUS
Wholesale trade	71.4 (5.3%)	917 (4.7%)	2,487.1 (4.2%)
Utilities	0.7 (0.1%)	57.8 (0.3%)	148 (0.3%)
Transportation and warehousing	79.3 (5.9%)	933.1 (4.8%)	2,829.3 (4.8%)
Public administration	45.3 (3.4%)	726 (3.7%)	2,183 (3.7%)
Professional, scientific and technical services	67.9 (5.1%)	1,283.9 (6.6%)	3,800.8 (6.5%)
Population in All Industries	1,313.4 (98.4%)	19,023.3 (97.8%)	57,164.9 (97.7%)
Manufacturing	285 (21.3%)	3,472.3 (17.8%)	10,521 (18.0%)
Management of companies and enterprises	3.8 (0.3%)	21.3 (0.1%)	92.9 (0.2%)
Health care and social assistance	149.9 (11.2%)	1,914.4 (9.8%)	5,904.1 (10.1%)
Finance and insurance	65.3 (4.9%)	1,131.7 (5.8%)	3,307.5 (5.7%)
Educational services	71.7 (5.4%)	1,234.8 (6.3%)	3,695.9 (6.3%)
Construction	71.6 (5.4%)	1,196.5 (6.2%)	3,784.6 (6.5%)
Agriculture, forestry, fishing and hunting	9.8 (0.7%)	83.5 (0.4%)	252.3 (0.4%)
Administrative and support, waste management and remediation services	65.9 (4.9%)	899.2 (4.6%)	2,864.2 (4.9%)
Accommodation and food services	46.1 (3.4%)	1,264.8 (6.5%)	3,982.3 (6.8%)

CUSHMAN & WAKEFIELD
Waterloo Region

CONNOR WARD

Sales Representative
+1 647 462 6641
connor.ward@cushwakewr.com

NICK HOLZINGER

Senior Vice President
+1 519 212 2488
nick.holzinger@cushwakewr.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.