



**CUSHMAN &
WAKEFIELD**
Waterloo Region



FOR LEASE
551 PARKSIDE
DRIVE

WATERLOO, ON



PROPERTY HIGHLIGHTS

Rare clean 6,000 sf warehouse space in the City of Waterloo with mezzanine and easy access to Hwy 8 via Northfield Dr. Features over 22' ceilings, ample power and 2 over-sized drive-in doors. Potential to expand into additional space and have secured outdoor storage. TMI/ additional rent to be actualized prior to lease commencement. Immediate or early 2023 possession. LL is open to leaving the existing racking in place subject to lease terms and prospective tenant's use.

Property Details

Available Space:	6,000 SF +/-	TMI:	\$4.50 SF (estimated - to be confirmed)
Loading:	2 - 18' x 14' drive - in doors	Lease Rate:	\$13.50 SF
Ceiling Height:	22'		
Power:	600 amps/550 volts		
Parking:	Ample on site parking		
Zoning:	STATION AREA BUSINESS EMPLOYMENT TWO B (E2B) -60		





For more information, please contact:

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