



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region



**232 Woolwich Street S.,  
Breslau, ON**



# FOR LEASE

## Centrally Located

Freestanding 9,164 sf  
Industrial Building on 1.68 acres



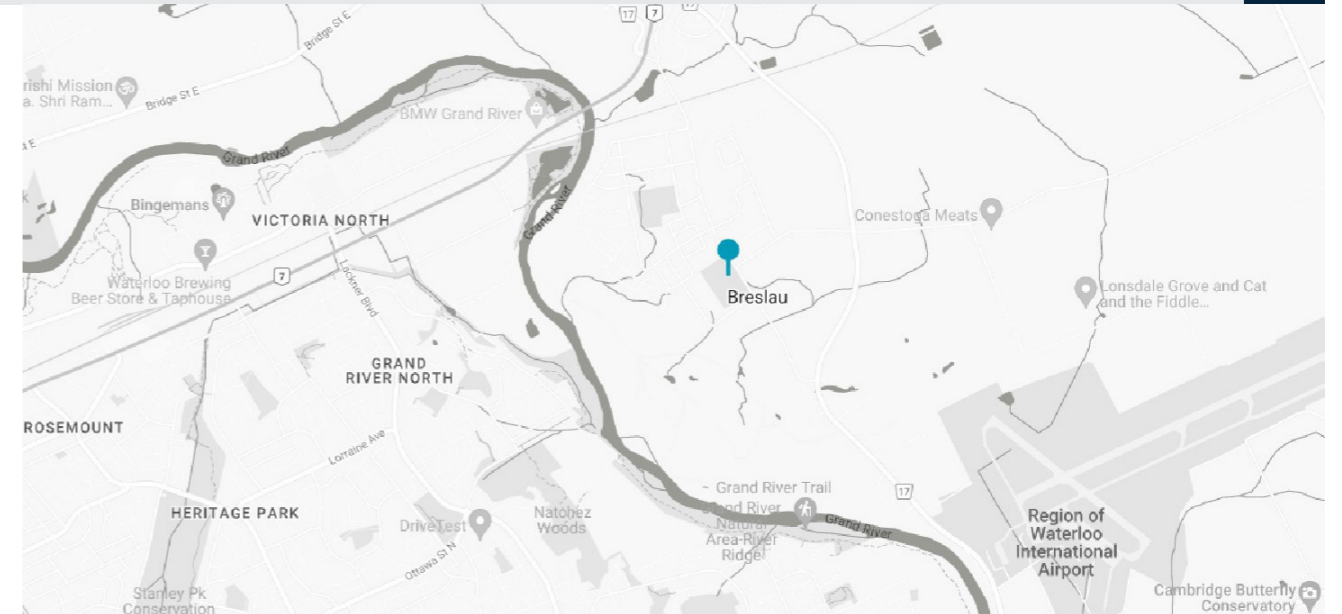
# About the Property

Centrally located freestanding 9,164 sf industrial building on 1.68 acres within Waterloo Region with easy access off Hwy 7 to Guelph and Kitchener.

The property features 4 overhead drive-in doors and 1.10 acres of fenced-in outdoor storage. Situated in the Breslau Industrial Area close to Region of Waterloo International Airport, Hwy 7 and Hwy 8. Zoning permits outdoor storage, manufacturing, warehousing, distribution, contractor/building supplies dealer, in addition, to the sales or servicing of machinery, cars etc. Existing block heater plug system distributed within yard.

## Property Details

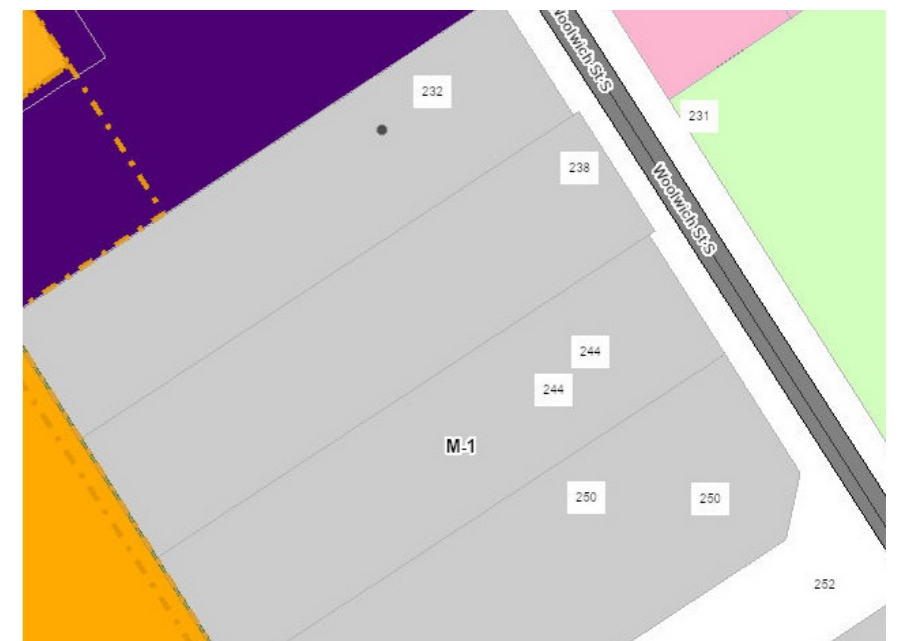
Total Building Size:	9,164 SF
Industrial Area:	4,896 SF
Office Area:	4,268 SF
Acreage:	1.68 acres
Power:	600 volts/100 amps
Loading:	4 drive-in doors
TMI:	\$4.32 SF (2023)
Lease Rate:	\$15.75 SF



## Zoning M-1: General Industrial-Dry

### Permitted Uses:

- Any manufacturing, fabricating, assembly, processing, repair, indoor storage or warehousing, distribution or transportation operation except for the following:
- A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner.
- The recycling of animal, oil or waste products, a rendering plant, abattoir or slaughter house. of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes.
- Wholesale Outlet
- Warehouse or Indoor Storage
- Catering Service
- Service or Repair Enterprise
- Commercial Printing or Laundry
- Automobile Service Station, Public Garage, Body Shop or Gas Bar
- Sales or Servicing of Cars, Trucks or Machinery
- Contractors, Building Supplies Dealer/Outlet or Sawmill



- Uses permitted by subsection 21.2.1 to 21.2.10, with the exception of a body shop and a sawmill, in addition to which the following additional uses may be located in such an Industrial Mall: a) A financial institution b) An establishment for dispensing refreshments to the public, which shall not exceed a gross floor area of 250 square metres c) Non-accessory office

# CONTACT US

**Connor Ward**

**Sales Representative**

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