

FOR LEASE

5 Washburn Drive, Unit A - B, Kitchener

Located In One Of Waterloo Region's Most
Sought After Business Park's



21,000 SF Class "A"
Warehouse/Industrial Space

HIGH QUALITY CLASS A WAREHOUSE/INDUSTRIAL SPACE AVAILABLE FOR LEASE.

5 Washburn Dr is a high quality 'Class A' freestanding facility located in one of Waterloo Region's most sought after business park's, The Huron Business Park of Kitchener.

High quality 21,000 SF Class A warehouse/industrial space available for lease. Exceptional loading facilities with through access from Washburn and Trillium Dr. Close proximity to Hwy 401 and Regional Hwy 8. Immediate possession. Ample warehouse racking installed in unit, which can remain on site for a prospective tenant's use. Modern office/showroom space located on ground floor with additional second floor office space.

Rental Area	21,000 SF
Office Area	2,400 SF
Zoning	Emp 5
Clear Height	20'
Drive In Doors	2
Truck Level	4
Electrical Service	400 amps/600 volts
Sprinklered	Yes
Occupancy	Immediate
TMI	\$5.25 psf (2024)
Leaste Rate	\$14.25 psf





LOCATION

- 5 Washburn is perfectly positioned with convenient access to markets in the Greater Toronto Area, Southwestern Ontario and multiple border crossings in Niagara, Windsor, and Sarnia. Waterloo Region is the fastest growing census metropolitan area in Canada
- Direct access to a growing population of more than 6.5 +/- million within a one-hour drive.

Hwy 8 Interchange 10 mins	Hwy 401 Interchange 13 mins	Waterloo Region Airport 21 mins
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SKILLED REGION & WORKFORCE

WATERLOO REGION is home to more than 1,850 manufacturing companies in such diverse sectors as automotive, aerospace, robotics, foodprocessing, plastics and fabricated metals. Manufacturing is the region's largest sector, employing 18.6 per cent of the labour force.



MANUFACTURING SECTOR

- The region's manufacturing sector is the fourth largest in Canada
- Over 57,000 people working in manufacturing sector
- Annual revenues exceeding \$6 billion

TOP 5 KEY SECTORS IN WATERLOO REGION

- Advanced Manufacturing
- Automotive
- Aerospace
- FoodProcessing
- Tech and Digital Media

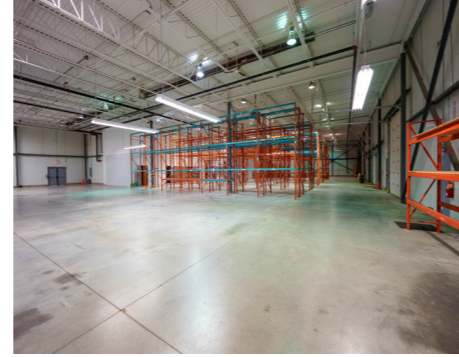
WATERLOO REGION IS PART OF A MUCH BIGGER COMMUNITY

Here are the basics about the Toronto-Waterloo Region Corridor:

- 8.9 million people
- 190 languages
- \$370+ billion economy
- 16 universities and colleges



WAREHOUSE INTERIOR IMAGES



OFFICE AREA INTERIOR IMAGES





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