

# 50 NORTHLAND ROAD, WATERLOO, ON

# INDUSTRIAL SPACE

## FOR LEASE

HIGHWAY 85 & KING STREET NORTH  
(WATERLOO, ON)



### PROPERTY PROFILE & LOCATION

- Located near Highway 85 and King Street North
- Close proximity to multiple Hwy 85 access points
- Potential for expansion program within building and/or Landlord's portfolio
- Ample free on-site parking
- Walking distance to LRT stop
- Extensive power distribution
- Unit 400 includes +/- 2,000 SF fully built-out office with kitchenette
- Great shipping



### AVAILABLE SPACE

Unit #	Size	Net Rent	TMI	Shipping	Office Area	Clear Height	Available
300	46,308	\$6.25	\$3.53	6 truck level & 1 drive-in	5%	17ft 8"	Immediately

Owned & Managed By:

**Firm  
Capital**  
Commercial Properties

**FIRM CAPITAL PROPERTIES LEASING CONTACT**

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