

**FOR LEASE**



4,800 SF Industrial Unit for Lease

**55**

**SHOEMAKER STREET - UNIT 14  
KITCHENER, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services

# 4,800 SF Industrial Unit for Lease

4,800 SF Industrial unit available for lease in Trillium Industrial Park.

The unit offers a 14'x14' drive-in door, 16' clear height, radiant heat, LED lighting and is situated a mere 4km from Highway #7/8.

The unit has an additional +/- 700 SF mezzanine for storage. EMP-4 zoning offers a wide variety of industrial uses including automotive detailing, warehouse, manufacturing, print shop, fitness centre and many more.

**AVAILABLE SPACE** | 4,800 SF

**ZONING** | EMP-4

**DRIVE-IN DOORS** | 1 - 14' x 14'

**CLEAR HEIGHT** | 16'

**LEASE RATE** | \$12.50 / SF Net

**ADDITIONAL RENT** | \$5.90 / SF



## PERMITTED USES

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Car Wash
- Catering Service Establishment
- Craftsperson Shop
- Financial Establishment
- Fitness Centre
- Healthy Clinic
- Heavy Repair Operation
- Industrial Administrative
- Office
- Major Equipment Supply and Service Manufacturing
- Veterinary Services
- Warehouse



EMP-4 Zoning



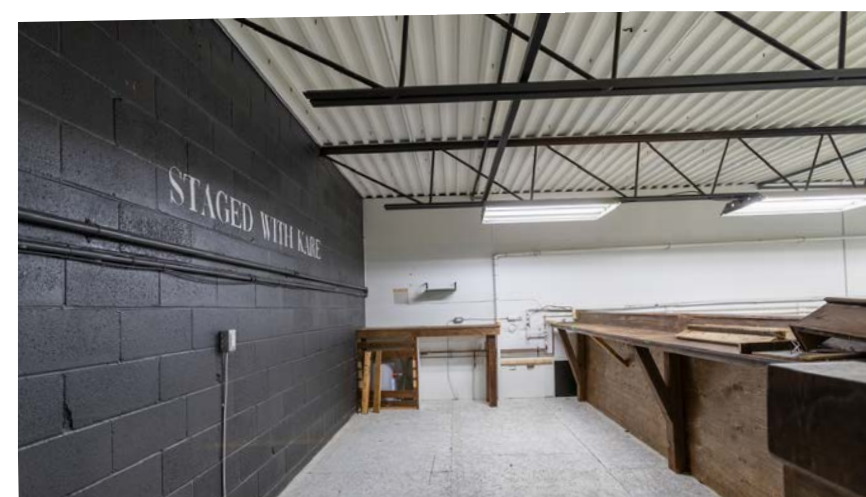
16' Clear Height



Close Proximity To The Highway 8



14' x 14' Door





HIGHWAY 401 ..... 6KM  
 CAMBRIDGE ..... 15KM  
 MILTON ..... 55KM  
 HAMILTON ..... 63KM

MISSISSAUGA ..... 82KM  
 LONDON ..... 101KM  
 SARNIA BORDER ..... 200KM  
 WINDSOR BORDER ..... 279KM

## Contact us for more information



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\*\*Broker \*Sales Representative

