



*For Lease*

# 11,672 SF Clean Industrial Unit

136 Ottawa Street South | Kitchener

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Accelerating success.

*\*Sales Representative*

**136 Ottawa Street South, Kitchener**

# The Opportunity

**11,672 SF Clean Industrial Unit in Kitchener**

Colliers is pleased to offer for lease 136 Ottawa Street South. A clean, 11,672 SF industrial unit featuring 1,500 SF of office space, 12' clear height, and one drive-in shipping door. The building has excellent exposure on Ottawa Street South and is situated with quick access to Highway 85 and a full complement of nearby amenities and public transportation. Gross lease rate includes property taxes, maintenance and repairs, utilities, Landlord's insurance and more, making this a simple hassle-free lease structure.



## Property at a glance



**11,672**  
Square Feet



**1,500 SF**  
Office Space



**12'**  
Clear Height



**1 Drive-In**  
Shipping Doors



**euf-1 & emp-6**  
Zoning

# Property Specifications

136 Ottawa Street South | **For Lease**

<b>Unit Area</b>	11,672 SF
<b>Office Area</b>	1,500 SF
<b>Clear Height</b>	12'
<b>Shipping</b>	1 Drive-In
<b>Zoning</b>	euf-1 & emp-6
<b>Asking Rent</b>	\$15.25 PSF Gross





[View Online Listing](#)

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