



INDUSTRIAL UNIT FOR LEASE

644 COLBY DRIVE, UNIT 7
WATERLOO, ON.

JAMES BOUDREAU

Broker

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**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

644 COLBY DRIVE
UNIT 7 | WATERLOO, ON.



UNIT SIZE	2,100 SQ. FT.
LEASE RATE	\$14.50/SQ. FT.
ADDITIONAL RENT	\$6.25/SF
DOORS (DRIVE-IN)	1 (14' X 12')
POWER	100 A/600 V
ZONING	E3-27
AVAILABLE	MAY 1, 2026

INDUSTRIAL / OFFICE UNIT FOR LEASE

Well-located 2,100 sq. ft. industrial unit in North Waterloo, offering an efficient blend of workspace and functionality. The unit is configured with approximately 90% industrial space and 10% office, ideal for a wide range of business and light industrial users.

KEY FEATURES:

- Drive-in loading door
- Functional industrial layout with dedicated office area
- Well-maintained complex in a desirable North Waterloo location
- Automotive repair not permitted

PERMITTED USES:

- Advanced Tech • Artist Studio (Class B)
- Business Incubator • Communication Production
- Custom Service Shop • Data Centre • Food and Beverage Manufacturing • Government Use
- Industrial Assembly • Industrial Manufacturing
- Industrial Processing • Industrial or Construction Equipment Supplier (Sales or Rental) • Laboratory
- Microbrewery • Office • Pet Services (Class B)
- Pharmaceutical Industry • Printing Establishment
- Tech Office • Training Facility • Veterinary Hospital • Warehouse (No Retail) • Wholesaler (No Retail)

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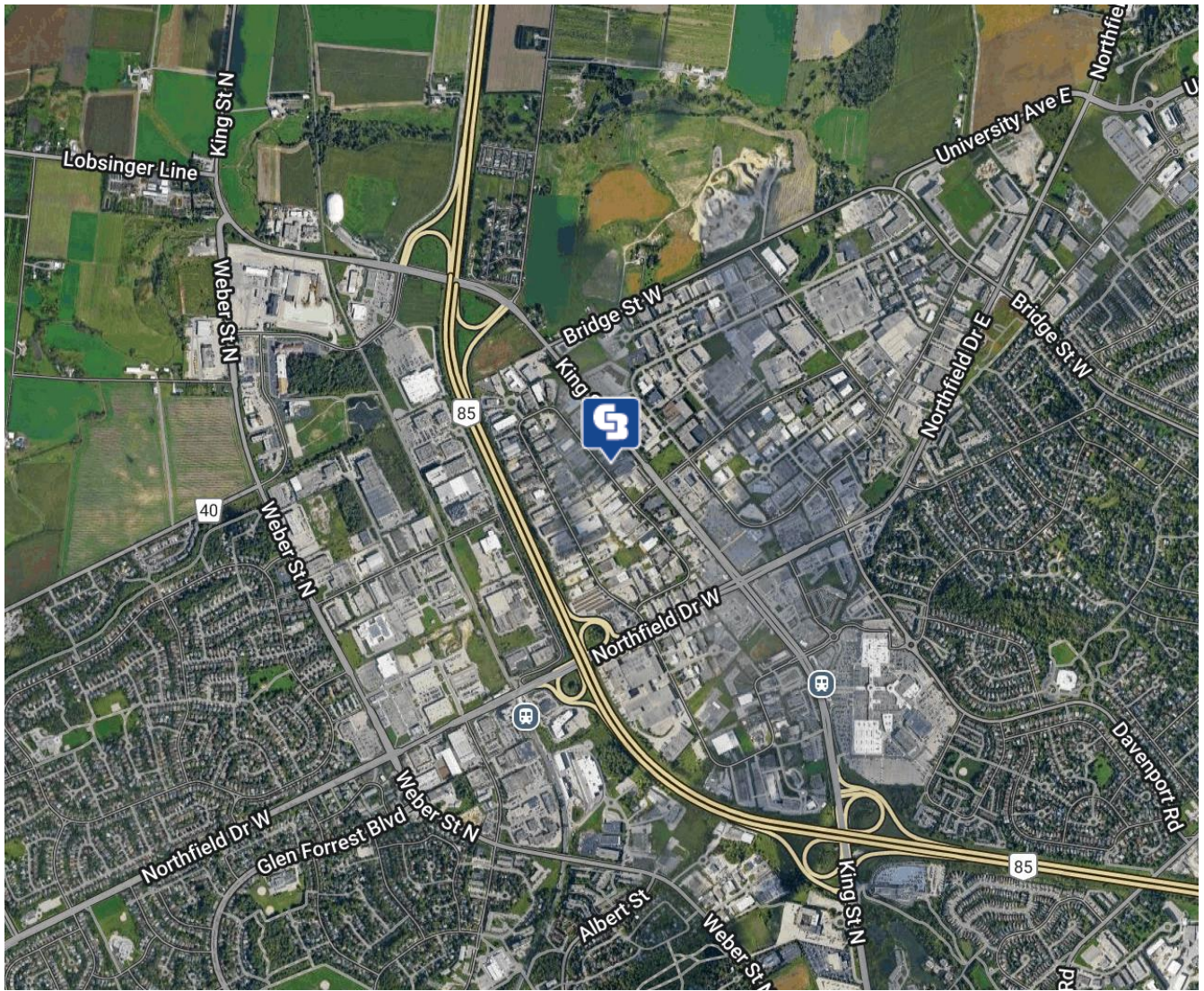
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📍 LOCATION HIGHLIGHTS

Situated in North Waterloo's industrial and commercial district. Excellent access to major roadways for transportation and logistics. Surrounded by similar industrial and service-based businesses

- Multi-tenant commercial building with a mix of service, supply, and trade businesses
- Well-maintained units with consistent operating hours
- Located in a business-friendly area with steady traffic and accessibility



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