



Clean industrial unit in Waterloo

- Small office space in place with 600 sf mezzanine
- Located in Bathurst Business Centre



Ample onsite parking



Easy access to regional transit



Surrounded by amenities

Nick Boertien*

Sales Representative, Principal
nick.boertien@avisonyoung.com
226 366 9011

**Vice President*

Erik Dahm*

Broker
erik.dahm@avisonyoung.com
226 366 9013



Platinum member

Property details

- Signage opportunity on King Street
- Amenities within walking distance
- Easy access to Highway 85
- Walking distance to LRT and located immediately on a GRT route
- Take advantage of very low TMI (additional rents)



Unit #	Size	Asking net rate
#16	2,467 sf	\$15.50 psf



E1-27
Zoning



18'
Clear height



One grade level
Shipping doors



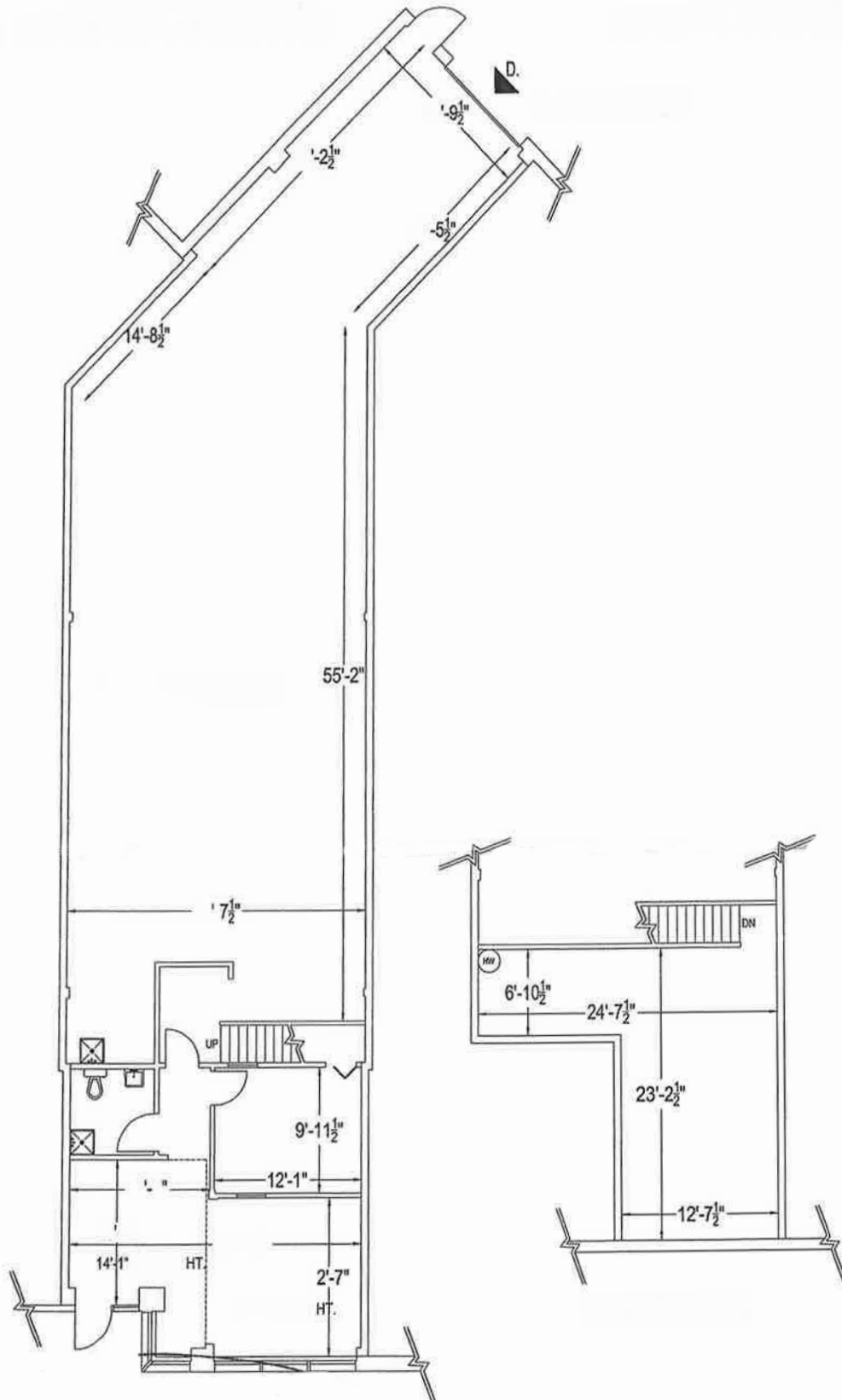
Ample onsite
Parking

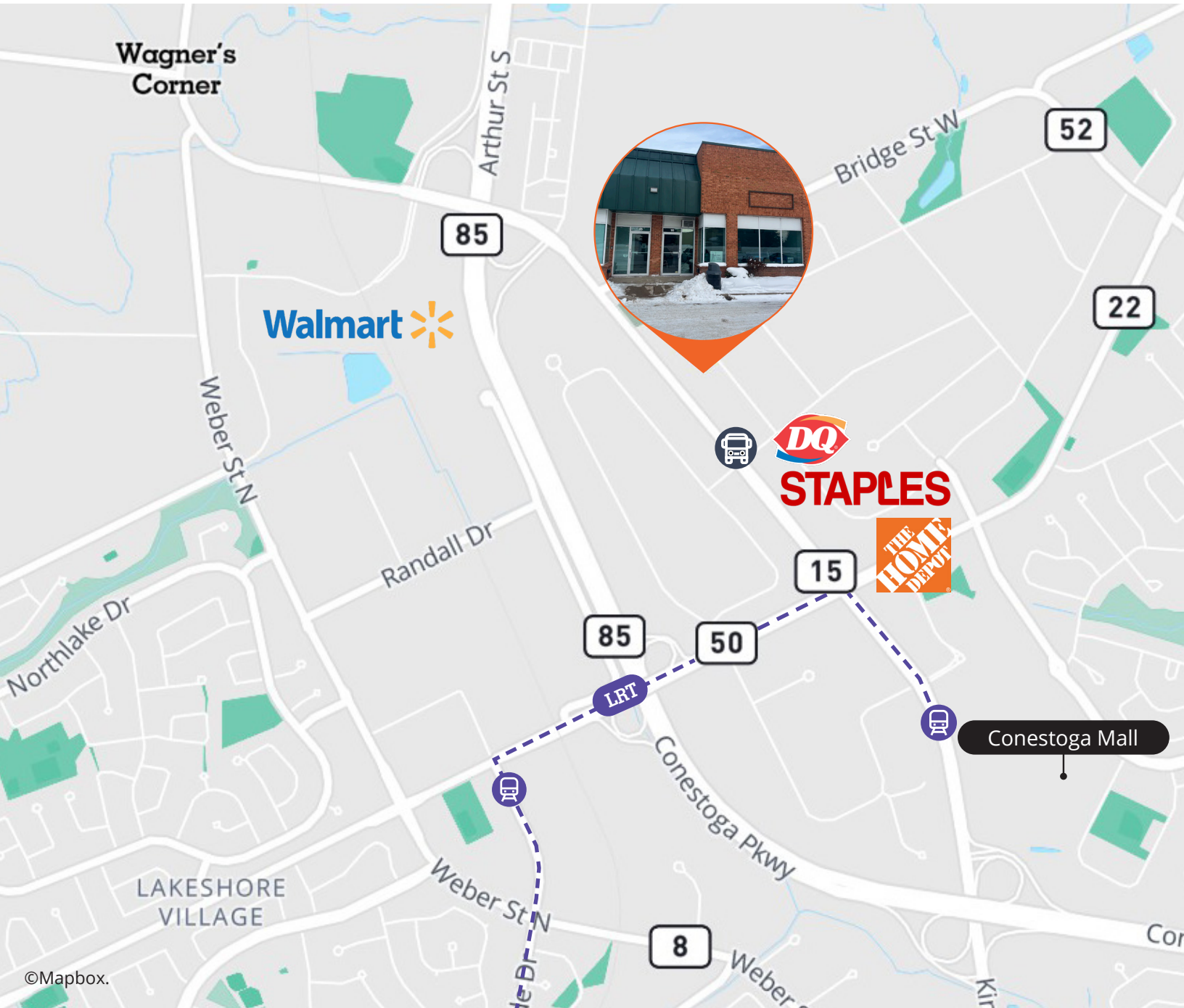


\$6.00 psf
Additional rent



Floor plan





Get more information

Nick Boertien*
Sales Representative, Principal
nick.boertien@avisonyoung.com
226 366 9011

**Vice President*

Erik Dahm*
Broker
erik.dahm@avisonyoung.com
226 366 9013

Avison Young Commercial Real Estate Services, LP, Brokerage
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5
T +1 226 366 9090 F +1 866 541 9755

**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**
Platinum member