



**FOR SALE / LEASE**

**888**

**GUELPH STREET  
KITCHENER, ONTARIO**

**Manufacturing  
Facility with  
Leaseback  
Opportunity**

**109,666 SF | 7.567 ACRES**

**WHITNEY**  
Commercial Real Estate Services

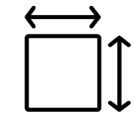
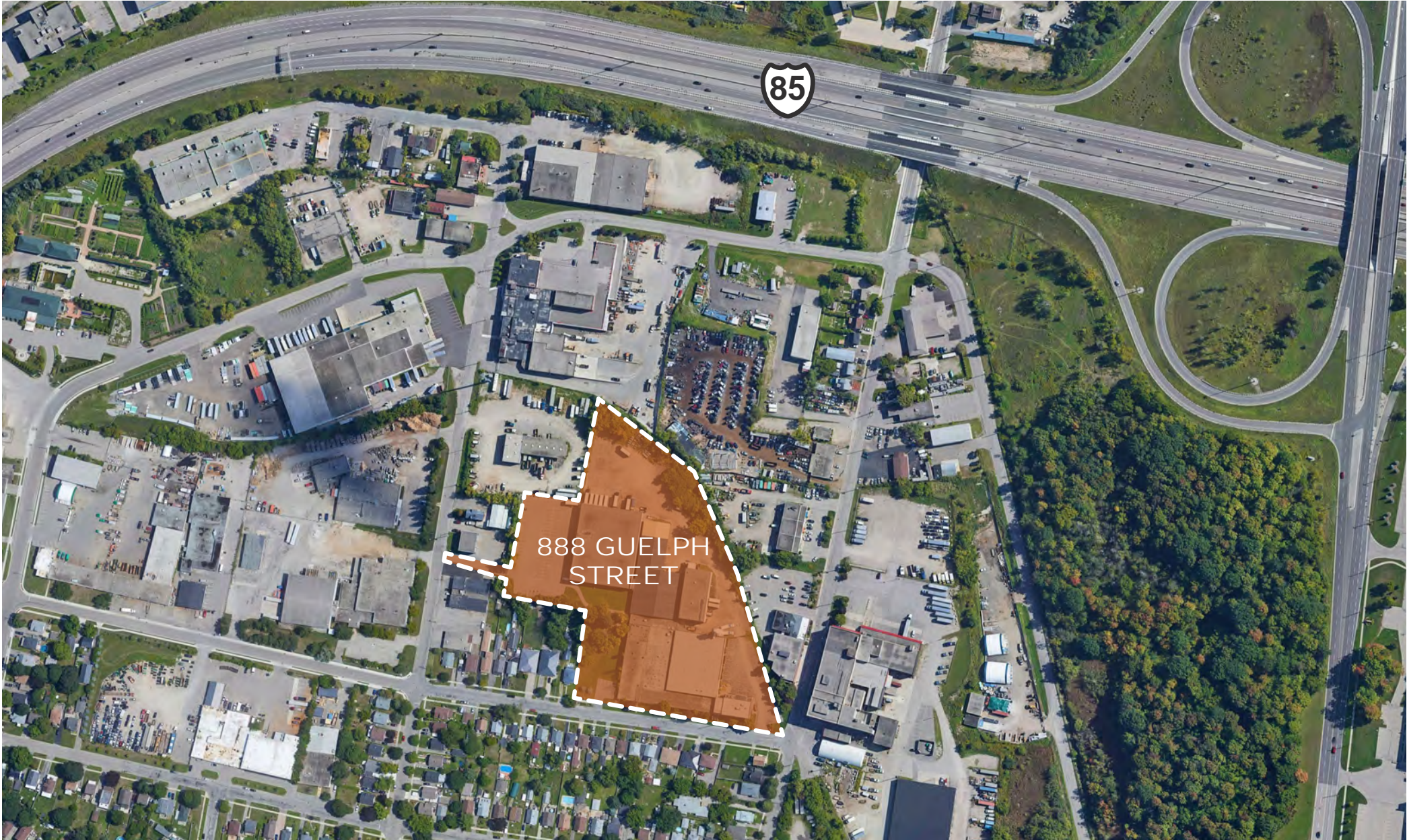
# Manufacturing Facility with Leaseback Opportunity

Opportunity to lease or acquire a well located manufacturing facility with close proximity to HWY 85, public transit and Downtown Kitchener. The site has access from both Guelph Street and Maple Avenue.

Strong access to public transit with a bus stop less than 450M away and the GO / VIA Rail station only 2.2KM from the facility.

The Vendor has completed a new Phase 2 Environmental Report and Building Condition Assessment which is available upon execution of a Confidentiality Agreement.

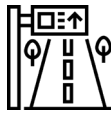
The facility is available for occupancy Q3 2026 with an opportunity for a sale/leaseback ahead of that date if desired.



109,666 SF  
7.567 Acres



Truck level & drive-in loading



15 KM to HWY 401



Phase 2 environmental



Access to public transit



M2 zoning

## M2 Zoning Permitted Uses

- Beverage-making equipment sales
- Biotechnological establishment
- Building material and decorating supply sales
- Canine or feline grooming or training
- Car wash
- Commercial parking facility
- Commercial recreation
- Commercial weighing
- Computer, electronic, data processing business
- Craftsman shop
- Day care facility
- Dwelling unit
- Financial establishment
- Garden centre and nursery
- Gas station
- Health clinic
- Health office
- Laboratory
- Manufacturing
- Office
- Printing establishment
- Private club or lodge, union hall
- Repair service
- Research and development establishment
- Sale and storage of heating fuel
- Sale of monuments
- Sale, rental or service of business machines and office supplies
- Sale, rental, service, storage or repair of motor vehicles, major recreational equipment and parts and accessories for motor vehicles or major recreational equipment
- Sale, rental, storage or service of tools and industrial, farm or catering equipment
- Scientific, technological or communications establishment
- Security or janitorial services
- Surveying, engineering, planning or design business
- Tradesman or contractor's establishment
- Transportation depot
- Truck transport terminal
- Veterinary services
- Warehouse
- Wholesaling



# Property Overview

## PROPERTY ADDRESS

888 Guelph Street, Kitchener, Ontario

## SITE AREA

7,567 Acres

## BUILDING AREA

109,666 SF

## LOT COVERAGE RATIO

33%

## ZONING

M2

## PROPERTY TAXES

\$106,094.65 (2024)

## ACCESS TO SITE

1 entrance off Guelph St and 1 off Arnold St

## LOADING

Truck level: 12

21 x 11 - 2

16 x 12 - 2 (1 not active)

8 x 10 - 1

8 x 8 - 6

6 x 8 - 1

Drive-in: 3

12 x 16 - 1

12 x 8 - 1

8 x 10 - 1

## CLEAR HEIGHT

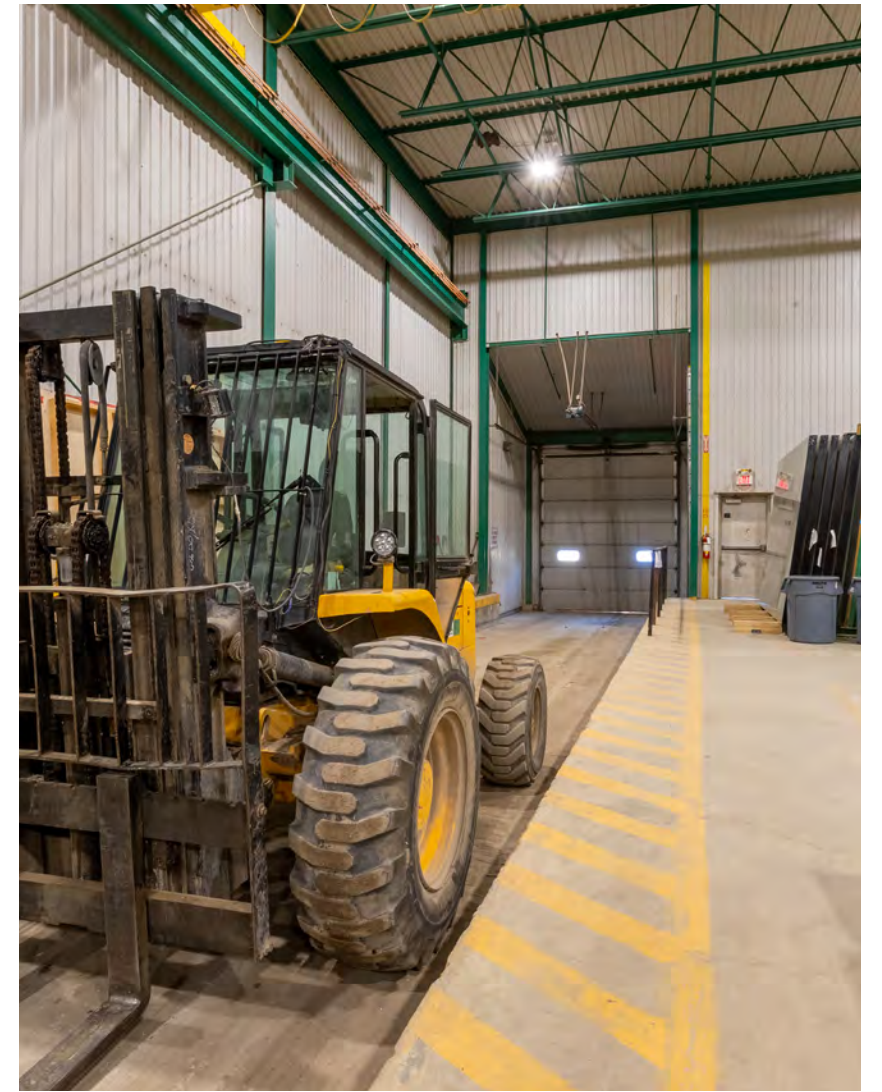
12' - 28'

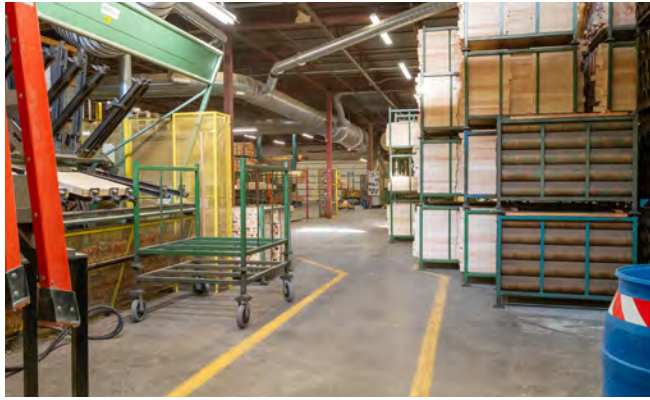
## POWER

600 Volt / 1200 Amp

## PARKING

On-site parking





Waterloo	5 KM
Cambridge	25 KM
Guelph	26 KM
Hamilton	66 KM
Mississauga	85 KM
Toronto	110 KM
London	113 KM
Buffalo	170 KM
Sarnia	200 KM
Detroit	290 KM



**LANCASTER ST W**

**UNION ST**

**MAPLE AVE**

**ARNOLD ST**

**GUELPH ST**

**SPRING VALLEY RD**

**WELLINGTON ST N**

888 GUELPH STREET

Guelph Street Park

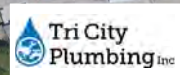
Slated for High-density Residential

Springwood Park

Woodside National Historic Site

Bus Stop 450M

2.2 KM  
Kitchener  
VIA



85

# Easy access to HWY 85 and only 15 KM to HWY 401



888 GUELPH STREET

GUELPH ST

GUELPH ST



RIVERBEND DR

WELLINGTON ST N

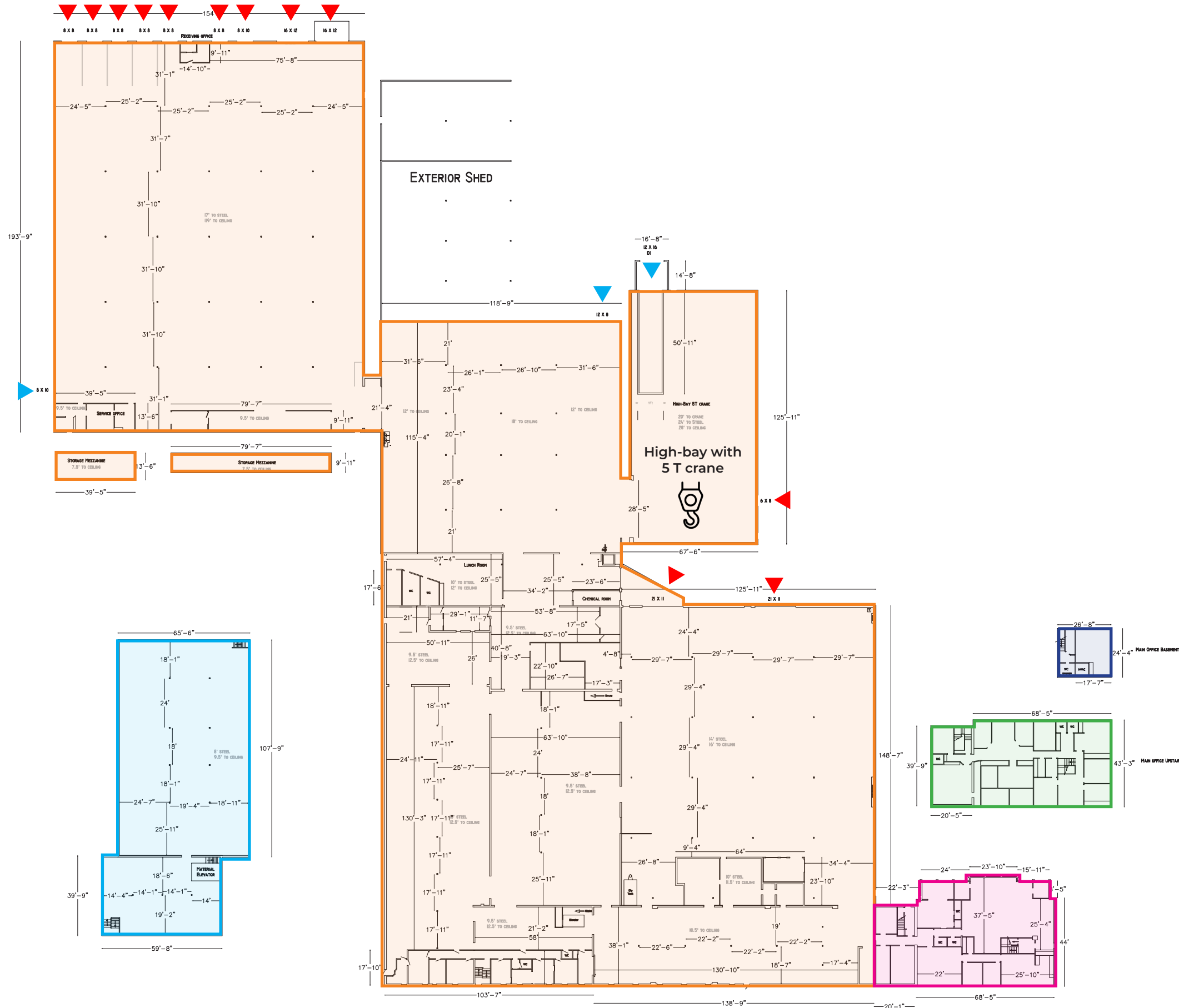
85

15 KM TO HWY

401

-  NORTHBOUND  
1.5 KM TO HWY 85
-  SOUTHBOUND  
15 KM TO HWY 401

# Floor Plan



WAREHOUSE	100,787 SF
WAREHOUSE LOWER	9,412 SF*
OFFICE MAIN	4,425 SF
OFFICE UPPER	3,797 SF
OFFICE LOWER	657 SF
<b>TOTAL RENTABLE AREA</b>	<b>109,666 SF</b>

\*Warehouse Lower not included in total rentable area

## LOADING

▼ TRUCK-LEVEL		▼ DRIVE-IN	
21 X 11	2	12 X 16	1
*16 X 12	2	12 X 8	1
8 X 10	1	8 X 10	1
8 X 8	6		
6 X 8	1		
<b>TOTAL</b>	<b>12</b>	<b>TOTAL</b>	<b>3</b>

\*1 door is not active



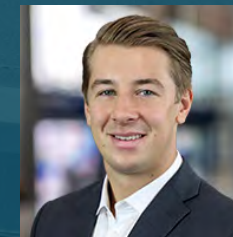
**Michael Lambert\*, SIOR**  
Managing Partner, 2X Olympian  
519.590.0286  
michael.lambert@whitneyre.com



**Joe Anstett\*, SIOR**  
Associate Vice President  
519.721.1659  
joe.anstett@whitneyre.com



**Richie Evanoff\*, SIOR**  
Associate Vice President  
226.752.7197  
richie.evanoff@whitneyre.com



**Matthew Hayward**  
Senior Sales Representative  
519.270.4691  
matthew.hayward@whitneyre.com

# WHITNEY

Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2  
Waterloo, Ontario N2L 6B5  
+1.519.746.6300  
[www.whitneyre.com](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025 01/2025

\*\*Broker \* Sales Representative