

For Sublease: Industrial



25 Groff Place, Unit 6-7 Kitchener



Available Space

Total: 6,000 SF

Office: 1,117 SF

Industrial: 4,883 SF



Net Rent

\$14.50 PSF

Additional Rent

\$5.00 PSF



Term

November 30, 2027

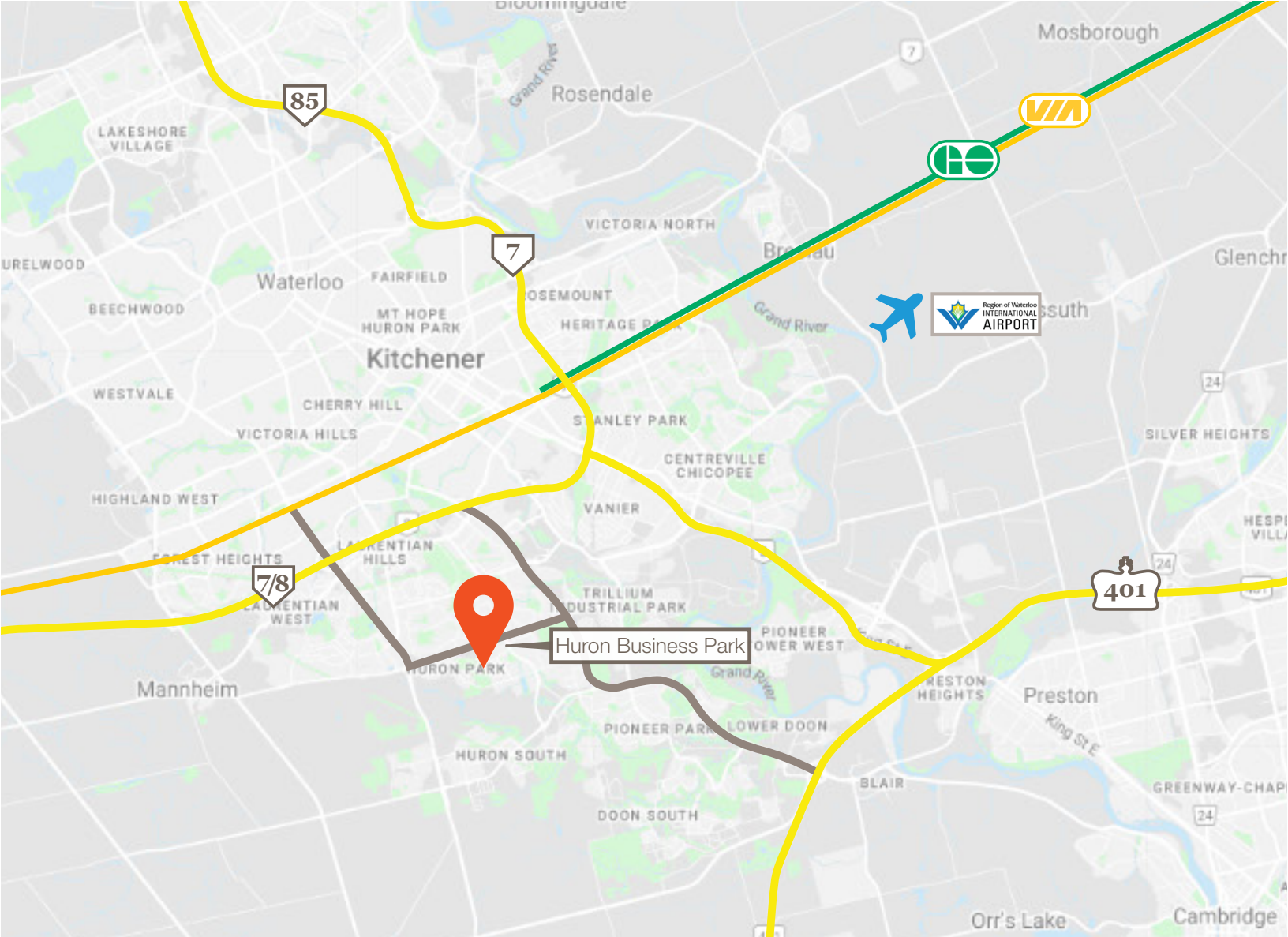
Property Highlights

- Conveniently located Kitchener's Huron Business Park, offering easy access to major transportation routes, including Highway 401, Highway 8, and major arterial roads.
- Positioned in an area with flexible industrial zoning, offering potential for a wide range of industrial uses, including manufacturing, warehousing, and logistics.
- Ideal for logistics and distribution, this location provides excellent connectivity to the Greater Toronto Area (GTA), Waterloo Region, and southwestern Ontario, allowing for efficient delivery and transport.
- Surrounded by a variety of manufacturing, warehousing, and distribution companies, creating a synergistic industrial community conducive to networking and business development.

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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Zoning
B2



Power
100 Amps
550 Volts



Shipping
Dock Level



Parking
Ample
Surface



Ceiling Height
19 Feet

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