

For Sublease

45 Washburn Drive, Kitchener

Exceptional Freestanding Industrial Building located in Huron Business Park



Lennard:

210-137 Glasgow Street, Kitchener
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lennard.com



Address

45 Washburn Drive, Kitchener



Building Area

41,064 SF

Office Area: 18,650 SF Industrial Area: 22,414 SF

First Floor

Office Area: 11,403 SF

Industrial Area: 19,915 SF

Second Floor

Office Area: 7,247 SF

Mezzanine Area: 2,499 SF



Site Area

3.020 AC



Clear Height

23'-2"



Shipping

2 - Truck Level
2 - Drive In



Zoning

EMP-5



Power

1200 A 347/600V



Parking

111 stalls +/-



Net Rent

\$14.95 PSF

TMI

\$3.90 PSF (2024)



Possession

Negotiable

Lease Expiry

May 31, 2027

Property Overview

Fully air-conditioned industrial building located in the Huron Business Park. Truck level and drive-in shipping and receiving. Abundant power. Easy access to Highway #7/8 and only minutes from a full range of amenities.



Property Highlights

- Attractive freestanding building
- Abundant surface parking
- Complete with floor drains, air lines and electrical distribution
- Well-appointed office area complete with a mix of private offices, open area, lunchroom and meeting rooms
- Ideal for a wide range of uses including advanced manufacturing, R&D, laboratory, warehouse...
- Professionally owned and managed

Washburn Drive



Patio Area

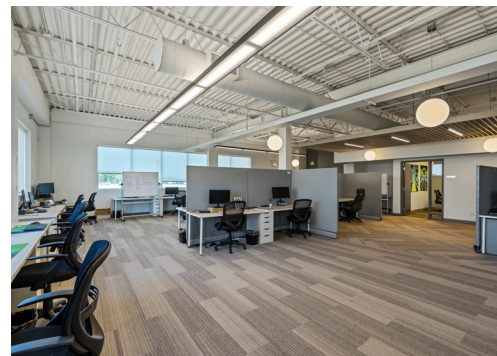
Drive-In Door

Drive-In Door

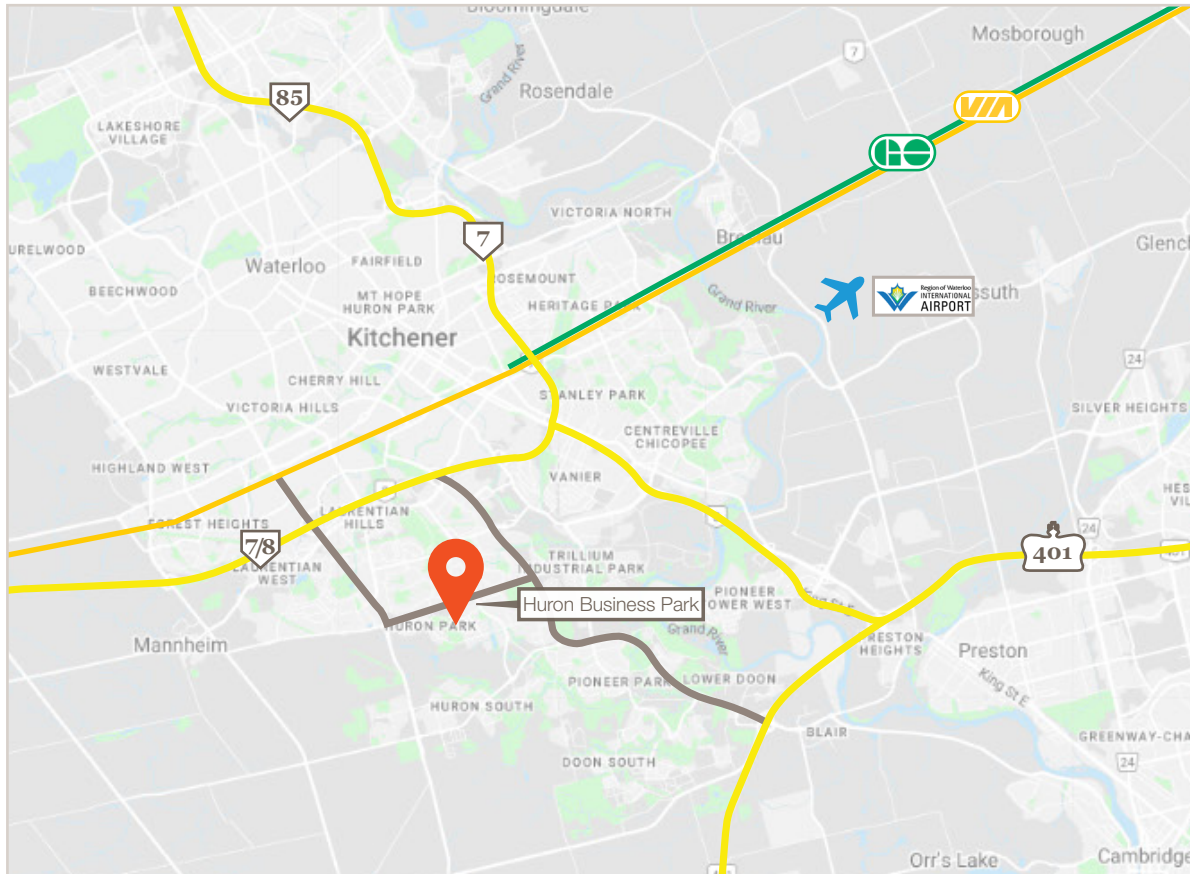
Truck-Level Doors

Secure Outdoor Storage Area





Location



Hwy 401 Hwy 7/8
9 mins **6 mins**



Downtown Kitchener
13 mins

Uptown Waterloo
14 mins

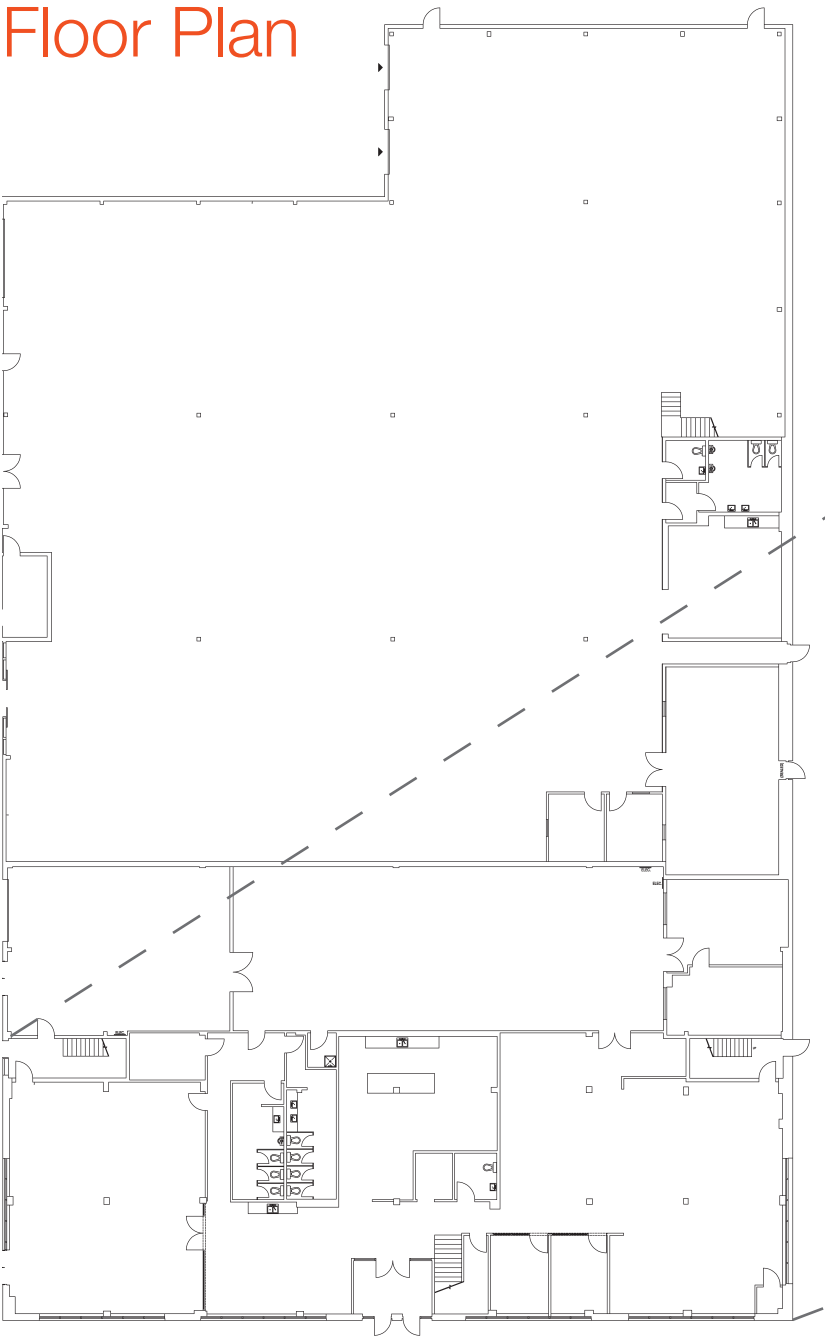


Region of Waterloo
International Airport
19 mins

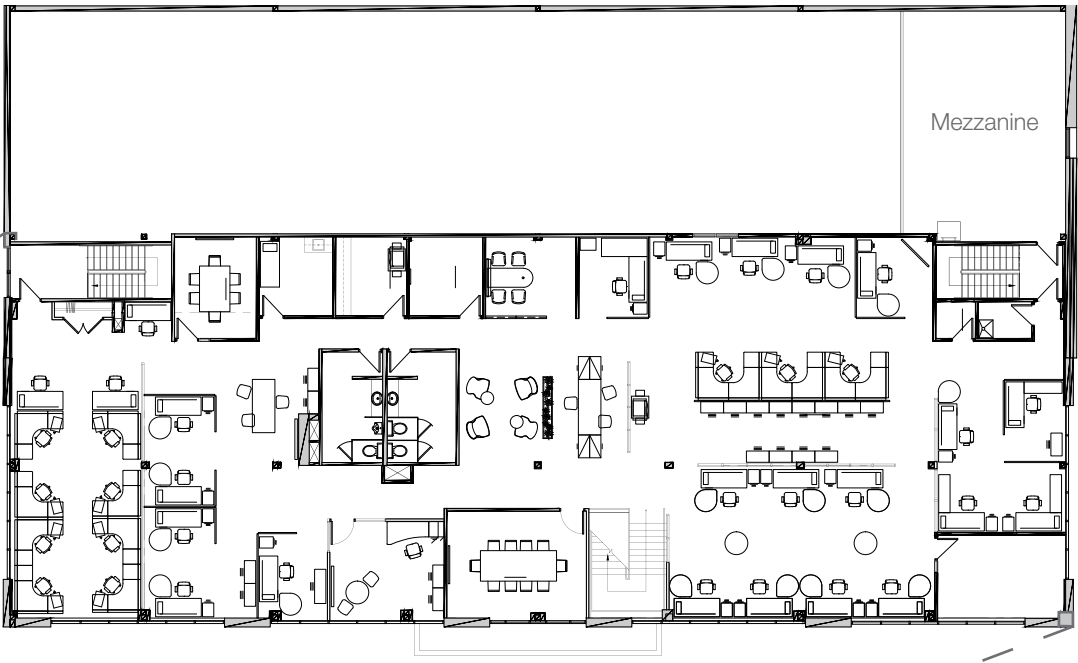
45 Washburn Drive is located near the corner of Washburn Drive and Trillium Drive in Kitchener's Huron Business Park. Huron Business Park is a well-established commercial and industrial location with good public transit. The property is only minutes from Highways 7/8 and the 401, making it accessible from anywhere in the region. Nearby amenities include a variety of restaurants, cafes, banking, and other business services.



Floor Plan



First Floor



Second Floor

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