



For Lease: Industrial

6-820 King Street North, Waterloo



Freestanding Industrial Building Available for Lease in the St. Jacobs Market District





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Freestanding industrial building in the Marketside Business Centre. Includes approximately 500 SF of office area. Additional mezzanine area is not included in the total area. Access to an adjacent ramp for truck level loading. The main shop area has a 23'8" clear height; the balance of the space is 13' clear. Zoning permits a wide range of uses. Ideal for contractors. Located directly across the road from the St. Jacobs Farmers Market and near Hwy #85. Close to many nearby amenities.

	Building Area 3,250 SF
	Net Rent \$13.00 PSF
	Additional Rent \$3.97 PSF* (Est. 2025)
	Availability April 1, 2025

	Power 125 A / 600 V
	Zoning ST-2
	Shipping Drive-In Door (7'x13'6") Drive-In Door (8'x14')
	Clear Height 13' & 23' 8"

	Listing Agents Darren Shaw, SIOR Broker, Partner 519.514.3370 dshaw@lennard.com
	Austin Randall* Associate Vice President 519.514.3371 arandall@lennard.com
	Keith Saulnier Sales Representative 519.514.3368 ksaulnier@lennard.com <small>*Sales Representative</small>

Note: the CAM & Taxes includes gas cost for the premises.

Property Highlights

- Well located industrial / commercial complex; located opposite the St. Jacobs Market
- Conventionally located on the north side of King St. N. between Weber St. N and Highway 85 interchange
- Well maintained and managed property

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Photos



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