

A red circular graphic containing the text "Virtual Tour" in white serif font.

Virtual
Tour



For Sublease

975 Bleams Road, Kitchener

Fully Air-Conditioned Industrial Space Available in Huron Business Park

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

lennard.com

975 Bleams Road, Kitchener

Clean well-lit fully air-conditioned industrial space 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.



Building Area

29,645 SF

Office Area: 5,883 SF

Industrial Area: 23,762 SF



Net Rent

\$11.95 PSF

CAM & Taxes

\$5.25 PSF (2023)



Zoning

EMP-5



Clear Height

18'



Shipping

2 - 8' x 9' TL

2 - 12' x 14' DI

Bay Sizes

30'-1/2" x 39'-7"



Power

800A/600V



Parking

Ample



Sprinklers

**Ordinary hazard
sprinklers**



Possession

Negotiable

Lease Expiry

Sept 30, 2025

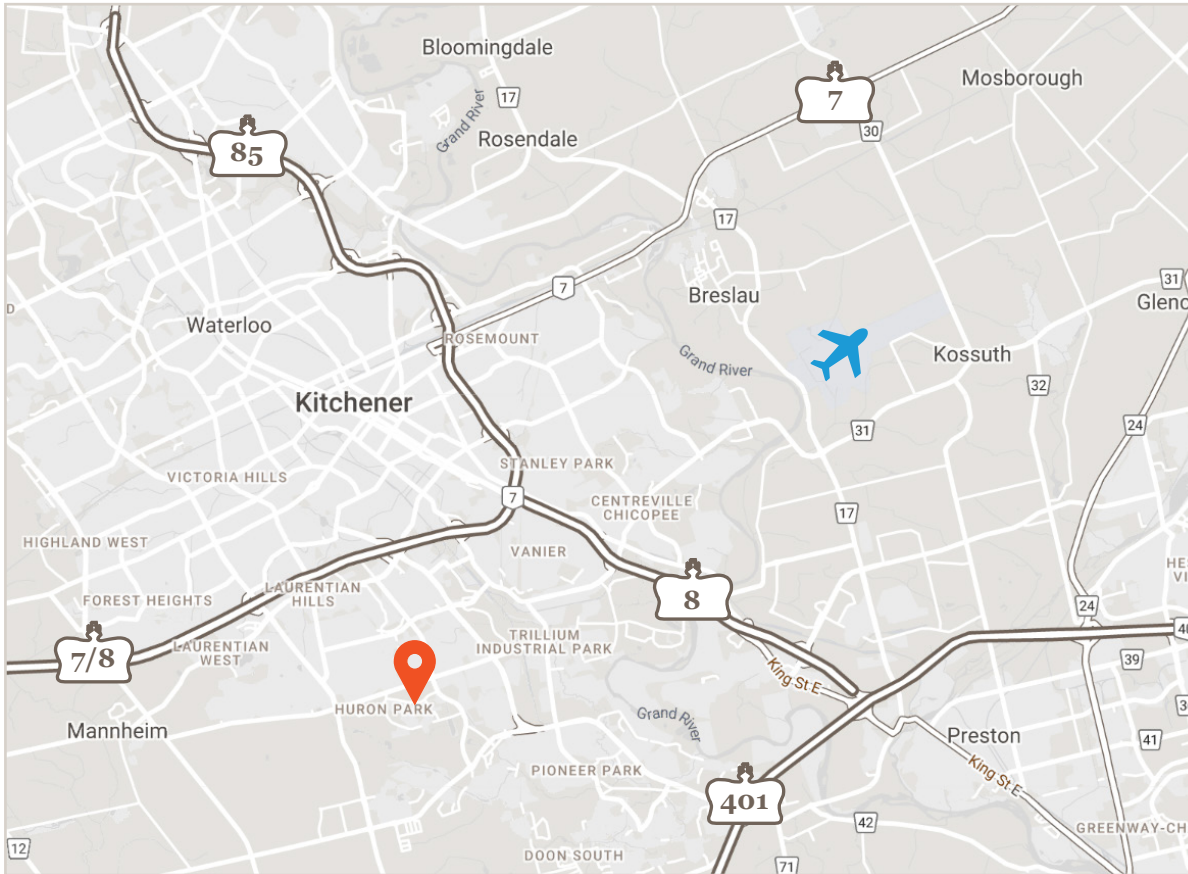
*Landlord will consider longer term

Property Highlights

- High profile multi-tenant industrial 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, lunch room and meeting rooms
- In place modular plant office can be available separately
- Ideal for a wide range of uses including computer, electronic establishment, advanced manufacturing, R&D, laboratory, warehouse...
- Professionally owned and managed

Lennard:

975 Bleams Road, Kitchener



975 Bleams Road is located at the corner of Bleams Road 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.



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

Downtown Kitchener
13 mins

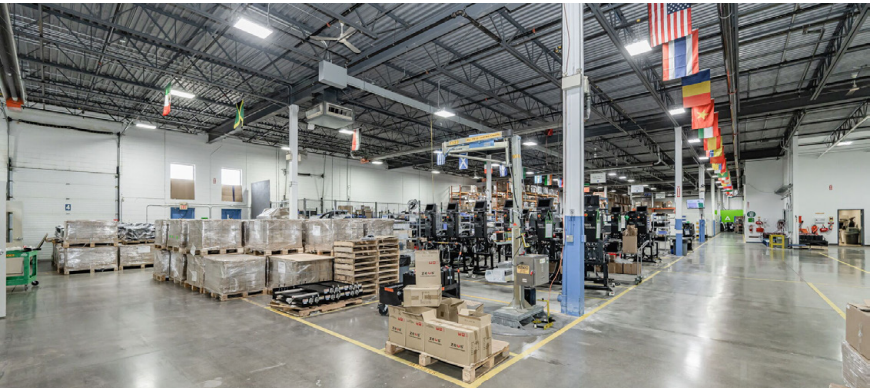


Region of Waterloo International Airport
19 mins

Uptown Waterloo
14 mins

Lennard:

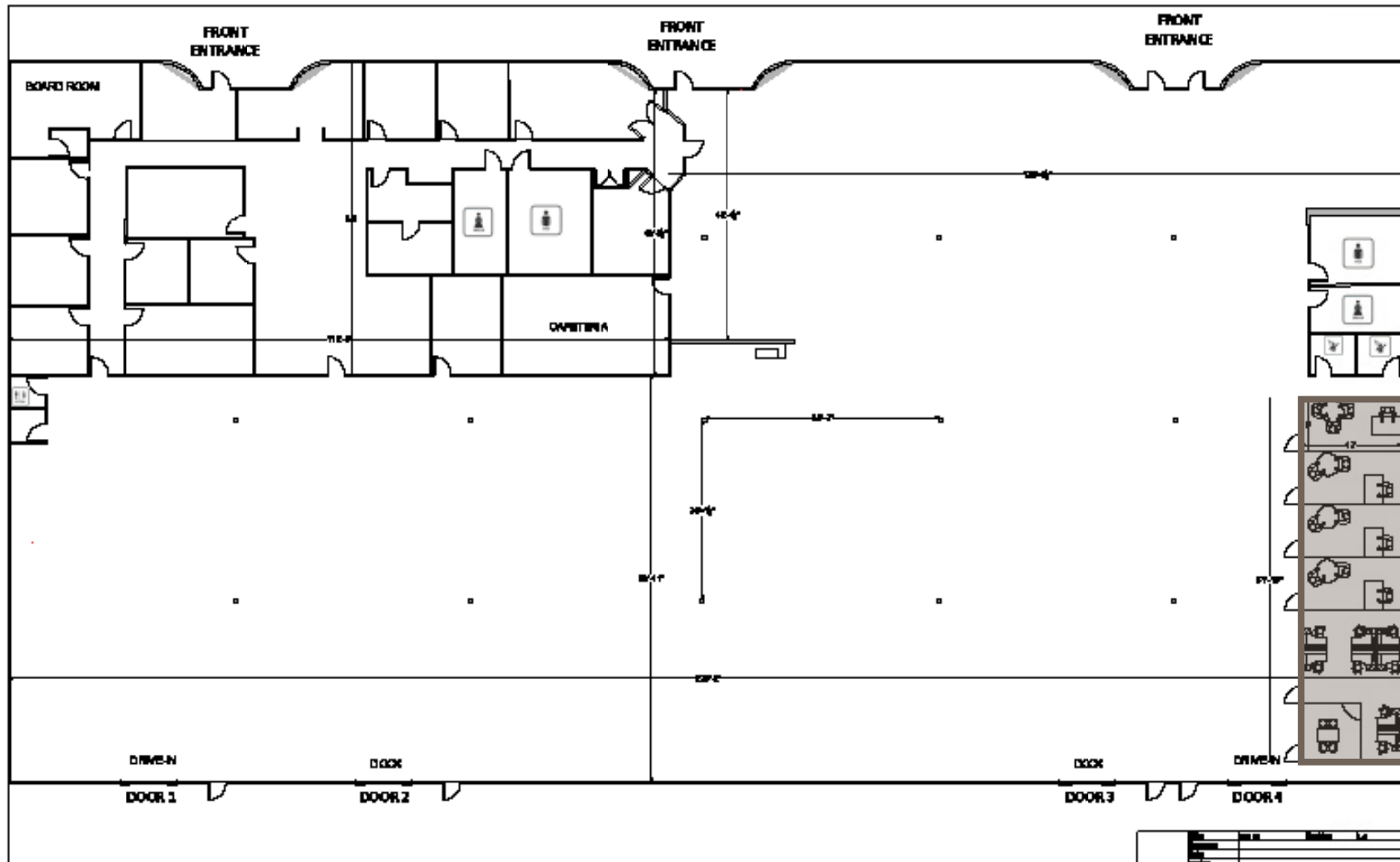






975 Bleams Road, Kitchener

Floor Plan



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