

FOR SUB-LEASE SHOWCASE INDUSTRIAL SPACE 1486 VICTORIA ST N, UNIT 5, KITCHENER



AVAILABILITY

3,937 SQ FT

LEASE RATE

\$9.50/SQ FT NET

ADDITIONAL RENT

\$4.75/SQ FT

ZONING

COM-3

POSSESSION

IMMEDIATE

- * Excellent Location at the corner of Victoria St N, Bingeman Centre Dr and Lackner Blvd
- * Sublease expiry: Aug 31, 2022, a longer term lease agreement could be arranged with the Landlord direct
- * Oil heating
- * dock level loading door: 10'x9'
- * 14' ceiling height
- * Bay size: 25'x100'
- * 60amp/600volt services
- * Storefront with showroom/office
- * Ideal for sales/service showroom use
- * Good signage opportunities and parking
- * Easy access to Conestoga Parkway, Guelph and North Cambridge

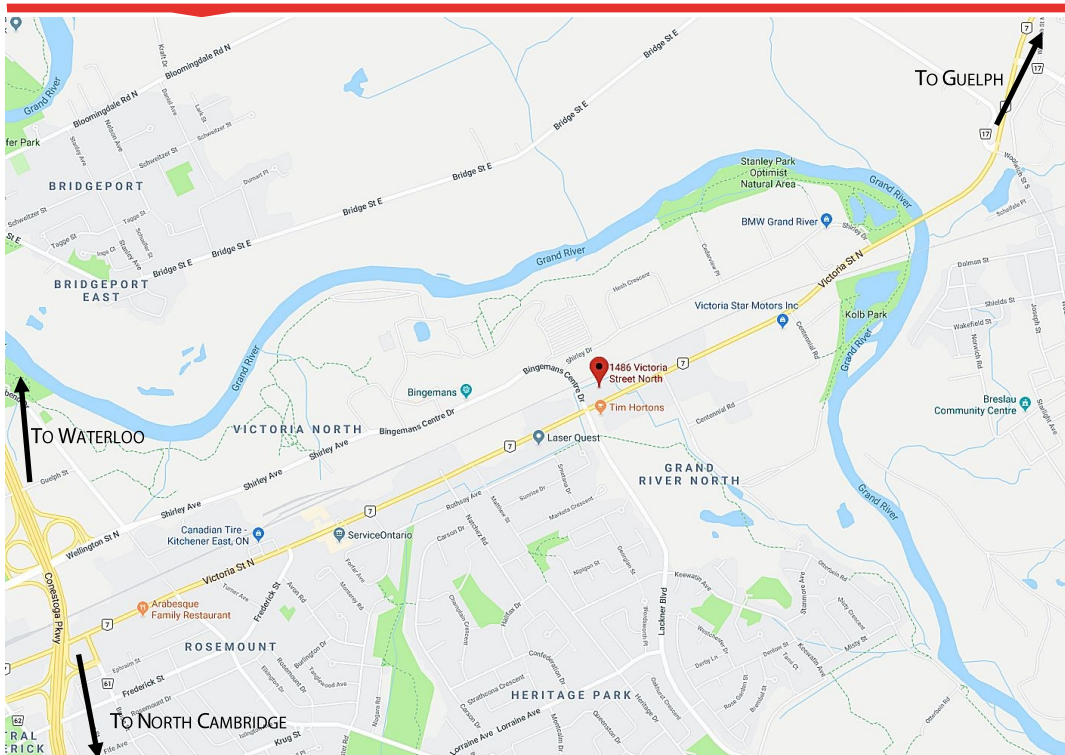
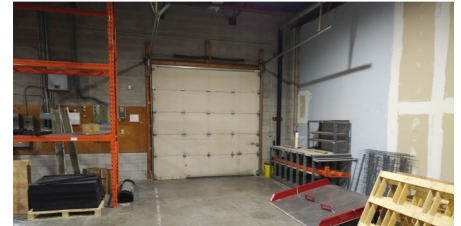
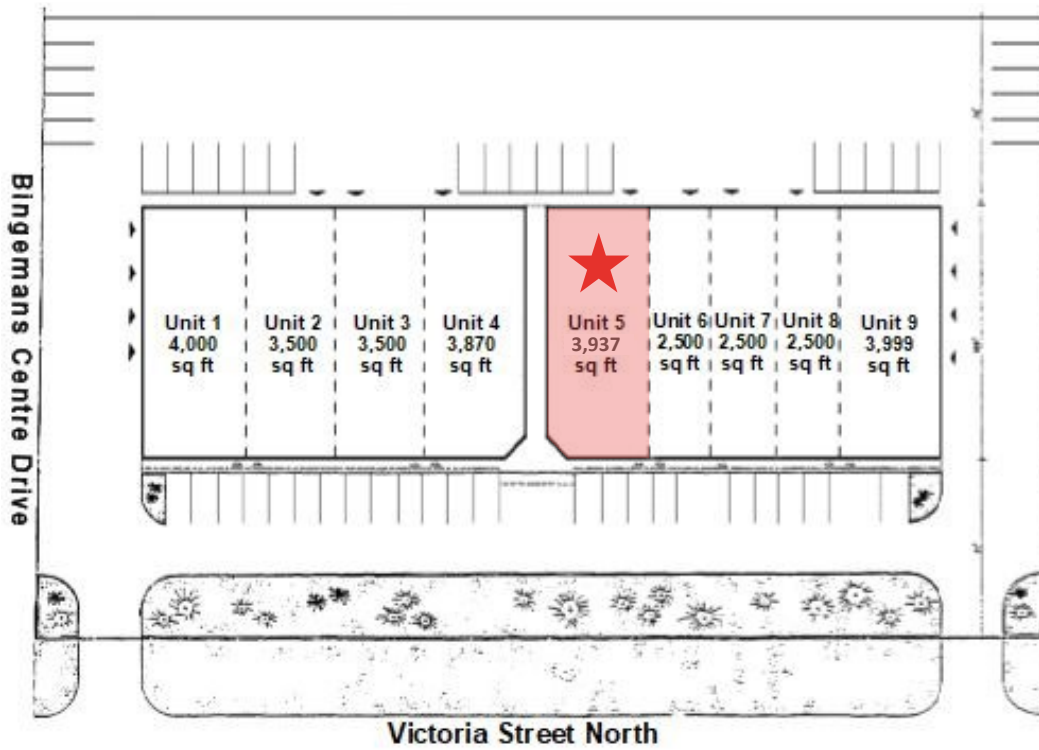
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Commercial Real Estate Inc., Brokerage

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