

**AVISON
YOUNG**

**87,000 sf industrial facility
available for sale**



529 Manitou Drive
Kitchener, Ontario

Get more information

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**Sales Representative **Broker*

529 Manitou Drive

Kitchener, Ontario

Property overview

529 Manitou Drive, Kitchener presents a rare opportunity to acquire a large-scale industrial facility with significant heavy industrial infrastructure, ideally positioned within one of the region's most established manufacturing corridors.

The property totals approximately 87,000 SF on 7.27 acres, with building construction spanning from 1966 through 1976. Historically operated as a foundry, the facility is exceptionally well-equipped for heavy industrial use, featuring robust power capabilities, including a dual 600V substation power system comprised of a 3,000-amp substation and a separate 1,800-amp substation. Additional features include multiple overhead cranes (to remain with the building) and clear heights ranging from 18' to 34', accommodating a wide range of manufacturing and processing operations.

The building has been well maintained relative to its use and presents flexibility for a purchaser to either continue foundry operations or repurpose the facility for alternative industrial applications. Its configuration and infrastructure make it particularly well-suited for advanced manufacturing, fabrication, or other heavy industrial users seeking scale and capability.

A key differentiator is the property's excess land component, with approximately 2.25 acres currently utilized as secured yard space. This provides valuable flexibility for outdoor storage, equipment staging, or potential future expansion—features that are increasingly difficult to find within established industrial markets.

\$12,980,000 Asking price



529 Manitou Drive

Kitchener, Ontario



7.27 acres with
2.25 acres fenced



2,403 sf of office



EMP-2 zoning



18' - 34' clear height



Heavy power



Four truck level
Three drive-in



Onsite parking



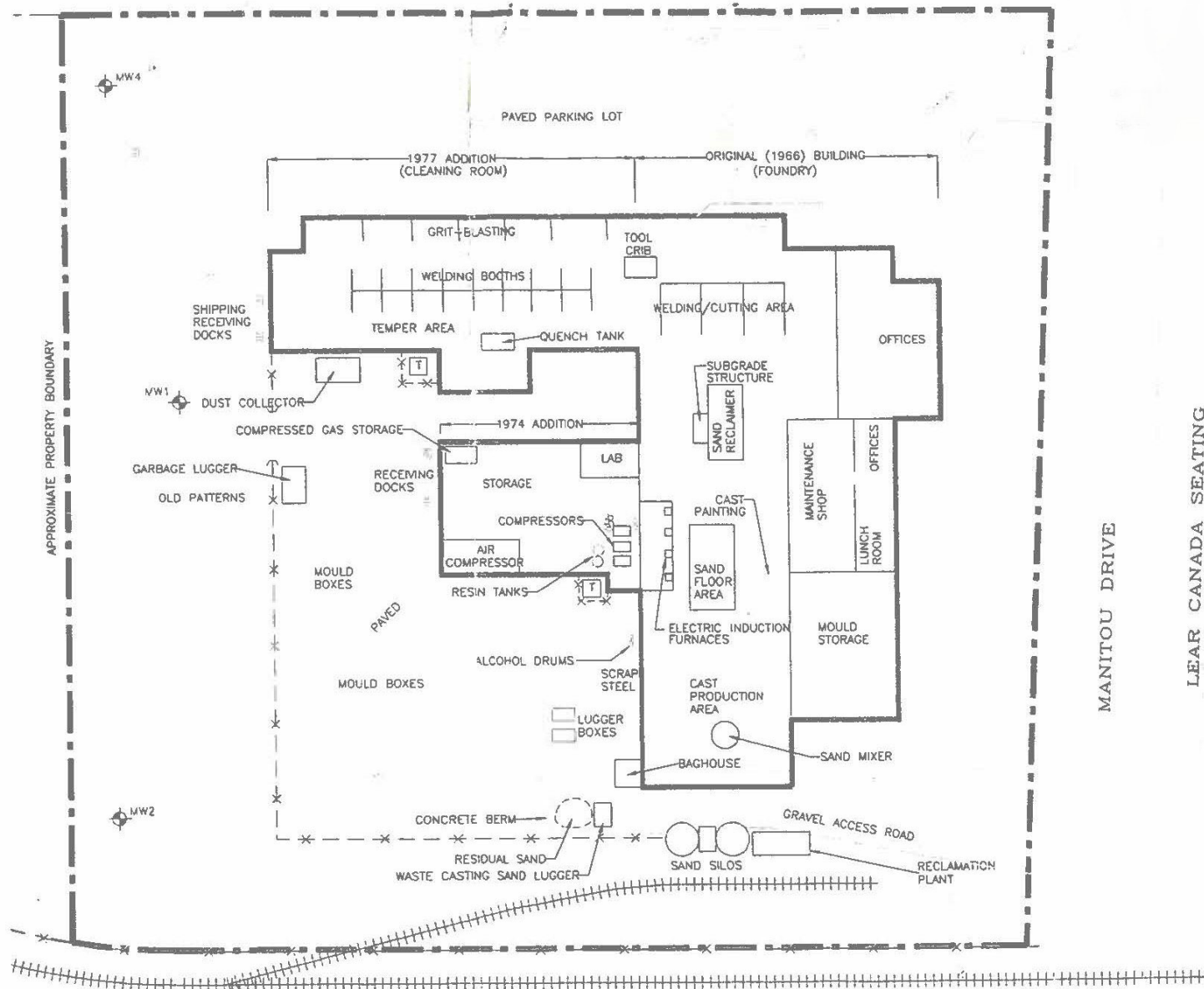
Gallery

529 Manitou Drive, Kitchener, Ontario



Siteplan

529 Manitou Drive, Kitchener, Ontario



EMP-2 zoning

529 Manitou Drive, Kitchener, Ontario

The purpose of this zone is to accommodate a broad range of industrial uses that are not noxious uses.

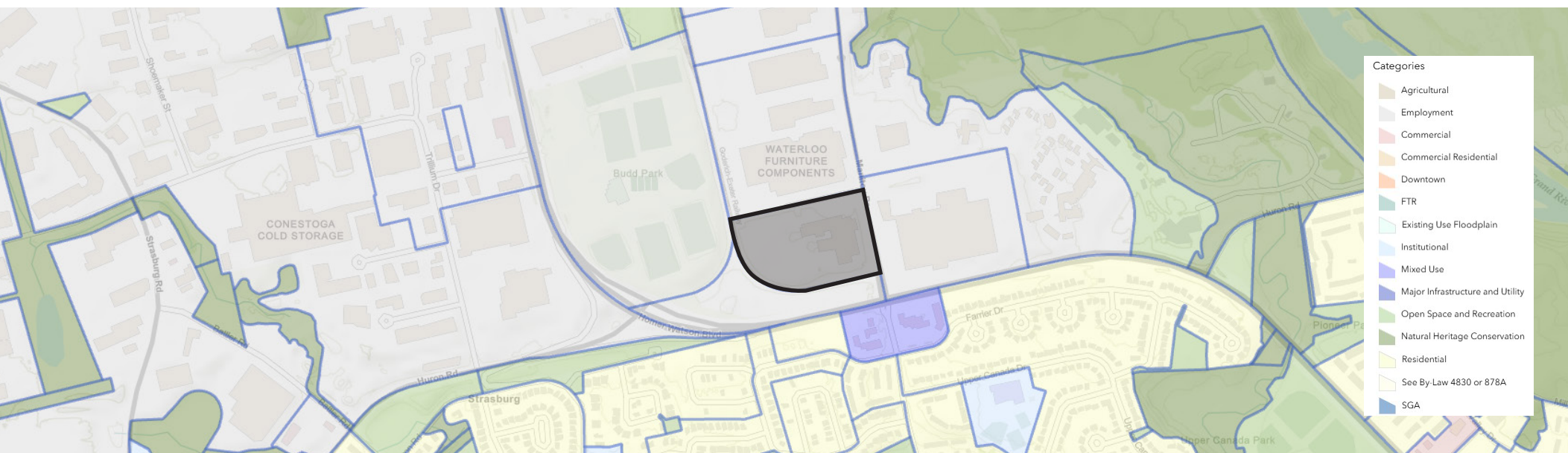
- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Fitness Centre
- Garden Centre, Nursery, and/or Landscaping Supply
- Heavy Repair Operation
- Indoor Recycling Operation
- Major Equipment Supply and Service
- Manufacturing
- Printing or Publishing Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Warehouse

Site specific provisions

(87) – Within the lands zoned EMP-2 and shown as affected by this provision on Zoning Grid Schedule 200, and 201 of Appendix A, the melting, casting, stamping, blanking or punch-pressing of metal shall be permitted with the existing buildings.

Site specific provisions

No outdoor storage shall be permitted in any yard abutting a street, or within 7.5 metres of a residential zone. This shall not however prevent the display of goods or materials for retail purposes.



Location highlights

529 Manitou Drive, Kitchener, Ontario

Manitou Corridor

The property is strategically located along the highly regarded Manitou Drive industrial corridor, one of Kitchener's most established and desirable industrial nodes. The area is characterized by a strong concentration of manufacturing, logistics, and industrial service users, benefiting from its proximity to major transportation routes and established infrastructure.

Manitou Drive offers excellent connectivity to Highway 8 and Highway 401, enabling efficient access across Southwestern Ontario and the Greater Toronto Area. The corridor's established industrial base, combined with its accessibility, continues to drive strong demand from a wide range of occupiers.

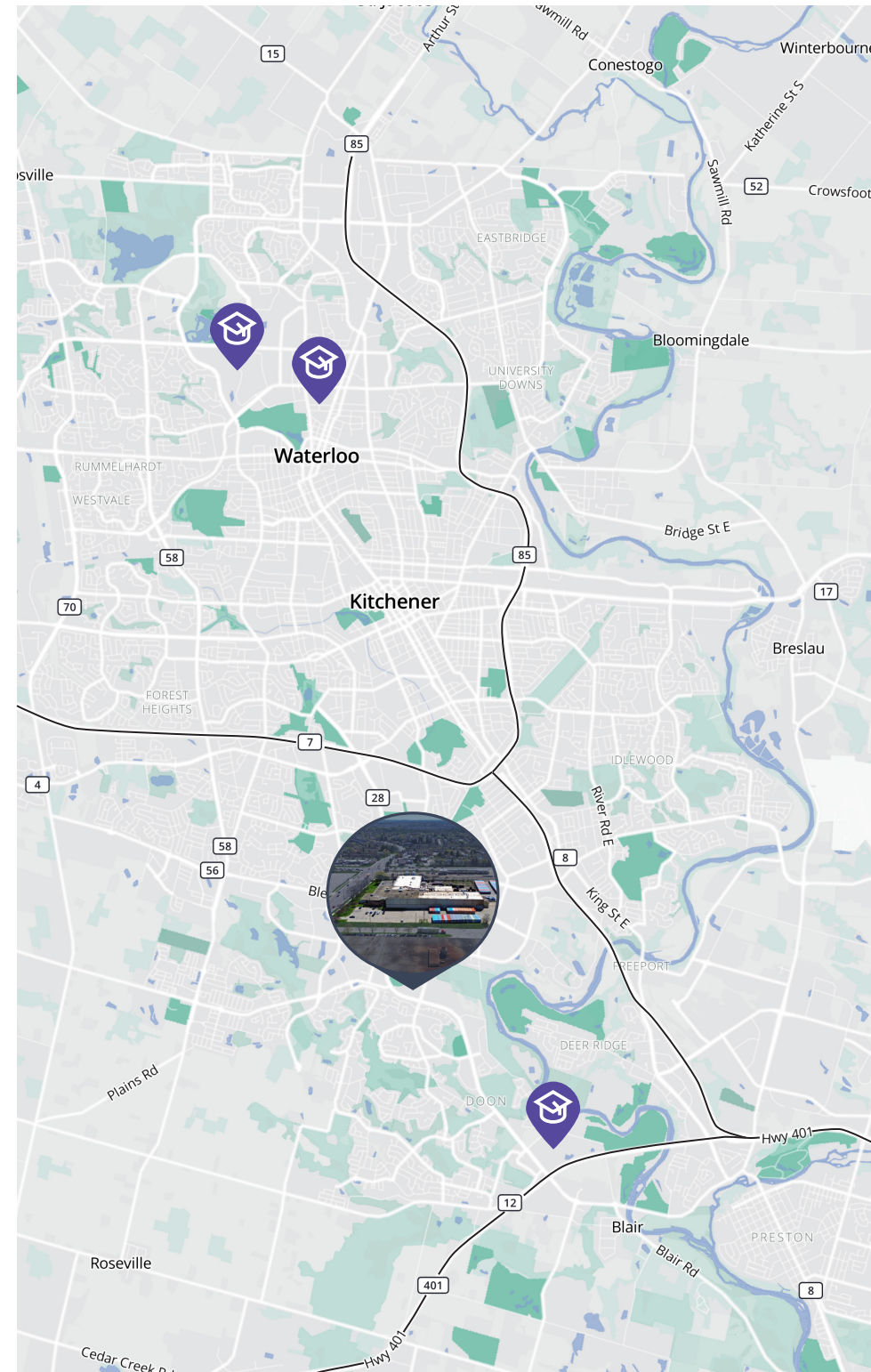
Kitchener-Waterloo Region market

The broader Kitchener-Waterloo Region continues to be recognized as one of Southwestern Ontario's most dynamic and resilient industrial markets. Anchored by a diverse economic base that includes advanced manufacturing, technology, and innovation sectors, the region offers a compelling environment for both operators and investors.

The area benefits from:

- A highly skilled and educated labour force, supported by institutions such as the University of Waterloo, Wilfrid Laurier University, and Conestoga College
- A diversified employment base, reducing reliance on any single industry and supporting long-term stability
- Strategic positioning within the Toronto-Waterloo innovation corridor, attracting continued investment and business growth
- Strong infrastructure and transportation connectivity, including direct access to Highway 401, one of Canada's primary logistics corridors

These fundamentals have continued to support strong industrial demand, particularly for well-located assets with scale, power, and yard capabilities—making 529 Manitou Drive a highly compelling offering within today's market.



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**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**

Platinum member