

**3,999 S.F.**

**FOR LEASE**

**avail.  
July**

**190 Washburn 7+8**

**KITCHENER, ON**



Clean, bright, end unit in Huron Industrial Park. Visible from Bleams & Fisher-Hallman for maximum visibility and traffic. Windowed warehouse. Fibre internet. Infrared warehouse heating.

**\$6,132**  
per month + hst

**\$13.50** (Base) +  
**\$4.90** (Additional)<sup>†</sup>



Two 11'9"  
W x 11'9"  
H drive-in  
door



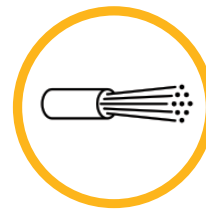
600v, 100A  
3Ø electric  
service &  
15kVa  
120/208v



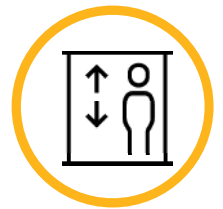
Office w/  
bonus  
mezzanine as  
configured



Grea  
location  
with high  
traffic -  
End unit



New fibre  
optic con-  
nections  
from two  
providers



~15' (4.57m)  
clear height  
to underside  
of joists

**519.880.4208**



**dan@stiplosek.com**

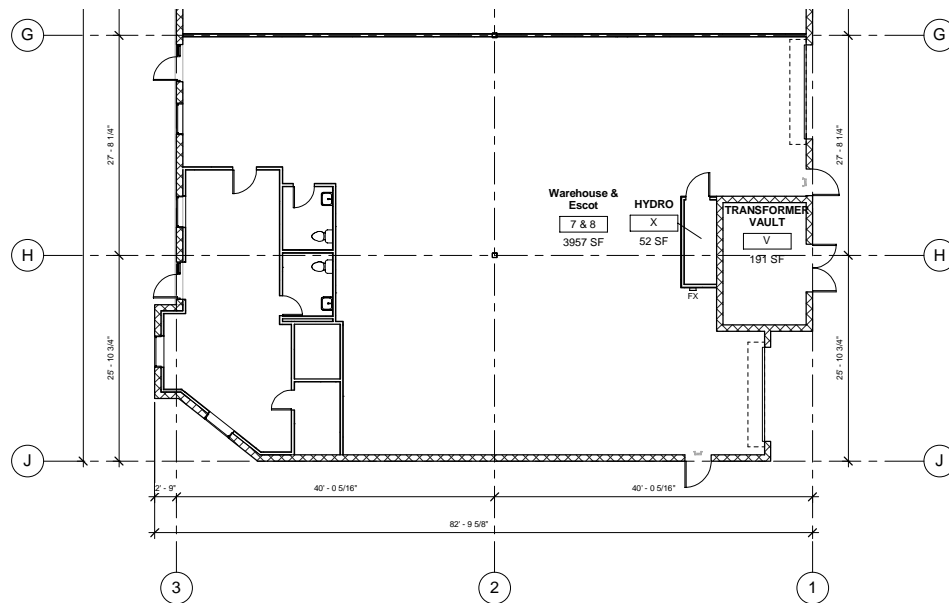
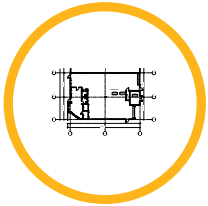
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avail.  
July

# 190 Washburn

KITCHENER, ON



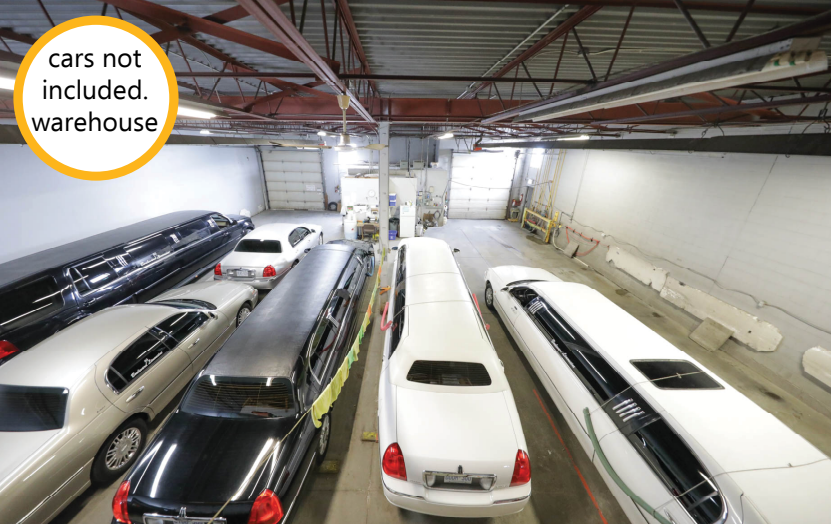
## EMP4 ZONING

- ▶ Biotechnological Establishment ♦ Building Materials and Decorating Supplies
- ♦ Commercial Parking ♦ Computer, Electronic or Data Processing ♦ Day Care ♦
- Industrial Administrative Office ♦ Laboratory ♦ Manufacturing ♦ Printing ♦ Repair
- Service ♦ Research and Development ♦ Sale, Rental, Storage or Service of Tools,
- Business Machines, Office Supplies, Industrial, Farm or Catering Equipment ♦ Scien-
- tific, Technological or Communications ♦ Security or Janitorial Services ♦ Service,
- Storage or Repair of Motor Vehicles or Major Recreational Equipment ♦ Survey-
- ing, Engineering, Planning or Design ♦ Tradesman or Contractor ♦ Transportation
- Depot ♦ Transport Terminal ♦ Veterinary Services ♦ Warehouse ♦ Wholesaling ◀

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KITCHENER, ON



cars not included.  
warehouse



main  
office



unit 7/8  
rear



unit 7/8  
front



unit 7  
side



unit 8  
side

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Downtown



UW, WLU & Uptown Waterloo

190 Washburn

Large new shopping centre

Massive new residential subdivisions

Huron Industrial Park

Huron Natural Area

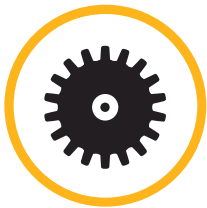
Conestoga College



YKF Airport



- ◆ 15 minutes from downtown Kitchener & GO Train station
- ◆ 15 minutes from uptown Waterloo & Tech Hubs
- ◆ Under an hour from Toronto & London, 2 hours from Buffalo, 3.5 hours from Detroit
- ◆ Under an hour from 5 international airports (YYZ, YTZ, YHM, YXU). YKF is only 15 minutes away.



- ◆ 17,463 s.f. max. gross floor area
- ◆ Natural gas overhead heating
- ◆ Built 2000
- ◆ Concrete floor, EPDM roof
- ◆ Steel structure & masonry walls
- ◆ Municipal water & sewer
- ◆ 66+ parking spots (> 2 per 1,000 sf)
- ◆ T8 Fluorescent lighting



Stiplosek Properties cares! ◆ You are never more than a phone call away us - no run-arounds with third-party management companies. ◆ As members of WRAMA, IFMA and other property management organizations, we are committed to staying on top of the industry.



Low-flow toilets throughout the building ◆ Progressively upgrading to newer, efficient lighting ◆ No pesticide usage or irrigation ◆ Maintenance waste diverted from landfill ◆ Roof-top solar array

† per square foot per annum, plus HST ◆ triple net lease, utilities are not included ◆ additional rent as of May 2026 ◆ minimum three year lease ◆ brokers protected ◆ space provided/priced as-is

\* Available July 2026

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