

2,250 s.f.

FOR LEASE

avail.
NOW

52-F McIntyre Pl

KITCHENER, ON



Clean, bright, space in Huron Industrial Park. Clean warehouse space with windowed doors. Good parking availability. New fiber optic internet & facade upgrades.

\$3,450
per month + hst

\$13.50 (Base) +
\$4.90 (Additional)[†]



9'W x 7'H
drive-in
door



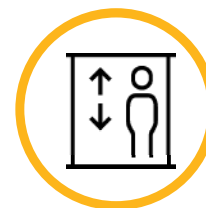
600v, 100A
3Ø electric
service &
15kVa
120/208v



~120 s.f. of
office



Swell
location,
south
unit



~17' (5.18m)
clear height
to underside
of joists

519.880.4208



dan@stiplosek.com

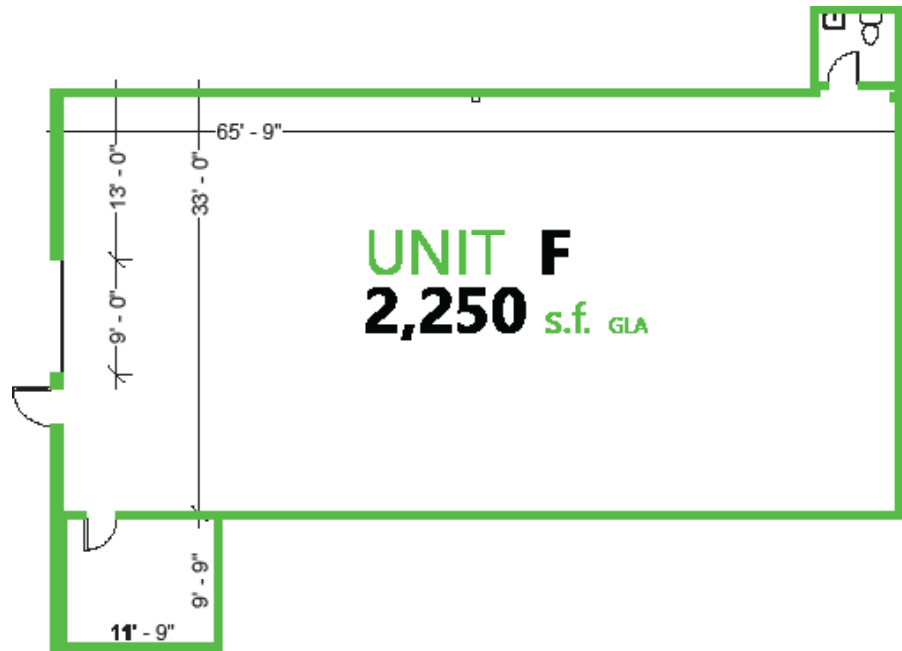
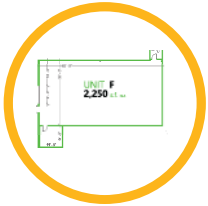
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B2 ZONING

► 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 ♦ Scientific, Technological or Communications ♦ Security or Janitorial Services ♦ Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment ♦ Surveying, Engineering, Planning or Design ♦ Tradesman or Contractor ♦ Transportation Depot ♦ Transport Terminal ♦ Veterinary Services ♦ Warehouse ♦ Wholesaling ◀

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NOW**

52-F McIntyre Pl

KITCHENER, ON

open,
clean
interior



unit
exterior



aerial
view



private
office



main
entrance



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Downtown



UW, WLU
& Uptown
Waterloo

52 McIntyre Place

Large new
shopping
centre
coming
soon

Massive new
residential
subdivisions

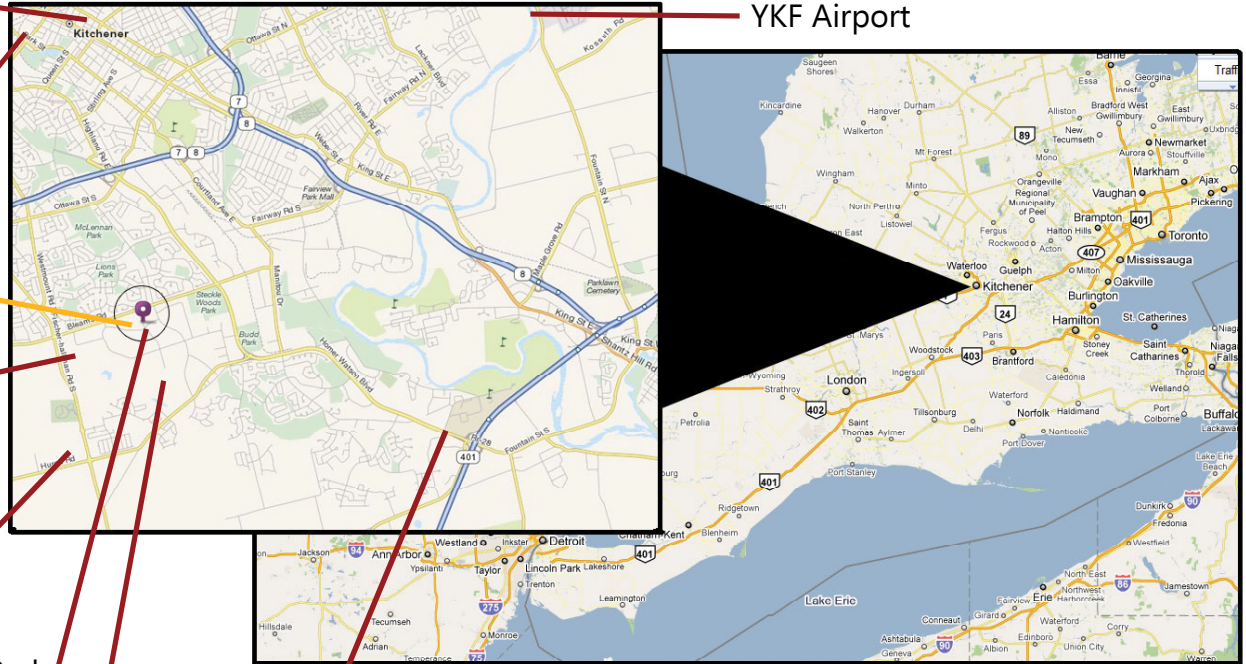
Huron Industrial Park

Huron Natural Area

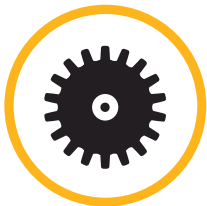
Conestoga College



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.



- ◆ 32,516 s.f. max. gross floor area
- ◆ Natural gas overhead heating
- ◆ Built 1988
- ◆ Concrete floor, EPDM roof
- ◆ Steel structure & masonry walls
- ◆ Municipal water & sewer
- ◆ 66+ parking spots
(> 2 per 1,000 sf)
- ◆ T8 & LED 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 June, 2025 ◆ minimum three year lease ◆ brokers protected ◆ space provided/priced as-is

* **expected availability July 1, 2025. Later move-in possible.**

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