



For Sale: Multi-Tenant Industrial Buidling

10 Washburn Drive, Kitchener

Attractive well maintained multi-tenant flex industrial building located in Kitchener's Huron Business Park.

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Property Summary

Opportunity to acquire an attractive and well-located multi-tenant flex industrial building in Kitchener's Huron Business Park. This high-profile 1.6-acre corner lot features a six-unit building with a total area of 21,295 square feet. Currently, the building is fully leased to four tenants, offering strong investment potential through options such as tenant repositioning, layout reconfiguration, and below-market rents. Additionally, there is the possibility for an owner-occupier to occupy a portion of the building.

Address: 10 Washburn Drive, Kitchener

Building Size: 21,295 SF

Land Area: 1.599 Acres

Zoning: EMP-5 (General Business Park Employment)

Clear Height: 18 FT

Shipping: 6 Drive-In Doors

Parking: 74 Stalls

Occupancy: 100%

W.A.L.T.: 2.5 Years

Investment Highlights

- 100% leased multi-tenant flex industrial building
- Strong regional location in Kitchener's Huron Business Park
- Near-term lease expires at below-market rents with near-term lease expiries offers potential to increase the revenue
- Strong market demand for quality small bay space

Offering Details



Confidential Information Memorandum will be made available upon execution of a Confidentiality Agreement.

[\[Click Here to Download\]](#)



Property Tours

Property tours maybe arranged after the submission of an offer.



Unpriced Offering

Submit best terms and conditions. Offers should include purchaser profile, proposed price and structure, conditions, and timing for completion.



Offer Submission Date

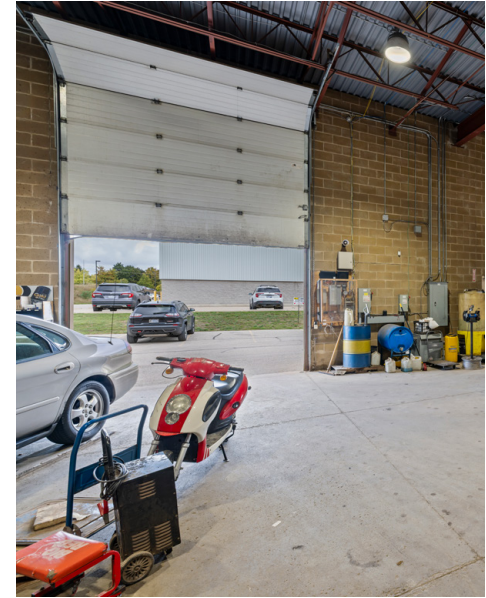
November 7, 2025, at 3:00 p.m. (EST)

As per the Seller's written direction (OREA Form 244), no offers will be considered prior to this date and time. Interested parties are encouraged to review the available due diligence materials and submit their offer by the deadline.

Photo Gallery



Photo Gallery



For more information
please contact:

Your
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Real Estate
Partner

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