



For Lease: Industrial

230 Gage Avenue, Kitchener

Freestanding 9,095 SF Industrial Building with Secured Yard in Central Kitchener

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Property Summary

230 Gage Avenue offers approximately 9,095 square feet of rentable area in an established industrial area. Well suited to contractors, industrial service companies, distributors and light manufacturing businesses, the property provides a move-in ready facility with excellent access throughout Waterloo Region.

The EMP-2 Employment zoning permits a broad range of industrial and service commercial uses, providing flexibility for many business operations. The building is configured to support a wide range of operations, combining professional office and customer-facing space with efficient warehouse and employee support areas.

The current tenant's lease expires January 31, 2027. Earlier possession may be available, by agreement.



Building Area

9,095 SF

Office Area

4,403 SF

(Inc. 1,034 SF finished
lower-level employee area)

Industrial Area

4,692 SF



Site Area

0.4 Acres +/-



Lease Rate

\$11.95 PSF Net

TMI

\$5.28 PSF (Est. 2026)



Availability

February 1, 2027



Parking

**Additional parking could
be available adjacent to
the site**



Zoning

EMP-2 ([City of
Kitchener Zoning](#))



Shipping

2 Drive-In Doors



Clear Height

13'2" +/-



Power

400 A / 240 V

Property Highlights

- Freestanding industrial building with secure, fully fenced yard
- Central Kitchener location with excellent regional access
- Renovated office/showroom with air conditioning and finished employee facilities
- Functional warehouse featuring in-floor radiant heat and two drive-in loading doors
- Ideal for contractors, industrial service companies and light industrial users

Lennard:

lennard.com

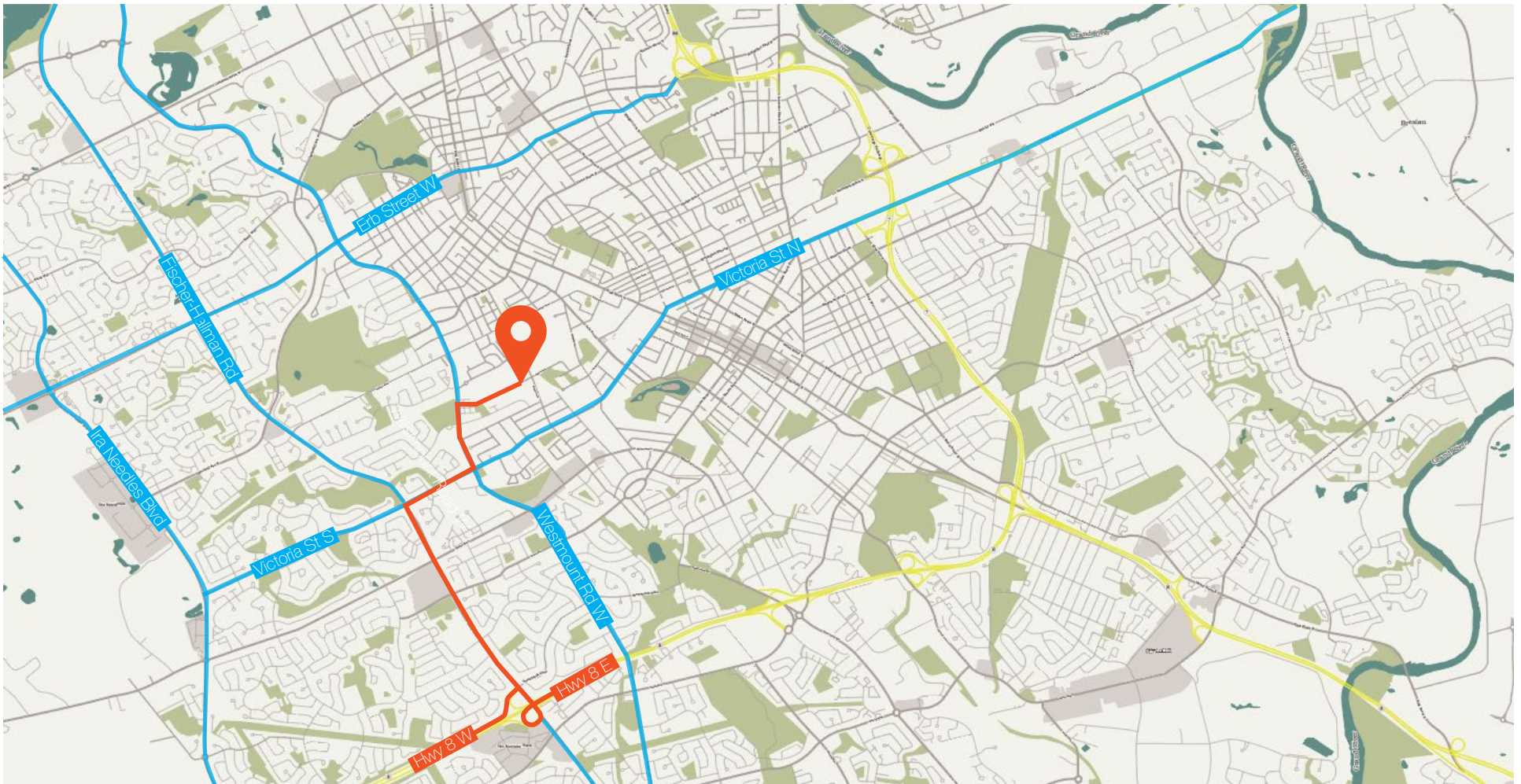
Location

Centrally Located with Excellent Regional Access

The property is conveniently located minutes from Highway 8, Highway 7, Ottawa Street, Weber Street and the Conestoga Parkway, allowing employees and service vehicles to efficiently reach customers across the Region.

The central location is particularly attractive for contractors, restoration companies, pool contractors, HVAC companies, electricians, plumbers, building suppliers and other industrial service businesses that benefit from being close to residential and commercial customer bases.

Nearby restaurants, retail amenities and services provide added convenience for employees throughout the workday.



Floor Plan

Functional Building Layout

The building provides an excellent balance of office, warehouse and employee support space. The finished lower level offers lunchroom, washrooms, change rooms and storage while preserving valuable main floor warehouse area.



Total Area:
9,095 SF



Warehouse Area:
4,692 SF



Office/Showroom Area:
3,369 SF

Finished Lower Level:
1,034 SF

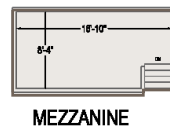


Mezzanine Area:
161 SF (Not Included)

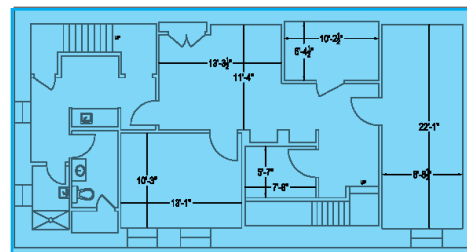
 Office Space

 Warehouse Space

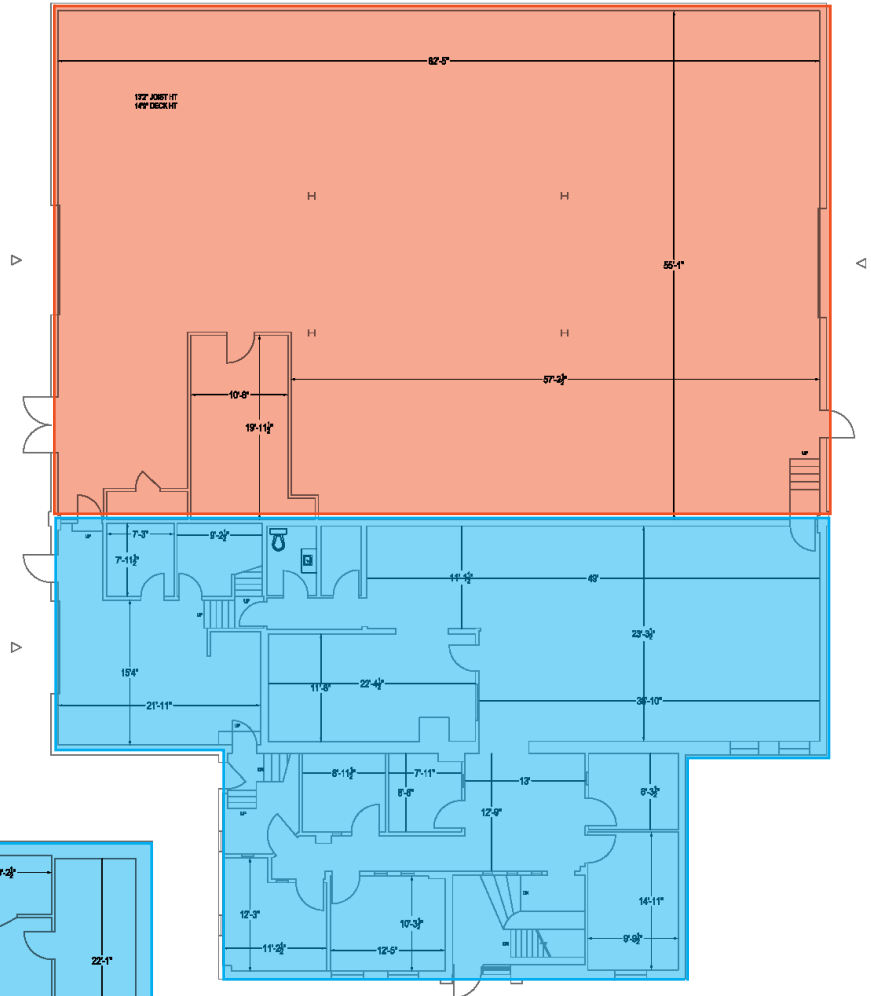
 Mezzanine*



MEZZANINE



LOWER LEVEL

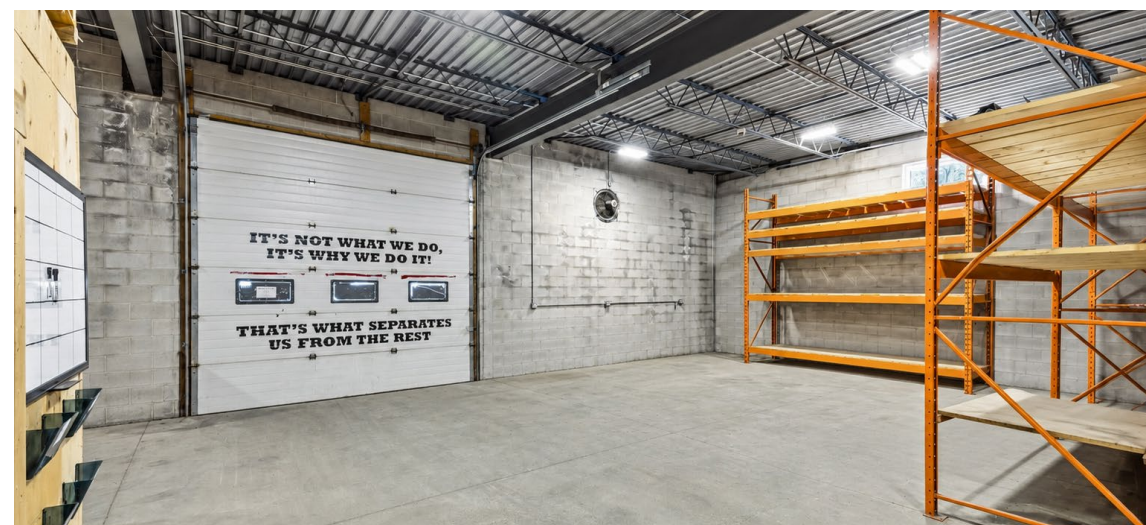


Site Plan

Secure Site in a Central Location

The fully paved and fenced property provides secure outdoor parking and storage in a central Kitchener location with excellent access throughout Waterloo Region. The site is ideally suited for businesses requiring secure overnight storage of vehicles, trailers and equipment. Should additional parking be required, the Landlord may be able to accommodate overflow parking on the adjacent property, subject to a tenant's requirements and agreement.





For more information or to
arrange a tour please contact:

Your
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