

For Sublease: Industrial



25 Groff Place, Unit 6-7 Kitchener

Flexible Industrial Space Sublease opportunity in Kitchener's Huron Business Park.

Prime industrial sublease opportunity in Kitchener's Huron Business Park. 25 Groff Place, Unit 6-7, offers 6,000 square feet of flexible space that can accommodate a variety of industrial uses, from warehousing and logistics to light manufacturing. This location is strategically positioned with quick access to major transportation routes, allowing for easy connectivity across the Waterloo Region.



Available Space

Total: 6,000 SF

Office: 1,117 SF

Industrial: 4,883 SF



Net Rent

\$14.50 PSF

Additional Rent

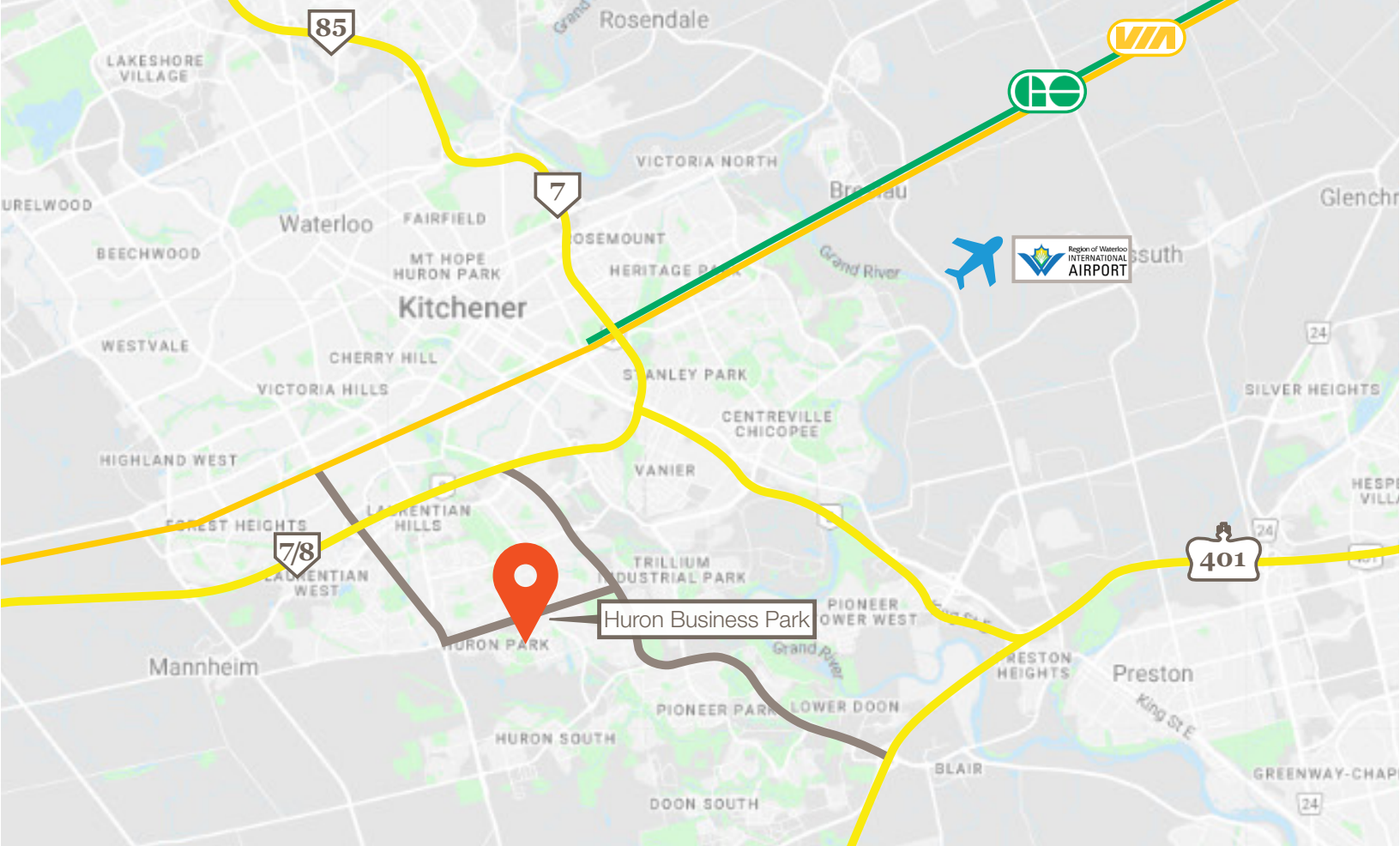
\$4.43 PSF



Expiry Date

November 30, 2027

Lennard:



Zoning
B2



Power
**100 Amps
550 Volts**



Shipping
**2 Truck
Level**



Ceiling Height
19 Feet



Parking
**Ample
Surface**

Property Features

- Attractive well maintained multi-tenant industrial building.
- Conveniently located near Highway 401, Highway 8, and key local routes for easy access to major regional markets.
- Offers ample surface parking for employees and visitors, with a paved courtyard for shipping and receiving.
- Professional owned and managed by Dream Industrial REIT.

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