

5179 Fountain Street North, Breslau

7,721 SF Industrial Unit C/W Outside Storage Area

For Lease: Industrial

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INDUSTRIAL
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New
Construction

Lennard: 210-137 Glasgow Street, Kitchener
519.340.5900 • lennard.com

Building Specifications



Available Area

Unit 1: 7,721 SF



Land Area

0.91 Acres



Zoning

M1



Rent

\$11,500/Month

Additional Rent

\$5.50 PSF



Availability

July 1st, 2023



Shipping

1 Drive-In (14'x16')



Power

100A / 600V



Clear Height

24 Feet

Building A



Property Highlights

- Located in the Beslau Industrial Area
- Easily accessible to Kitchener-Waterloo, Cambridge and Guelph
- Outside storage permitted
- Strategically situated minutes from Hwy's #7, #85 & #401
- Shared pylon signage is available at the entrance to the project
- Join Strongco & Nedlaw Group of Companies in this newly constructed industrial development

Building B



Aerial View



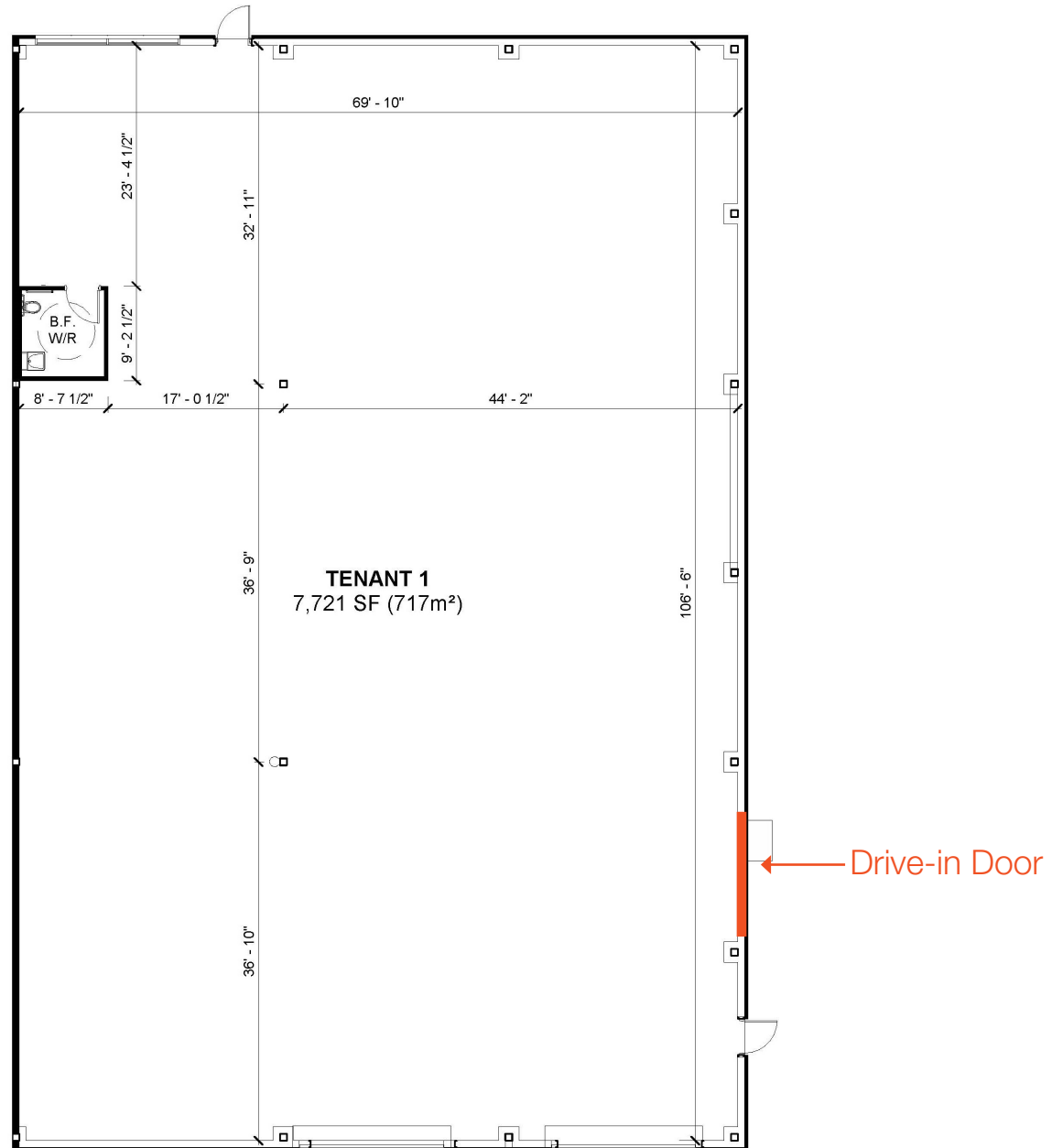
Permitted Uses

- Contractor's establishment
- Building supply dealers
- Manufacturing
- Warehousing
- Distribution sales
- Sales or servicing of cars

7,721
Square Feet

0.91
Acres

Floor Plan



Location

Surrounding Strong Corporate Neighbours



 Less than 15 minutes to Hwy 401

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