For Lease: Industrial

663 Colby Drive, Waterloo

Clean, Flexible 7,987 SF End-Cap Unit with Drive-In and Truck Level Shipping in Prime Waterloo Location

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Property Summary

663 Colby Drive is a flexible space, suitable for light industrial and service-oriented businesses. This end-cap unit offers clean light industrial space complete with finished office / counter area. Zoning permits a range of uses including industrial assembly and processing, wholesale, warehouse, repair, and servicing operations.

Available Area
7,987 SF

Asking Lease Rate
$14.95 PSF Net

Est. CAM & Taxes
$4.53 (Est. 2025)

Availability
January 1, 2026

Zoning*
E2

Clear Height
16’

Shipping
3 Drive-In Doors
1 Truck Level Door

Power
200 Amps
600 Volts

Property Highlights

- End-cap unit with both drive-in and truck level loading
- Easy access to Hwy 85, 7, and 401
- Walking distance to ION LRT & business services
- Signage on Colby & Northfield Drives

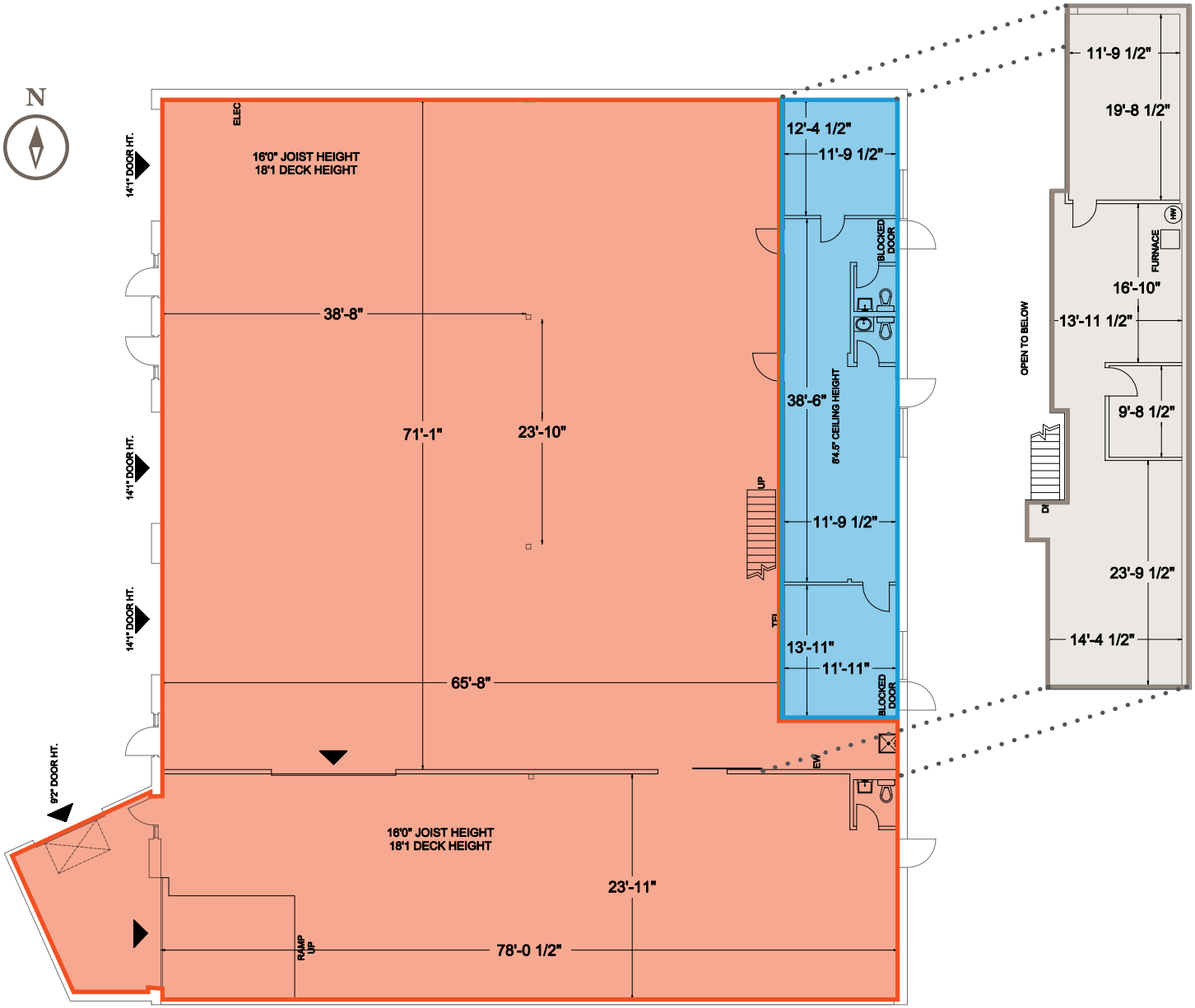
*663 Colby Drive is zoned E2 – Business Employment Two, allowing for a wide range of industrial and service-oriented uses. In addition to standard E2 permissions such as advanced tech, light manufacturing, printing establishment, and office uses, the property benefits from a legal non-conforming status that permits the continuation of wholesale, warehousing, and manufacturing, as primary uses—providing greater flexibility.

Location

Strategically located in **Colby Drive Industrial Area**, 663 Colby Drive is an ideal base for wholesale distributors, skilled trades, and light industrial users. With immediate access to Highway 85 and just minutes to minutes to Highway 7 or 401, the location supports efficient movement of goods and staff across the Region.

The property is surrounded by compatible industrial and service users. Nearby amenities, supply outlets, and business services are within walking distance, while the ION light rail station at Northfield provides direct public transit access for staff and clients.

Floor Plan



Total Area:
7,987 SF

Industrial Area:
6,987 SF

Office Area:
1,000 SF

Mezzanine Area:
1,058 SF

Office Space

Warehouse Space

Mezzanine*

Lennard:

*Not included in Rentable Area

lennard.com

Noble
Noble

American Standard
American Standard
American Standard
American Standard

For more information or to arrange a tour *please contact:*

Your Industrial Real Estate *Partner*

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