

20 Steckle Place, Units 9-12 & 24-25

Kitchener, ON

**+/-6,900 to +/-13,800 SF
of Premier Industrial Space**



Availability Overview

20 Steckle Place | Kitchener, ON

Available Premises

Unit 9-12 | +/-13,800 sf

Clear height 15’ 10”
Shipping 3 TL, 1 DI
Divisible to +/- 6,900 sf

Unit 24-25 | +/-6,900 sf

Clear height 15’ 10”
Shipping 1 TL, 2 DI

Pricing

\$15.95/sf
Net Rent
\$5.02/sf (2025 est.)
TMI

\$15.95/sf
Net Rent
\$5.02/sf (2025 Est.)
TMI



Property Highlights



Well-maintained unit in the Huron Business Park



Ample dock and drive-in shipping



Quick access to Highway 401



Professionally owned and managed



Sought-after location in Waterloo Region



Parking stalls and large truck loading area



Connectivity

20 Steckle Place | Kitchener, ON

20 Steckle Place is located in Kitchener, Ontario, part of the Waterloo Region in southwestern Ontario. The area is known as “Canada’s Technology Triangle” and sits along the Highway 401 corridor, approximately 100 kilometers from Toronto. Kitchener has evolved into a technology and innovation hub with access to a skilled workforce from nearby universities and lower operating costs than Toronto.

Drive Distances

15 Min To Highway 7	12 Min To Highway 401	45 Min To Highway 403	58 Min To Highway 407
1 Hr 13 Min Toronto West	2 Hr Buffalo	2 Hr 55 min Detroit	19 Min To Region of Waterloo International Airport
56 Min Hamilton Airport	1 Hr 7 Min Brampton Intermodal	1 Hr 13 min Toronto Pearson Airport	



20 Steckle Place benefits from Kitchener’s growing transit infrastructure, including Grand River Transit bus routes and proximity to the ION light rail system that connects Kitchener to Waterloo and Cambridge. The property’s location provides access to public transportation options that serve the broader Waterloo Region, reducing commuting costs for tenants and expanding workforce accessibility. Transit connectivity enhances the property’s appeal to businesses seeking well-connected locations with sustainable transportation alternatives for employees and visitors.





Dream Industrial Real Estate Investment Trust is a leading Canadian real estate investment trust that owns and operates a high-quality portfolio of industrial properties across key markets in Canada and the United States. With a strategic focus on modern logistics and distribution facilities, Dream Industrial REIT provides essential infrastructure that supports the evolving needs of e-commerce, supply chain, and manufacturing tenants. The trust is committed to sustainable growth through active asset management, development opportunities, and strategic acquisitions in prime industrial markets, while maintaining strong financial performance and delivering consistent returns to unitholders. Dream Industrial REIT's experienced management team, combined with their deep market knowledge and disciplined investment approach, positions the trust as a premier owner and operator of mission-critical industrial real estate assets that serve the backbone of North American commerce and logistics networks.



Jones Lang LaSalle Incorporated (JLL) is a Fortune 500 company and one of the world's leading commercial real estate services firms, with over 240 years of experience shaping the future of real estate. Operating in more than 80 countries with 100,000+ professionals worldwide, JLL provides comprehensive real estate services including leasing, capital markets, property management, project management, and strategic advisory services to Fortune 500 companies, institutional investors, and property owners globally.

As a trusted advisor in the commercial real estate industry, JLL combines deep local market expertise with global reach and cutting-edge technology to deliver exceptional results for our clients. Our integrated platform of services, powered by JLL Technologies and data-driven insights, enables us to provide innovative solutions that optimize real estate portfolios, enhance workplace experiences, and drive sustainable value creation. JLL is committed to building a better tomorrow through our focus on ESG initiatives, including our goal to achieve net-zero carbon emissions by 2040, while maintaining our position as the industry leader in delivering world-class commercial real estate services and solutions.





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