

# 550 Trillium Dr, Unit 14 & 15

Kitchener, ON

**Clean. Connected. Ready for Business.**

6,597 SF of Versatile Industrial Space in Huron Business Park



# Availabilities Overview

550 Trillium Dr. | Kitchener, ON

550 Trillium Dr, Unit 14-15 offers 6,597 SF of clean, versatile industrial space. The unit features one dock-level door with the potential to add a second dock or drive-in ramp, 18' clear in the warehouse area, and high-quality built-out office space. There is an additional 1,317 SF of mezzanine not included in the rentable area. Professionally managed by Dream Industrial REIT, the unit is centrally located within Huron Business Park, providing efficient access to Homer Watson Blvd and nearby amenities.

## Available Premises

**Unit 14 & 15 | 6,597 SF**

**Office area** 4,354 SF

**Warehouse** 2,243 SF

Potential to adjust the office-to-warehouse ratio to suit.

## Building and Pricing Details

**18'**  
**Clear Height**

**EMP-4**  
**Zoning**

**1 Dock-level**  
**Shipping**

**June 1, 2026**  
**Possession**

**\$15.95/SF**  
**Asking Net Rent**

**\$5.48/SF (2026)**  
**Additional Rent**



# Floorplan

550 Trillium Dr. | Kitchener, ON



## Available Premises

**Unit 14 & 15** | 6,597 SF

**Office area** 4,354 SF

**Warehouse** 2,243 SF

Potential to adjust the office-to-warehouse ratio to suit.

- Warehouse
- Office
- Tenant Mezzanines  
(excluded from rentable area)



# Connectivity

550 Trillium Dr. | Kitchener, ON

550 Trillium Drive is strategically positioned with direct exposure to Highway 8 and immediate access to Highway 401. The property is serviced by Grand River Transit and the ION light rail system, and is located near the Region of Waterloo International Airport. This location enables seamless regional connectivity while providing access to the area's deep and diverse talent pool.

## Drive Distances

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**5 Min**

To Highway 7

**10 Min**

To Highway 401

**40 Min**

To Highway 403

**1 Hr**

To Highway 407

**1 Hr 10 Min**

To Toronto West

**2 Hr**

To Buffalo

**3 Hr 15 Min**

To Detroit

**15 Min**

To Region of Waterloo  
International Airport

**1 Hr 5 Min**

To Hamilton Airport

**45 Min**

To Brampton Intermodal

**55 Min**

To Toronto Pearson Airport



# Meet the Team

550 Trillium Dr. | Kitchener, ON



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX: DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



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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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