



250 Trillium Dr, Unit 4 & 5

Kitchener, ON

Strategic Space. Connected Location.

5,415 SF of Industrial Space in the Heart of Huron Business Park



Availabilities Overview

250 Trillium Dr. | Kitchener, ON

250 Trillium Dr., Units 4 & 5 offers 5,415 SF of versatile industrial space within Huron Business Park. The premises feature 18' clear height, two dock-level doors, 4,523 SF of warehouse space and 892 SF of finished office space. The space is divisible to approximately 2,700 SF and offers convenient access to Highway 401.

Available For Lease

Unit 4 & 5 | 5,415 SF

Office area 892 SF

Warehouse 4,523 SF

Divisible to +/- 2,700 SF

18'
Clear Height

2 Dock-level
Shipping

Pricing Details

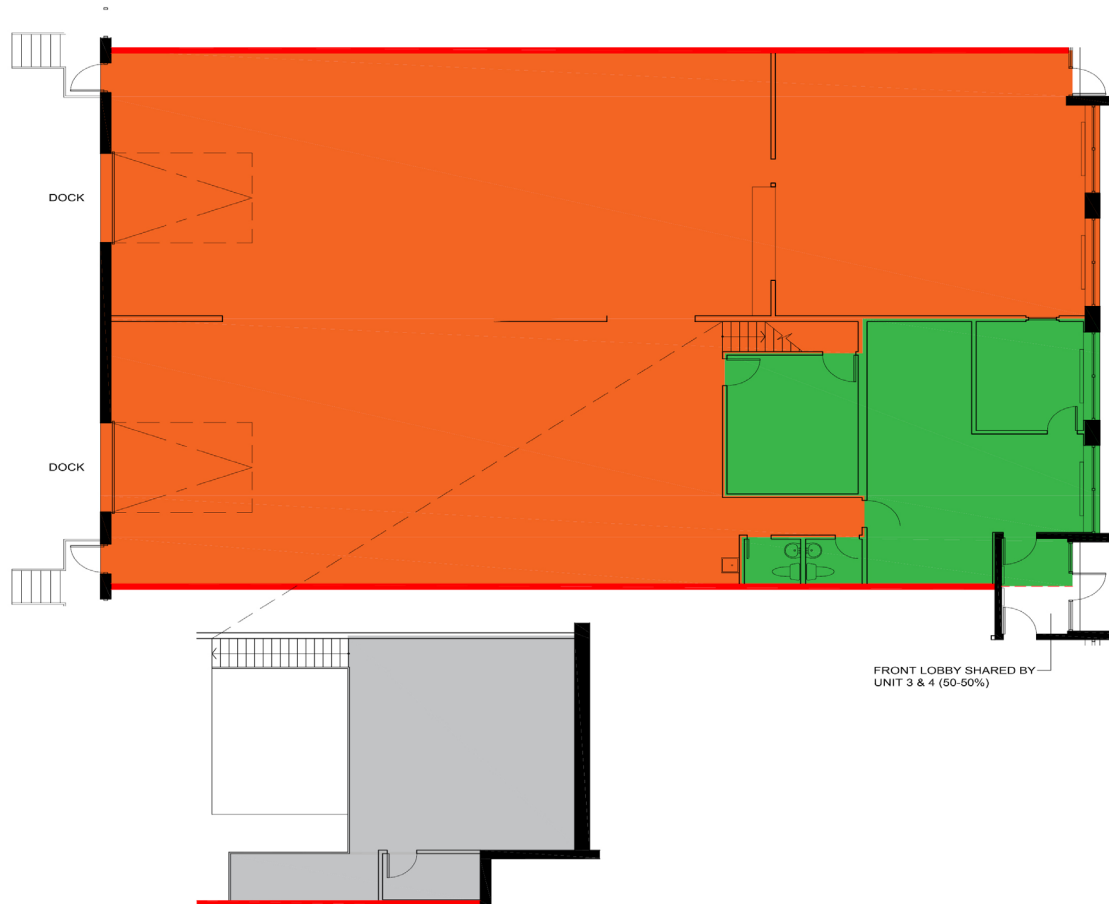
\$16.50/SF
Asking Net Rent

\$6.94/SF (2026)
Additional Rent



Floorplan

250 Trillium Dr. | Kitchener, ON



Available Premises

Unit 4 & 5 | 5,415 SF

Office area 892 SF

Warehouse 4,523 SF

Divisible to +/- 2,700 SF

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



Connectivity

250 Trillium Dr. | Kitchener, ON

Located within Huron Business Park, 250 Trillium Drive offers excellent connectivity and access to Kitchener's expanding transportation infrastructure. With immediate access to Highway 401 via Homer Watson Blvd, tenants are linked to Southwestern Ontario and the GTA. Grand River Transit and ION light rail provide public transportation options for workforce accessibility. With strong highway and transit connectivity plus proximity to downtown Kitchener, the property delivers strategic positioning in one of Ontario's most dynamic innovation economies.

Drive Distances

10 Min

To Highway 401

15 Min

To Highway 7

20 Min

To Waterloo
International Airport

45 Min

To Highway 403

55 Min

To Highway 407

65 Min

To Brampton Intermodel

70 Min

To Toronto Pearson Airport



Meet the Team

250 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 73 million square feet of industrial assets in Canada, Europe, and the United States for more than 1,400 occupiers across a diverse range 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 \$28 billion in assets under management. Dream Industrial comprises Dream Industrial REIT (TSX: DIR.UN) as well as several private investment 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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