



PRICE REDUCTION! ~~\$4,300,000~~ \$3,950,000

For Sale

81 Bleams Road | Kitchener, ON

Freestanding Building | 14,162 SF on 0.996 Acres



The opportunity

Opportunity to acquire a 14,162 SF freestanding industrial building situated on a corner lot along a busy arterial road. Offering outstanding visibility and exposure to significant daily traffic volumes, the property provides an excellent branding opportunity for businesses seeking a highly recognizable location. Recently finished office features full HVAC, while the warehouse/production space is heated by gas-fired unit heaters. Functional shipping includes both dock-level and drive-in loading. Access to major transportation routes, public transit and amenities. Flexible layout is suitable for a variety of industrial and commercial users.

Waterloo Region is one of Canada's fastest-growing and most dynamic economic centers, with a current population estimated at approximately 678,000–710,000 residents (2024–2025) and projected to reach over 900,000 by 2051, positioning it among the largest and fastest-expanding metropolitan areas in the country. This sustained growth is driven by a highly diversified economy anchored by advanced manufacturing, technology, and innovation. The region is widely recognized as a global hub for advanced manufacturing and automotive supply chains, supported by a skilled labour force and strong infrastructure connectivity across Southwestern Ontario. Waterloo Region also benefits from a young, highly educated population, boasting one of the youngest median ages in Canada, fueled by leading post-secondary institutions including the University of Waterloo, Wilfrid Laurier University, and Conestoga College, which collectively produce a steady pipeline of engineering, technology, and skilled trades talent.



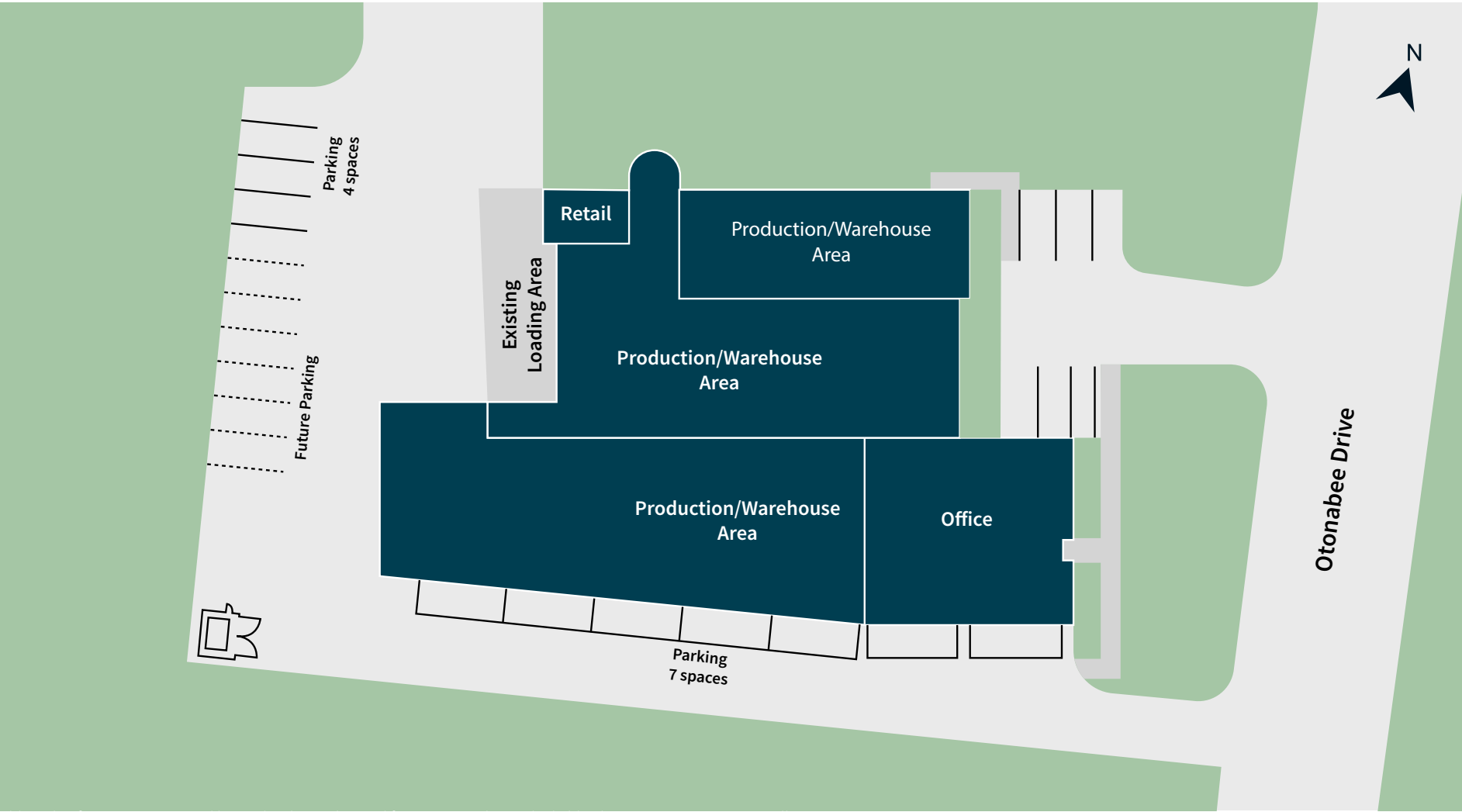


81 Bleams Road / Kitchener, ON

Property details

Available area	14,162 SF
Acres	0.996 acres
Zoning	EMP-2
Clear Height	9'11" – 14'7"
Shipping	2 T/L (8' x 8') Exterior platform 1 D/I (13' H x 11' W)
Parking	27 Designated stalls
Asking Price	\$3,950,000 ~~\$4,300,000~~
Taxes	\$26,055.03 (2026)

Site plan



The site plan illustrated above is for approximate reference purposes only.

Exterior photos



Interior photos

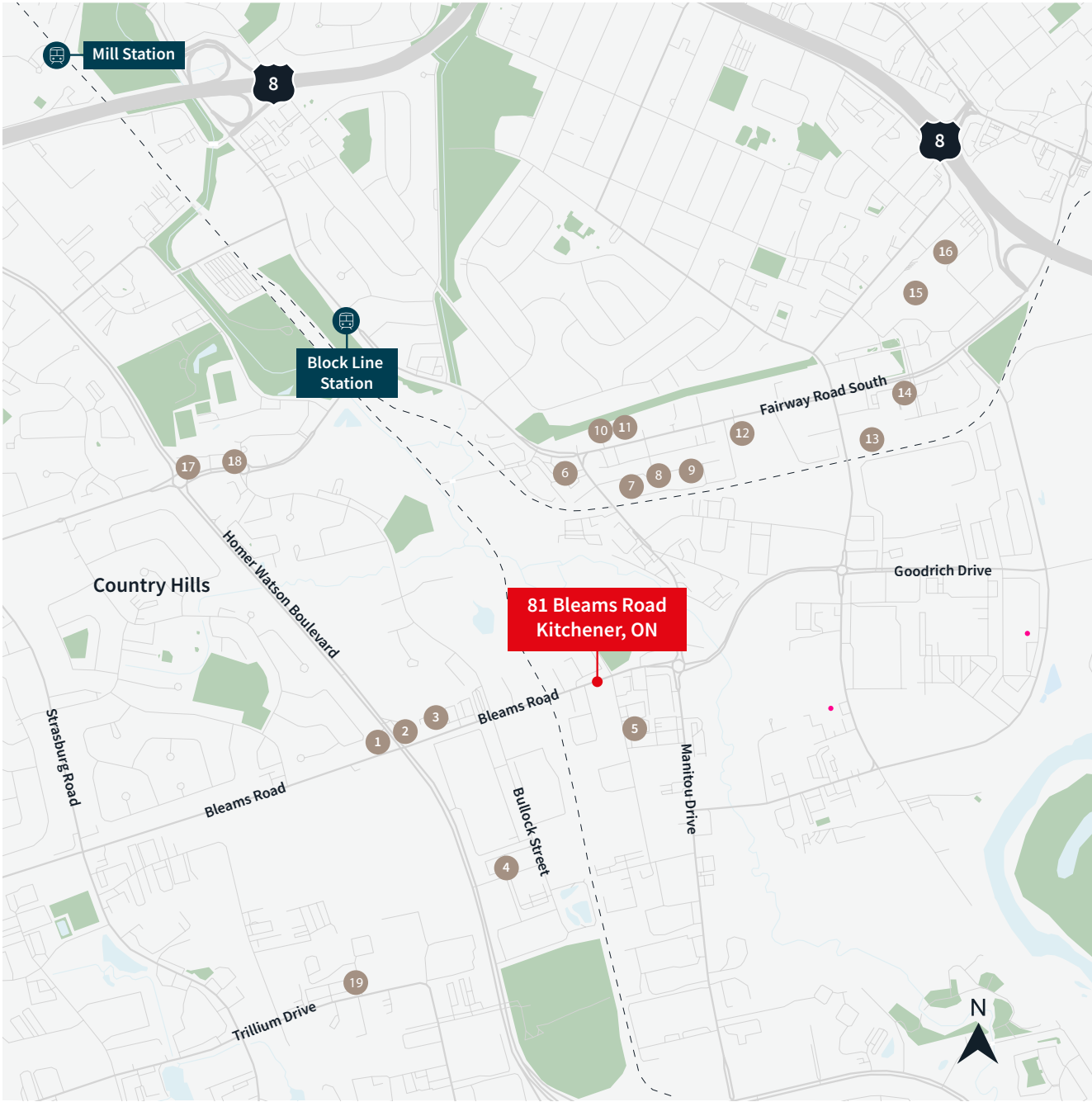


Location overview

81 Bleams Road is in close proximity to Trillium Industrial park providing quick access to highways. The property is located near Bleams Road and Manitou Drive offering convenient connectivity to the Greater Toronto Area (GTA) and U.S. border crossings. Kitchener provides access to a robust labour pool and is within commuting distance of Cambridge, Waterloo, Guelph, Brantford, Mississauga, Milton, Hamilton, and numerous smaller communities throughout the region.

Amenities

- | | |
|---------------------------|---------------------------------|
| 1. Esso/Circle K | 11. McDonald's |
| 2. KFC | 12. Starbucks |
| 3. Hakka Aroma | 13. Canadian Tire |
| 4. Cook's Pharmacy | 14. Chick-Fil-A |
| 5. Caudle's Catch Seafood | 15. Fairview Park |
| 6. Esso | 16. Walmart |
| 7. Food Basics | 17. Tim Hortons |
| 8. PetSmart | 18. 1001 Nights Shawarma |
| 9. Marshalls & HomeSense | 19. Sproll's Fine German Bakery |
| 10. Burger King | |



Drone photos



For more information, please contact:

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