

FOR LEASE/SALE

225 Bathurst Drive

WATERLOO, ON

8,235 SF

+ 2,400 SF Vacant

+ 5,835 SF Leased

OVERVIEW

The property is strategically located within Canada's Technology Triangle, with excellent highway access via Highway 85. Waterloo's strong market fundamentals are driven by a thriving innovation ecosystem and proximity to major employers while benefitting from access to university-educated talent and sustained industrial demand and manufacturing growth. This positions the asset for multiple value-creation strategies, whether pursuing income diversification through tenant leaseup or leveraging the vacant space for immediate owner occupancy with rental income offsetting ownership costs. 225 Bathurst Drive offers rare flexibility to build equity in one of Ontario's most dynamic economic regions.



PROPERTY DETAILS

ACRES
0.610

ZONING
E3-27

CLEAR HEIGHT
10.9' - 14"

FOR SALE

225 Bathurst Drive presents a compelling opportunity to acquire a 8,235 square foot industrial property in Waterloo's established industrial corridor. The property features three existing tenants occupying approximately 5,835 square feet, providing immediate income stability, while an additional 2,400 square feet stands ready for an owner-occupier or tenant. This configuration offers flexibility for owner-occupiers seeking operational space with rental income to offset ownership costs, or an investor pursuing a lease-up opportunity.

SIZE
8,235 SF
+ 2,400 SF Vacant
+ 5,835 SF Leased

SHIPPING
5 Drive-in Doors
(10' x 10')

ASKING PRICE
$2,400,000

TAXES
$18,103.88 (2026)

FOR LEASE

UNIT A
2,400 SF
+ 1,350 SF Industrial
+ 1,050 SF Office

SHIPPING
1 Drive-in Door
(10' x 10')

ASKING NET RENT
$16.50 PSF

TMI (EST. 2026)
$5.95 PSF







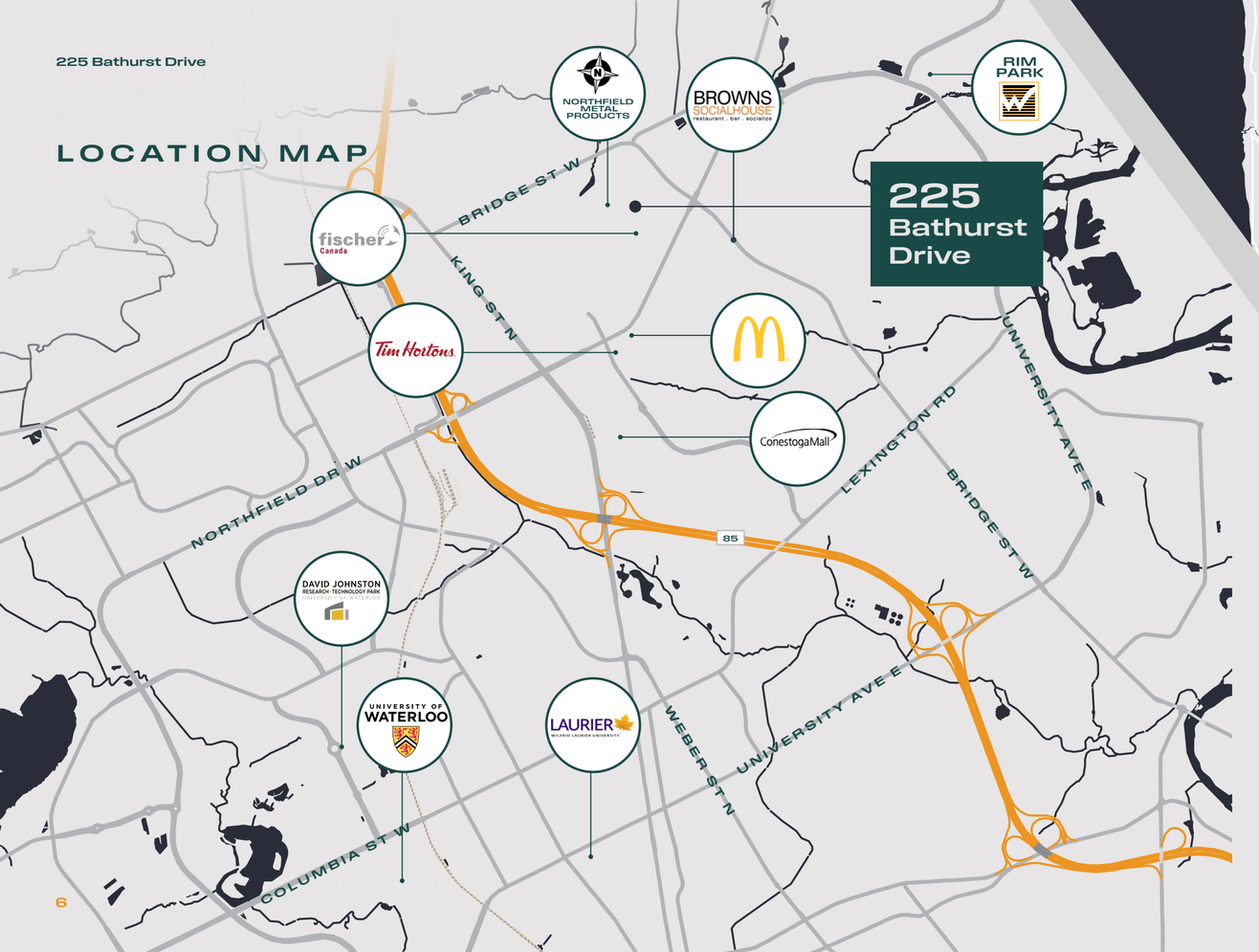


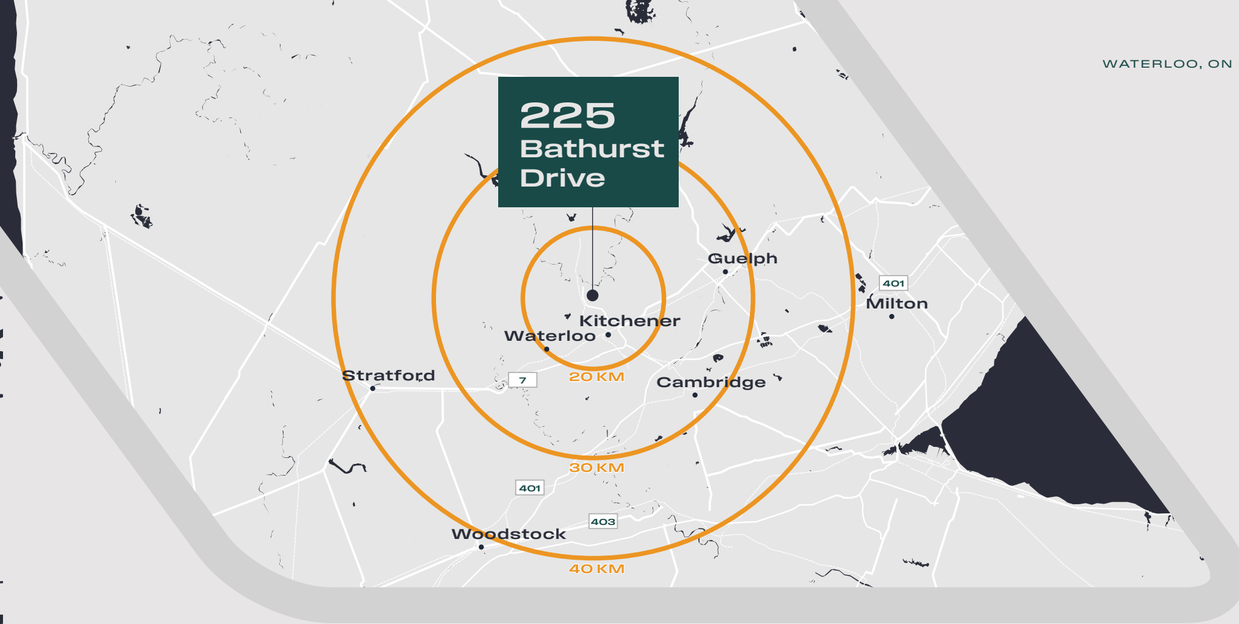




PROPERTY PHOTOS

LOCATION MAP





DRIVE TIMES AND DISTANCES

Kitchener	8 km	17 min
Cambridge	30 km	36 min
Woodstock	60 km	52 min
Brantford	56 km	80 min
Milton	65 km	60 min

225 Bathurst Drive

WATERLOO, ON



LUKE SLABCZYNSKI
Associate Vice President
Sales Representative
519 635 5695
luke.slabczynski@jll.com

CABOT MACKENZIE
Associate
Sales Representative
647 992 7247
cabot.mackenzie@jll.com

JLL

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 JLL Canada. All rights reserved.

Jones Lang LaSalle Real Estate Services, Inc., Brokerage