



# 45

## OTONABEE DRIVE, UNIT #C KITCHENER, ON.

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | [critzer@coldwellbankerpbr.com](mailto:critzer@coldwellbankerpbr.com)

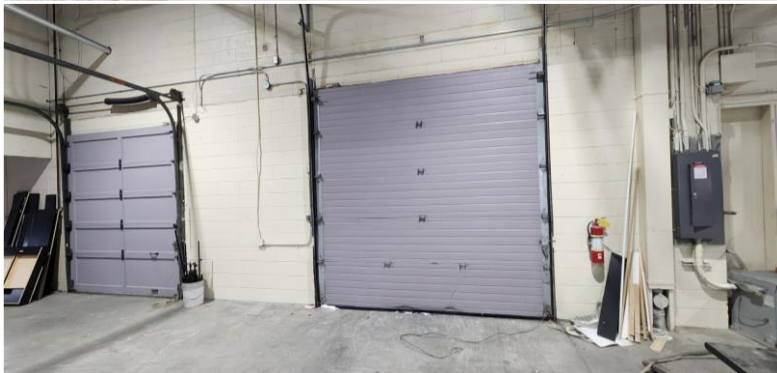
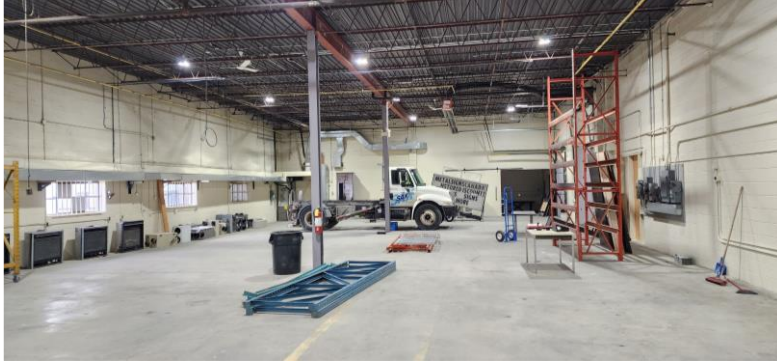


**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

# PROPERTY PROFILE

45 OTONABEE DRIVE, UNIT #C  
KITCHENER, ON. N2C 1L4



AVAILABLE SPACE:	9,350 SQ. FT. TOTAL
MANUFACTURING/WAREHOUSE:	6,400 SQ. FT.
OFFICE AREA:	2,950 SQ. FT.
LEASE RATE:	\$13.50/SQ. FT.
TMI:	\$4.20/SQ. FT.
POWER:	600 VOLTS, 225 AMPS
DOORS:	1- DRIVE IN (10' X 10') 1- DRIVE IN (9' X 8')
CEILING HEIGHT:	16'
PARKING:	ONSITE - 16 SPACES
ZONING:	EMP-2

## PROPERTY DESCRIPTION AND HIGHLIGHTS

- Very well maintained and clean industrial unit
- Located in the Huron Business Park.
- Very efficient radiant heat
- High efficient LED lighting throughout the whole building.
- Zoning allows many uses.
- Easy access to Highway 401 and Highway 7/8.

CHAD RITZER  
Sales Representative  
519.743.5211 x 3033  
critzer@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE



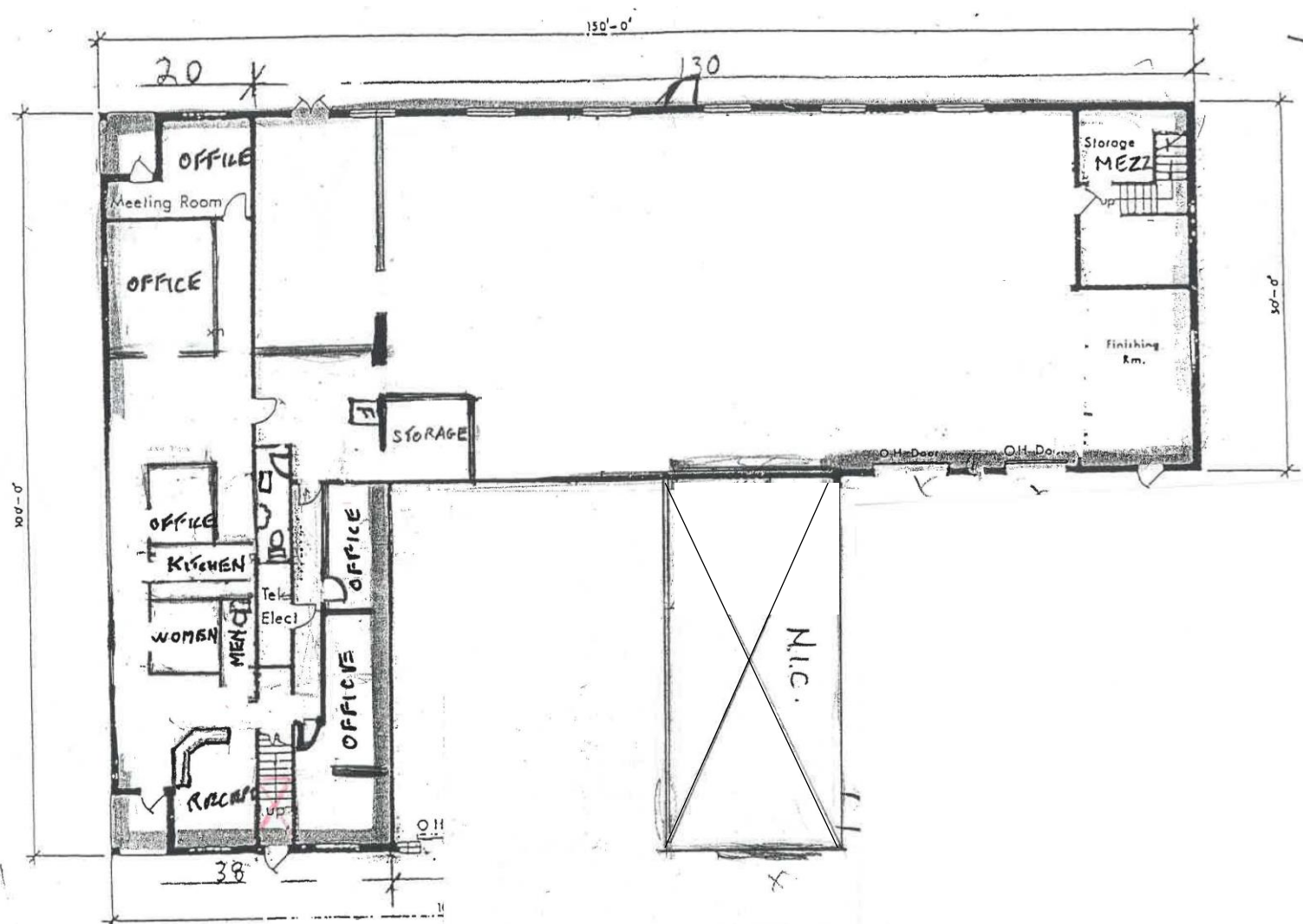
# PROPERTY PHOTOS

45 OTONABEE DRIVE, UNIT #C  
KITCHENER, ON. N2C 1L4



# FLOOR PLAN

45 OTONABEE DRIVE, UNIT #C  
KITCHENER, ON. N2C 1L4



CHAD RITZER  
Sales Representative  
519.743.5211 x 3033  
critzer@coldwellbankerpbr.com

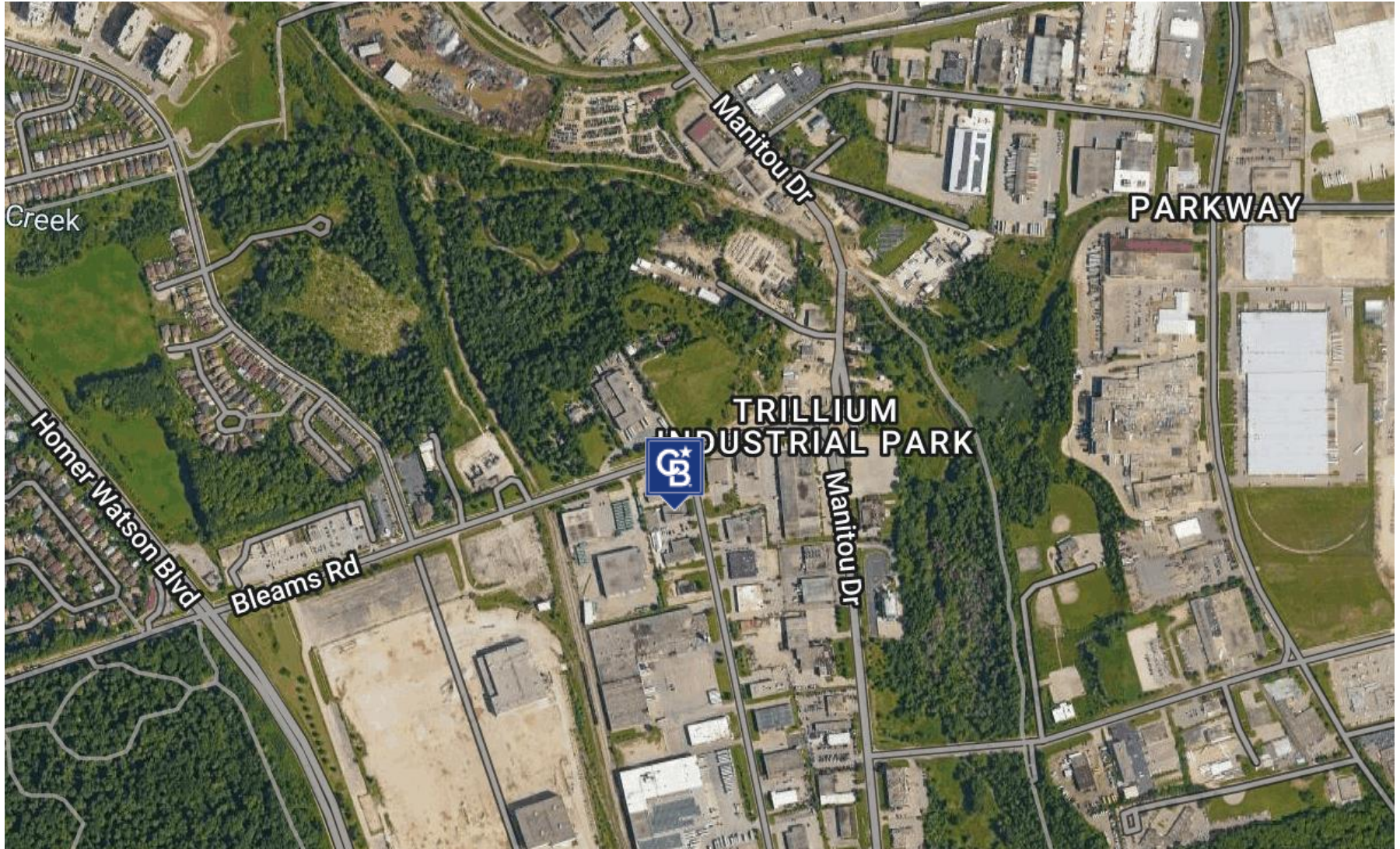


**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE



# PROPERTY LOCATION

45 OTONABEE DRIVE, UNIT #C  
KITCHENER, ON. N2C 1L4



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE



## **Chad Ritzer**

Sales Representative

Coldwell Banker Commercial  
Peter Benninger Realty, Brokerage

508 Riverbend Drive  
Kitchener Ontario N2K 3S2

519.743.5211 x 3033  
critzer@coldwellbankerpbr.com



# **COLDWELL BANKER COMMERCIAL**

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 21106C\_12/21