

# 5134 Fountain Street N

Industrial Unit &  
1 Acre of yard  
for Lease



CBRE

# Property Overview



**±2,821 square feet of recently renovated industrial space & 1 acre fully fenced yard**

Complete with a secure gate and lighting, this property is available for lease in Breslau, Ontario. The unit boasts a clear height of 15'8" and features two drive-in loading doors and the expansive yard space offers ample room for storage and outdoor operations.

The property is zoned M1, allowing for a range of industrial uses and offering flexibility for various business needs.

Strategically located, the property offers convenient access to Kitchener and Cambridge and is just minutes from Highway 401. This prime location and comprehensive facilities make it an attractive opportunity for businesses seeking a well-connected and functional industrial space.

No MVIS or third party truck repairs permitted. Owner/operator or "Fleet" repair permitted for trucking related uses.



# Property Details

## Recently Renovated Industrial Unit

Unit	Bay #2
Size	±2,821 Sq. Ft.
Doors	2 Drive-In: 12' W x 14' H
Clear Height	15'8"
Price	\$15.00 per Sq. Ft. Net
TMI	\$5.00 per Sq. Ft.
Zoning	M1

## Leasing Options

### Industrial Unit

\$15.00  
per Sq. Ft. Net+  
TMI  
(\$5.00 per Sq. Ft. Net)

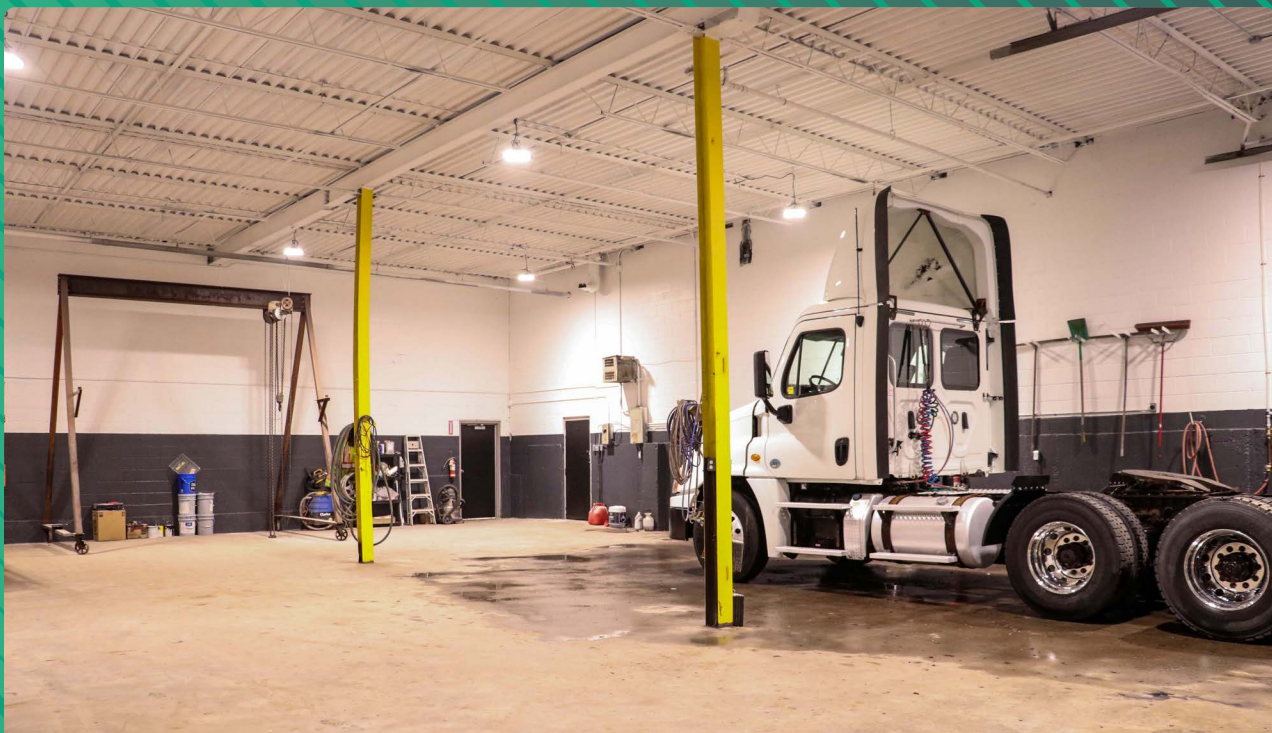
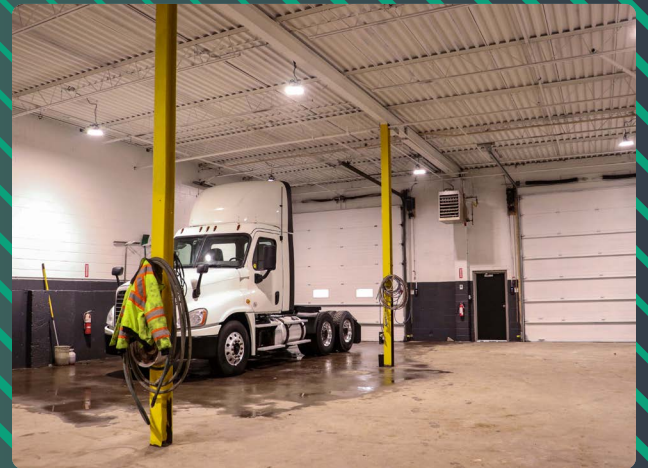
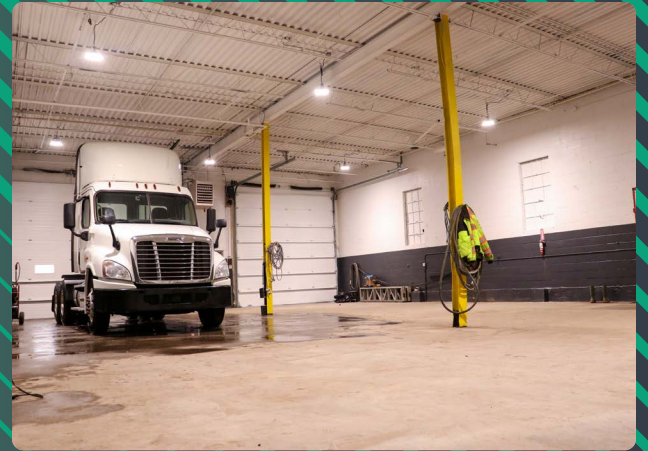
### 1 Acre of Yard

\$5,000  
per Acre  
per Month Net

### Industrial Unit + 1 Acre Yard

\$8,500  
per Month Net +  
TMI  
(\$5.00 per Sq. Ft. Net)

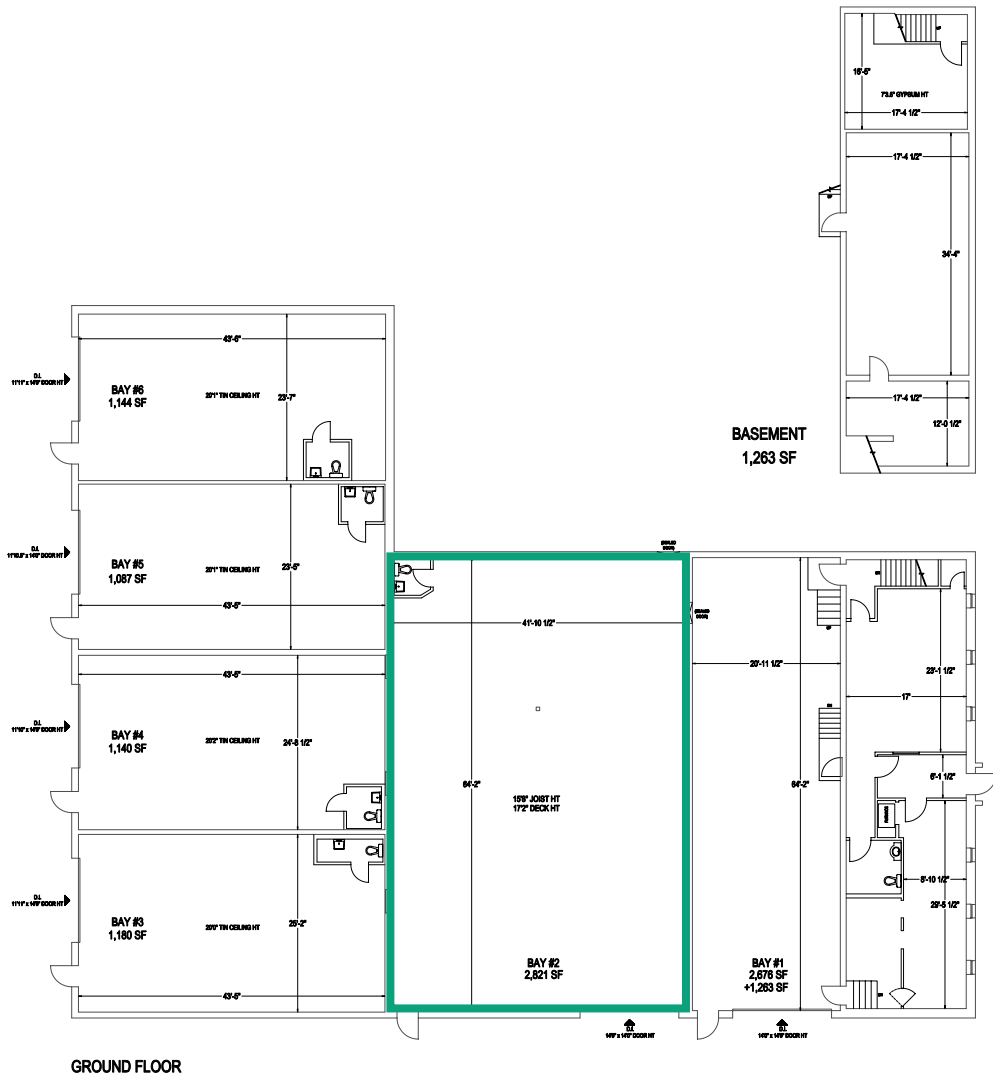




Property includes gantry crane with hoist



# Floor Plan





Unit Precast  
Concrete Products

Unicorn Industries

Safety-Kleen Canada

Woolwich Street S

Breadner Trailers

Elliot Coach Lines

Nedlaw Roofing Lmt.

UltraMet Industries

C3 Industrial

EBS Geosteuctural

Filtervac International

5134 Fountain St N

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G&A Masonry

Amaris Premium  
Aviation

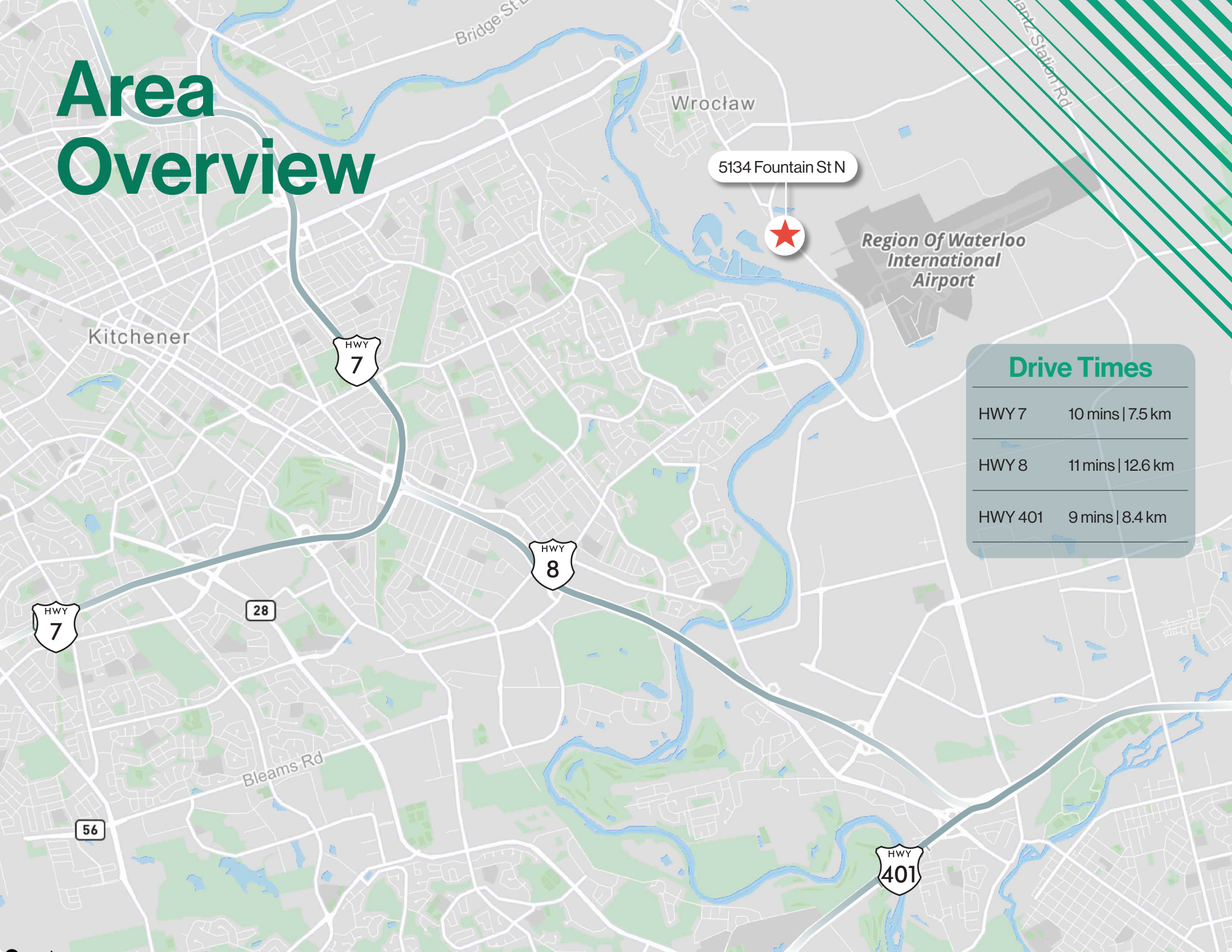
Aecon

Jetliner Ct

M.R. Jutzi Auctions

# Neighbouring Tenants

# Area Overview



5134 Fountain St N



Region Of Waterloo  
International  
Airport

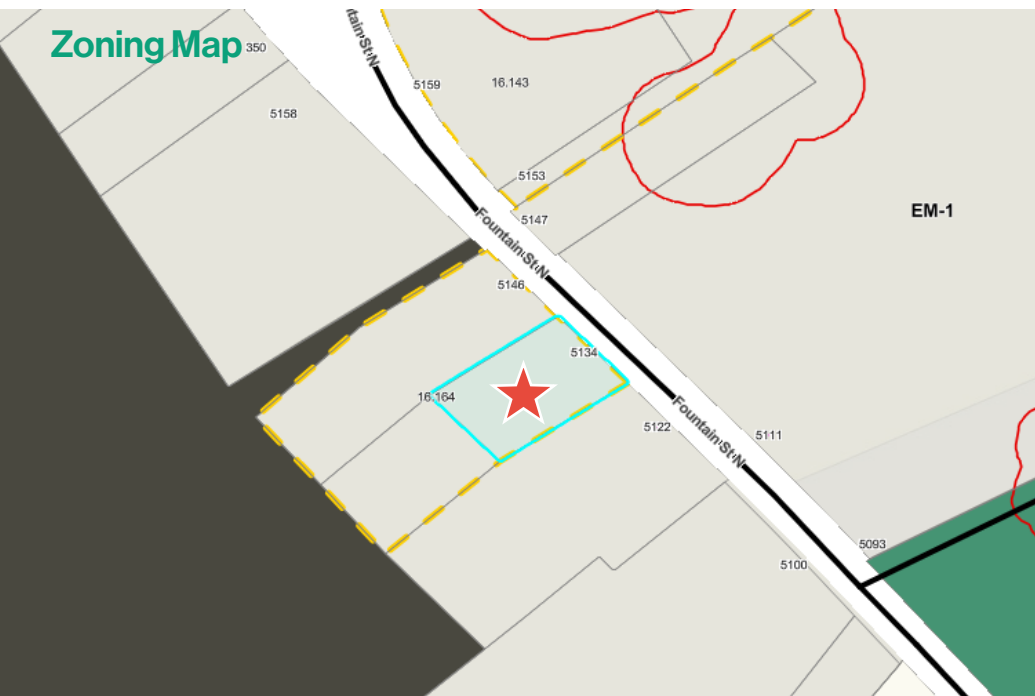
## Drive Times

HWY 7	10 mins   7.5 km
HWY 8	11 mins   12.6 km
HWY 401	9 mins   8.4 km

# M1 Zoning Specifications

## Permitted Uses

- Advance Technology
- Automotive Sales, Rental and Service
- Automotive Sales Lot
- Automobile Service Station
- Body Shop
- Building or Lumber Supply Outlet
- Business Incubator
- Catering Service
- Commercial Printing
- Commercial Wellness Facility- Indoors Only
- Communication Establishment
- Commuter Passenger Railway Operation and Station
- Contractor's Office
- Contractor's Yard
- Convenience Store
- Distribution Operation
- Emergency Services- Ambulance, Fire, and Police
- Farm Implement Sales Outlet
- Financial Establishment
- Gas Bar
- Government Services
- Health Services Facility/ Clinic
- Indoor Storage/Warehousing
- Indoor Storage and Dismantle
- Industrial Mall
- Laboratory
- Light Industrial
- Manufacturing
- Open Spaces/ Parks
- Office- Business, Professional, Commercial
- Private Power Generation Facility
- Public Garage
- Renewable Energy System
- Research and Development
- Restaurant or Drive-Thru Restaurant
- Sales and Service of Garden Equipment
- Sales and Service of Industrial Equipment
- Sales and Service of Large Machinery
- Sales and Service of Truck and Trailers with Limited Accessory Retail
- Sawmill
- Service, Repair or Rental Enterprise
- Training Facility
- Transit Operation and Station
- Transportation Operation
- Truck Fuel Depot/Dispensing
- Wholesale Outlet







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## CONTACT US

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