

**AVISON
YOUNG**

400

**BRIDGE STREET EAST
KITCHENER, ON**

Q2 2026 AVAILABILITY



**DESIGN BUILD OPPORTUNITY
FOR LEASE & SALE**

5.35 TO 18.76 ACRES

ZONING PERMITS OUTSIDE STORAGE

BROCCOLINI

DESIGN BUILD OPPORTUNITY FOR LEASE & SALE

400

BRIDGE STREET EAST
KITCHENER, ON

On behalf of Broccolini, Avison Young is pleased to offer up to 18.76 acres of land offering flexible design build sale and lease offerings. Flexible zoning, which includes outside storage, transportation terminal, vehicle repair and many other uses. Please contact the listing agents to discuss the opportunities in further detail.

TOTAL LOT SIZE 18.76 ACRES

Zoning permits a wide range of industrial uses including:

- » Outside storage
- » Importation terminal
- » Vehicle Repair
- » Equipment dealership

BRIDGE STREET EAST

LOT A
6.76 ACRES

LOT B
6.66 ACRES

LOT C
5.35 ACRES

GRAND RIVER BRIDGES



FUTURE HIGHWAY 7

FUTURE HIGHWAY 7

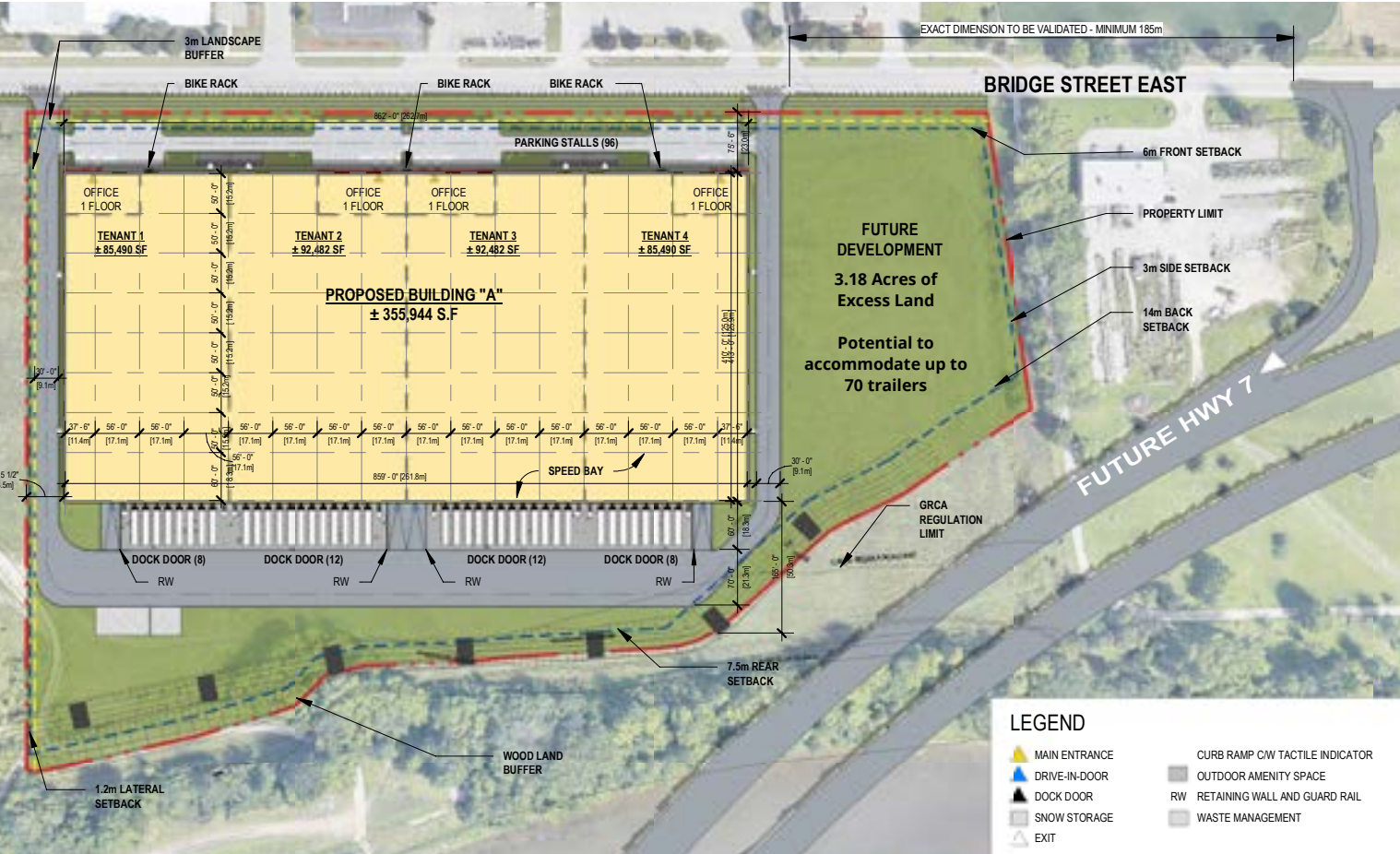
- » New four-lane, 18 KM Highway 7 from Kitchener to Guelph

BRIDGE STREET EAST

*FUTURE HIGHWAY 7 & LOT OUTLINES ARE APPROXIMATE

SAMPLE SITE PLAN LAYOUT FOR LEASE & SALE

SAMPLE OPTION 1 | 355,944 SF WITH 3.18 ACRES OF EXCESS LAND



| | |
|--------------|-----------------------------------|
| TOTAL AREA | 355,944 sf |
| LOT SIZE | 18.76 acres |
| OFFICE AREA | To Suit |
| SHIPPING | 40 Truck Level & 3 Drive-in Doors |
| CLEAR HEIGHT | 40' |
| POWER | 3000 Amps, 600 Volts |

| | |
|--------------|---------------------------------|
| LIGHTING | LED |
| BAY SIZE | 50'w x 56'l Staging Bay: 60' |
| SPRINKLERS | ESFR |
| CAR PARKING | 96 |
| ZONING | B-2 Permits Outside Storage |
| AVAILABILITY | Q2 2026 |

SAMPLE OPTION 2 | 200,000 SF WITH 229 TRAILER PARKING POSITIONS



| | |
|--------------|-----------------------------------|
| TOTAL AREA | 200,000 sf |
| LOT SIZE | 18.76 acres |
| OFFICE AREA | 10,869 sf |
| SHIPPING | 28 Truck Level & 2 Drive-in Doors |
| CLEAR HEIGHT | 40' |

| | |
|-----------------|-----------------------------|
| TRAILER PARKING | 229 |
| ZONING | B-2 Permits Outside Storage |
| AVAILABILITY | Q2 2026 |

SAMPLE SITE PLAN LAYOUT FOR LEASE & SALE

SAMPLE OPTION 3 | 100,000 SF WITH 305 TRAILER PARKING POSITIONS



| | | | |
|--------------|-----------------------------------|-----------------|-----------------------------|
| TOTAL AREA | 100,000 sf | TRAILER PARKING | 305 |
| LOT SIZE | 18.76 acres | ZONING | B-2 Permits Outside Storage |
| OFFICE AREA | 10,638 sf | AVAILABILITY | Q2 2026 |
| SHIPPING | 14 Truck Level & 2 Drive-in Doors | | |
| CLEAR HEIGHT | 40' | | |

SAMPLE OPTION 4 | CROSS DOCK



| | BUILDING A | BUILDING B | BUILDING C |
|--------------|----------------------|----------------------|----------------------|
| TOTAL AREA | 42,715 | 38,715 | 24,000 |
| LOT SIZE | 6.76 acres | 6.66 acres | 5.35 acres |
| OFFICE AREA | 2,000 | 2,000 | 2,000 |
| SHIPPING | 68 Truck Level Doors | 60 Truck Level Doors | 36 Truck Level Doors |
| CLEAR HEIGHT | 40' | 40' | 40' |
| CAR PARKING | 21 | 21 | 21 |

SAMPLE OPTION 5 | LOTS RANGING FROM 5.35 TO 18.76 ACRES



| | |
|--------------|----------------------|
| LOT A | 6.76 acres |
| LOT B | 6.66 acres |
| LOT C | 5.35 acres |
| TOTAL | 18.76 acres |
| ASKING PRICE | \$1,625,000 per acre |



B-2 | PERMITTED USES

- Biotechnological Establishment (By-law 2000-114, S.2)
- Building Material and Decorating Supply Sales
- Commercial Parking Facility
- Computer, Electronic or Data Processing Business
- Day Care Facility
- Dwelling Unit
- Industrial Administrative Office
- Laboratory
- Manufacturing
- Printing Establishment
- Repair Service
- Research and Development Establishment
- Sale, Rental or Service of Business Machines and Office Supplies
- Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment
- Business
- Scientific, Technological or Communications Establishment
- Security or Janitorial Services
- Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment
- Surveying, Engineering, Planning or Design Business
- Tradesman or Contractor's Establishment
- Transportation Depot
- Truck Transport Terminal
- Veterinary Services
- Warehouse
- Wholesaling

OUTSIDE STORAGE

(I) No outdoor storage shall be permitted in a front yard, in a side yard abutting a street or within 6.0 metres of any other lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.
(Amended: By-law 2012-034, S.56)

(II) No outdoor storage shall be permitted within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-2 Zone and a Residential Zone.

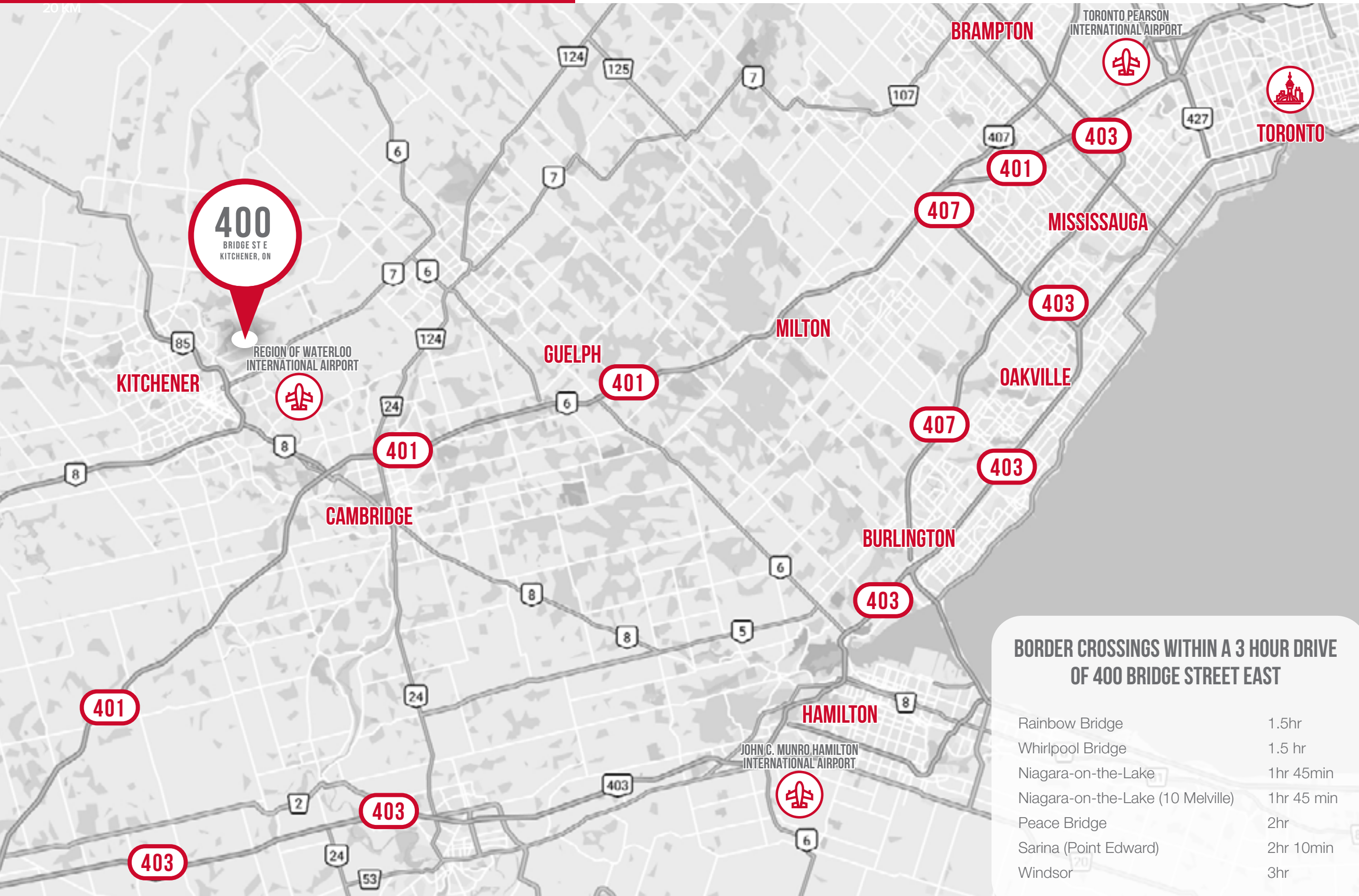
[FULL ZONING DESCRIPTION](#)

[INTERACTIVE ZONING MAP](#)

LOCATION

EXCELLENT CONNECTIVITY

7 BORDER CROSSINGS WITHIN A 3 HOUR DRIVE



100%

Public Transit at Doorstep



9 KM

Distance to Region of Waterloo International Airport



68 KM

Distance to John C. Munro Hamilton International Airport



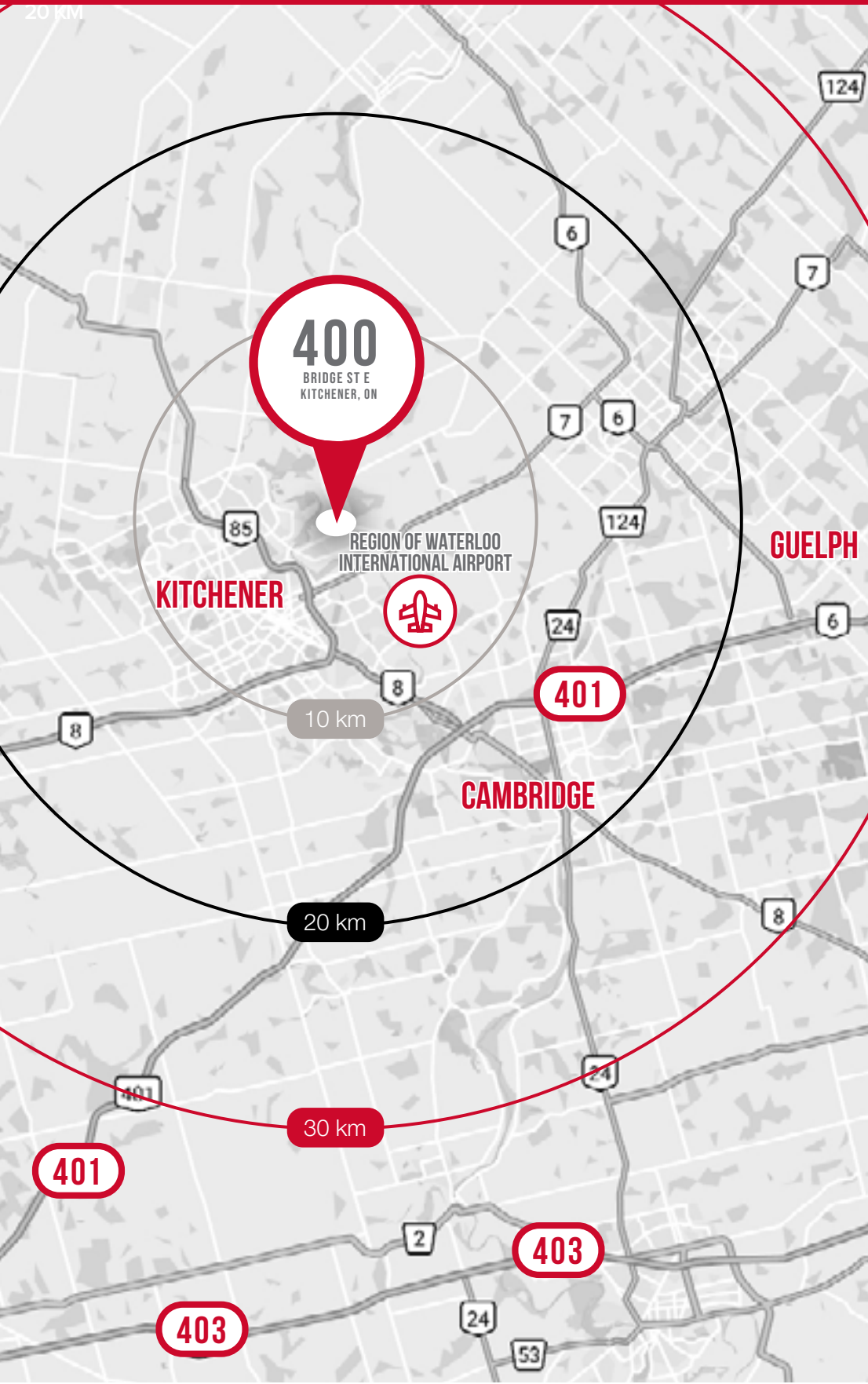
105 KM

Distance to Downtown Toronto

BORDER CROSSINGS WITHIN A 3 HOUR DRIVE OF 400 BRIDGE STREET EAST

| | |
|-----------------------------------|------------|
| Rainbow Bridge | 1.5hr |
| Whirlpool Bridge | 1.5 hr |
| Niagara-on-the-Lake | 1hr 45min |
| Niagara-on-the-Lake (10 Melville) | 1hr 45 min |
| Peace Bridge | 2hr |
| Sarina (Point Edward) | 2hr 10min |
| Windsor | 3hr |

LABOUR FORCE & DEMOGRAPHICS



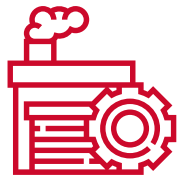
WHY WATERLOO REGION?

ONE OF CANADA'S FASTEST GROWING COMMUNITIES EXPECTED TO GROW 33% BY 2031



611.5K
Current Population
Waterloo Region

\$88.1K
Median Household
Income



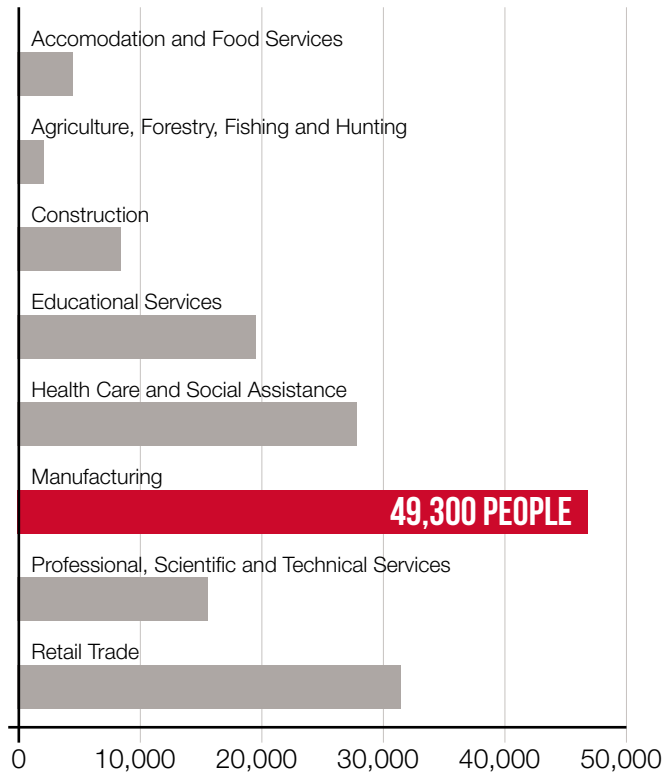
Advanced
Manufacturing
accounts for
17.5% OF ALL JOBS
in Waterloo Region

1,850
manufacturing
companies

Canada's
4TH LARGEST
manufacturing
workforce

More than
150 YEARS
of manufacturing
experience and
history

Top Employment Sectors



University of Waterloo - Canada's #1 engineering school



425,000+
Students Across
17 POST- SECONDARY
institutions &
trade schools

University of Waterloo Largest
co-operative program in the world,
with more than
24,000 STUDENTS,
each Graduating with
2-YEARS REAL WORLD,
relevant experience

Wilfrid Laurier
University
LARGEST BUSINESS
degree co-op
program in Canada

THE TEAM

BROCCOLINI

From new construction and comprehensive turn-key design-build projects, to expansions, renovations and interior fit-outs, Broccolini can envision, plan, and build the space you need. Broccolini's ultimate aim is to develop lasting relationships with our partners and clients alike. Over the years, this core company philosophy has helped Broccolini earn the standing of trusted partner to many prominent brands and national and international enterprises, including, to name a few, Canadian Tire, Best Buy, Sobeys, Wal-Mart, Costco, Purolator, Amazon, National Bank, Ikea, Saks Fifth Avenue, ABB, Mountain Equipment Co-op, XTL Transport, and Public Works and Government Services Canada.

AVISON YOUNG

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.



400

**BRIDGE STREET EAST
KITCHENER, ON**

For more information, please contact:

Ben Sykes*, SIOB

Principal

416 903 5340

ben.sykes@avisonyoung.com

Erik Dahm**

Vice President

519 240 4181

erik.dahm@avisonyoung.com

Zack Elton*

Vice President

519 573 9643

zack.elton@avisonyoung.com

*Sales Representative **Broker

Avison Young

Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301 Mississauga, Ontario, Canada L5B 1M5

T 905.712.2100 F 905.712.2937 avisonyoung.ca

© 2024. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**