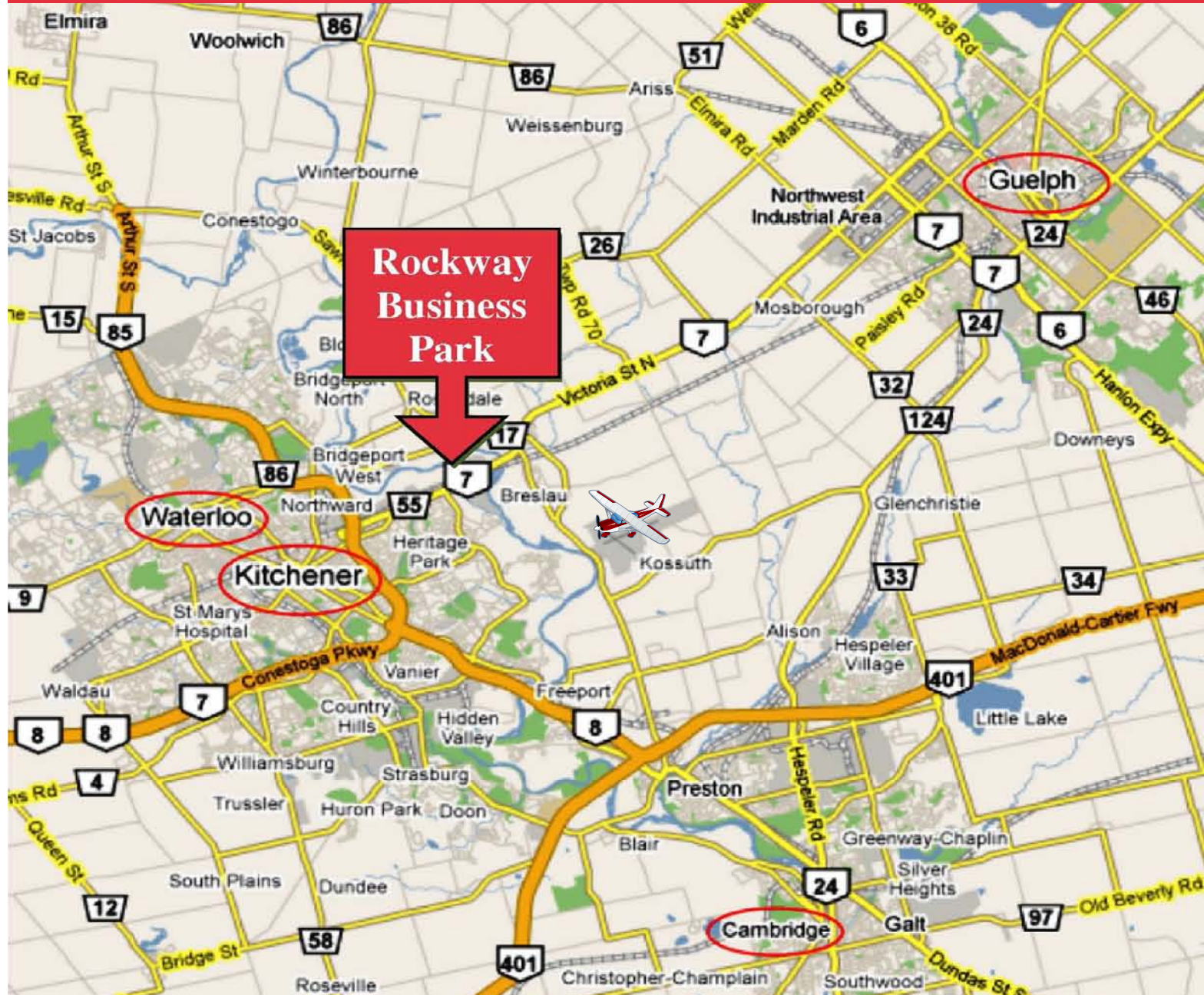


Kitchener's prestigious new business location

Prestigious Business Park Location
Kitchener, Ontario

EASILY ACCESSIBLE TO KITCHENER-WATERLOO, CAMBRIDGE & GUELPH



LOCATION

LOCATION

LOCATION



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Welcome to ROCKWAY BUSINESS PARK

THE PLACE TO BE IS ROCKWAY BUSINESS PARK

DISCOVER THE PRESTIGE OF ROCKWAY BUSINESS PARK

DESIGN BUILD TEAM

FOR SALE / LEASE

OVERVIEW

Rockway Business park is located in a prime area of Kitchener at Shirley Drive and Bingemans Centre Drive. The financial services and advanced technology economy thrives on the Region's talented people. They have a culture of collaboration, innovation, and entrepreneurialism. The quality of life is high - from cost of living to recreation and opportunity. Waterloo Region offers **People Power**—an outstanding post-secondary education feeds the constant regeneration of the talent with University of Waterloo, Conestoga College and Wilfrid Laurier University. The Region's innovation process is reflected in the 26,000+ employed at 450 information technology companies. **A Recognized Growth Leader**, Waterloo Region is one of the fastest growing communities in Canada and our economy generates roughly \$12 billion in exports annually. **Life is better** here and work life balance is important to the residents. Level of life satisfaction ranks 4th in Canada with the fourth lowest crime rate in Canada. **Location—Location—Location**, the Region is located astride Highway 401, Canada's busiest thoroughfare with convenient access to northeast and mid-west US markets by road. The Region lies one hour away from Toronto, The Toronto International Airport is 45 minutes away and the Waterloo International Airport has daily flight service to Detroit, Calgary and Ottawa. Invest in the future in the Waterloo Region. Join these established companies who have already made the investment in the **Rockway Business Park**.



INDUSTRIAL



OFFICE



WELCOME TO THE NEIGHBOURHOOD!



- Build to suit
- 80,000 sq. ft. building with optional mezzanine
- 24' clear heights with dock and drive-in loading
- 30' x 40' bay size
- 600 Amps 550/600 Volt
- Radiant infrared heating
- Sprinklers
- Metal halide lighting
- For sale \$5,200,000
- For lease \$5.75 / sq. ft. Net

- Build to suit
- 50,000 sq. ft. modern office building
- Choice lots with scenic views of the Grand River
- 2-storey plan with elevator access
- Stucco / brick façade with abundant use of glass
- Ample parking
- Extensive landscaping
- T5 lighting
- For sale \$7,500,000
- For lease \$14.00 / sq. ft. Net

Rockway Business Park is the location of choice for prominent local businesses.

"Our move to the Rockway Business Park has been very beneficial for our company. Gateman-Milloy has constructed a first class facility for us and we would definitely recommend them." *Robert Dippell, President Knell's Door and Hardware*