

FOR LEASE

2437 Kaladar Avenue, Units 1, 3 & 4



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PROPERTY DETAILS



THE OFFERING

Introducing 2437 Kaladar Avenue, a prime industrial space available for lease in Ottawa. This property offers a versatile and functional space suitable for a variety of light industrial purposes. With its strategic location near the major intersection of Bank St. and Heron Rd. and ample amenities, it presents an excellent opportunity for businesses seeking to establish or expand their operations in the Ottawa area.

ADDRESS	2437 Kaladar Avenue, Ottawa ON
UNIT AREA	Unit 1 - 6,664.69 SF Unit 3 - 5,207.01 SF Unit 4 - 3,276.17 SF } can be combined
BUILDING SIZE	Approximately 27,410 SF
RENTAL RATE (with escalations)	Unit 1 - \$16.00/SF Unit 3 - \$15.00/SF Unit 4 - \$14.00/SF
ADDITIONAL RENT	\$6.30/SF (Operating) \$2.20/SF (Realty Taxes) Includes utilities.
LEASE TERM	5 to 10 years
ZONING	GM29 - General Mixed-Use Zone
PARKING	Plenty at the sides and at the rear of the building

LOCATION

2437 Kaladar Avenue is located in Heron Park, a unique urban neighbourhood. Located close to the major intersection of Heron Road and Bank Street, 2437 Kaladar Avenue is an Industrial section nearby to a residential area. Bank Street is lined with locally owned businesses and food shops while Heron Road acts as a major arterial road within the city.

Kaladar Avenue also has some more eclectic uses such as Overflow Brewery. O'Town Pizza, Venom Motorsports, Ottawa's Grocer, etc.



DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	33,868	230,951	550,344
Population (2028)	37,316	255,584	611,530
Population (2033)	40,589	278,120	667,039
Daytime Population	35,494	232,985	712,037
Median Age	37	37.8	39
Average Household Income	\$102,854	\$101,467	\$100,809

FLOOR PLANS



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