

FOR LEASE

1144 Old Innes Road, Ottawa ON



PHILIP ZUNDER President | Broker of Record
613.725.7170 | pzunder@cdnglobal.com

BEN ZUNDER Sales Representative
613.913.8858 | bzunder@cdnglobal.com

CDN GLOBAL (OTTAWA) LTD.
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6
www.cdnglobal.com

PROPERTY DETAILS



THE OFFERING

This is a spectacular opportunity to lease highly desirable showroom and warehouse space in Ottawa's Sheffield Glen Industrial Park in the east end. With approximately 3,960 SF of showroom or storage space, this unit features exposed ceilings and rigid ducts for a chic, contemporary showroom look.

It is accessed by a double man door at the entrance and has an abundance of natural lighting throughout. This space has high visibility from Innes Road with great exposure and signage opportunity. There is a double door loading area at the rear of the property.

ADDRESS	1144 Old Innes Road, Ottawa ON, K1B 3V2
UNIT AREA	Approximately 3,960 SF
RENTAL RATE	\$24.00/SF with annual escalations
ADDITIONAL RENT	Included in Rental Rate
LEASE TERM	5 to 10 years
ZONING	IH - Heavy Industrial
PARKING	7 spots on property
WASHROOMS	Two 2-piece washrooms

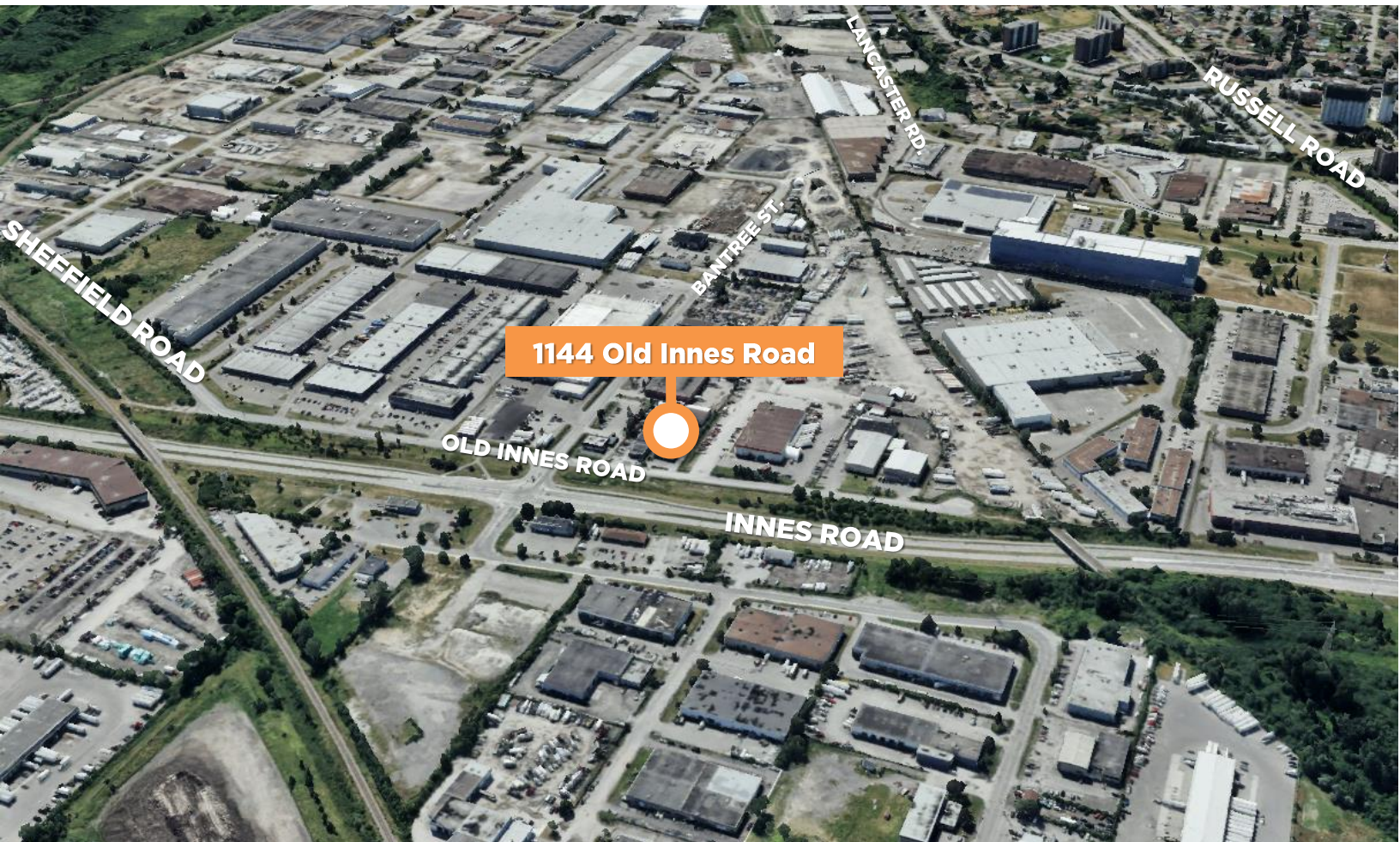
INTERIOR FEATURES



LOCATION

1144 Old Innes Road is located in the East end just off Bantree Street. The building is easily accessible from the Innes Road exit off Highway 417.

Notable businesses in this area include Canada Science and Technology Museum, Ottawa Food Bank Warehouse, Ritchie Feed & Seed Inc., Canadian Auto Parts Suppliers, Costco Business Centre.



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