



# For Lease

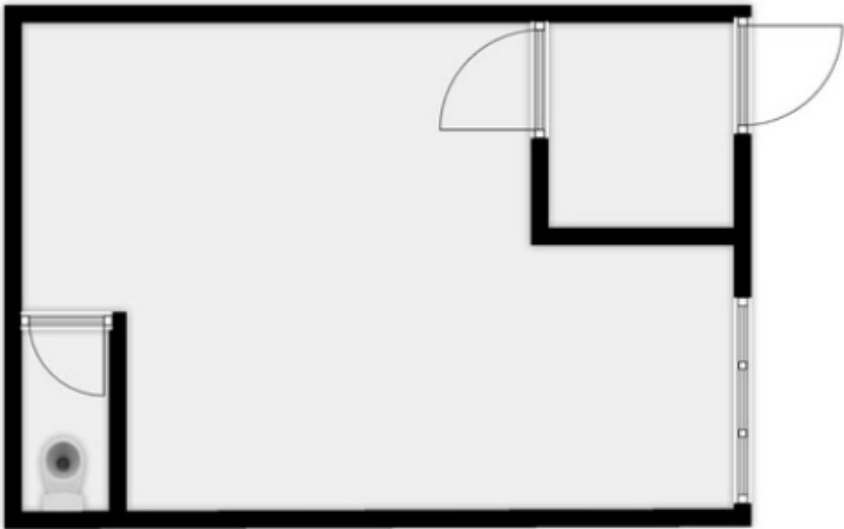
Industrial Space

2415 Stevenage Drive, Unit 10 | Ottawa, ON

Property Specifications - Unit 10

Size:	1,245 SF
Availability:	February 1 2026
Net Rent:	\$17.50 PSF
Additional Rent:	\$7.85 PSF + Gas & Hydro
Loading Doors:	1 Drive In Door
Clear Height:	21'
Zoning:	IH (Heavy Industrial)
Utilities:	<ul style="list-style-type: none"><li>Includes Water</li><li>Power: 225A - 120/208 Volts</li></ul>

Floorplan



This well-appointed 1,245 sf warehouse space delivers exceptional functionality with its 21' clear height and convenient drive-in door access. The unit features a reception area and upgraded lighting throughout, creating an ideal environment for both operations and client interactions. The added mezzanine storage maximizes your usable space, providing valuable elevated storage while maintaining full operational capacity on the main floor.



Located within the Hunt Club and Walkley submarket, an established industrial neighborhood within Ottawa’s east end



Proximity to Highway 417 & other important local arterials



Variety of tenant amenities nearby such as Subway, A&W Canada, Boston Pizza, Tim Hortons, and McDonald’s.



Parking – 1/1,000 SF



BOMA BEST Baseline certified

# Photos

Unit 10: 1,245 SF





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