

858-868 CAMPBELL AVENUE

OTTAWA, ON K2A 2C5



OFFERING SUMMARY

Lease Rate:	\$15.00 - 17.00 SF/yr (NNN)
Additional Rent:	\$9.53 SF/yr
Building Size:	12,179 SF
Available SF:	1,056 - 6,155 SF
Number of Units:	6
Year Built:	1973
Zoning:	IG3
Market:	Ottawa
Submarket:	West Ottawa

PROPERTY OVERVIEW

Explore the exceptional features of this prime industrial/warehouse/distribution property. Perfectly tailored for shipping, receiving, storage, or distribution needs, the location offers on-site parking and prominent, illuminated building signage. With convenient access to the Queensway from Maitland or Carling Avenues, this property ensures seamless connectivity to major transportation routes. Additionally, the presence of readily available public transit on Carling Avenue enhances accessibility for employees and visitors. Don't miss the opportunity to establish your operations in this strategically positioned, high-visibility property designed to elevate your business presence and operational efficiency.

PROPERTY HIGHLIGHTS

- Versatile for shipping & receiving, storage, or distribution needs
- Convenient on-site parking for tenants and visitors
- Prominent, illuminated building signage for enhanced visibility
- Direct access to the Queensway from Maitland or Carling Avenues
- Easy access to public transit on Carling Avenue for employee convenience



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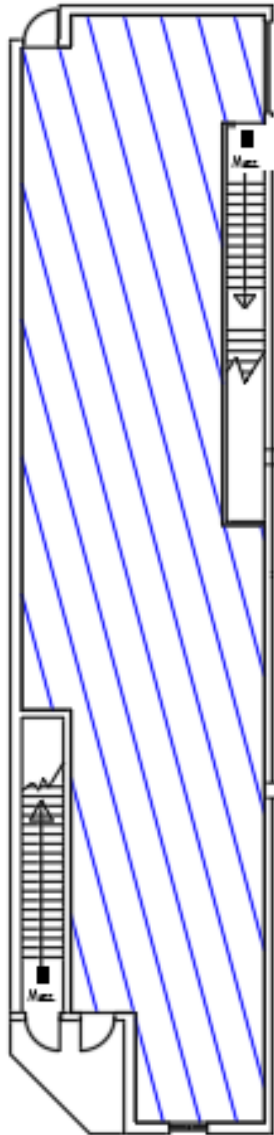
FOR LEASE

868 CAMPBELL AVENUE

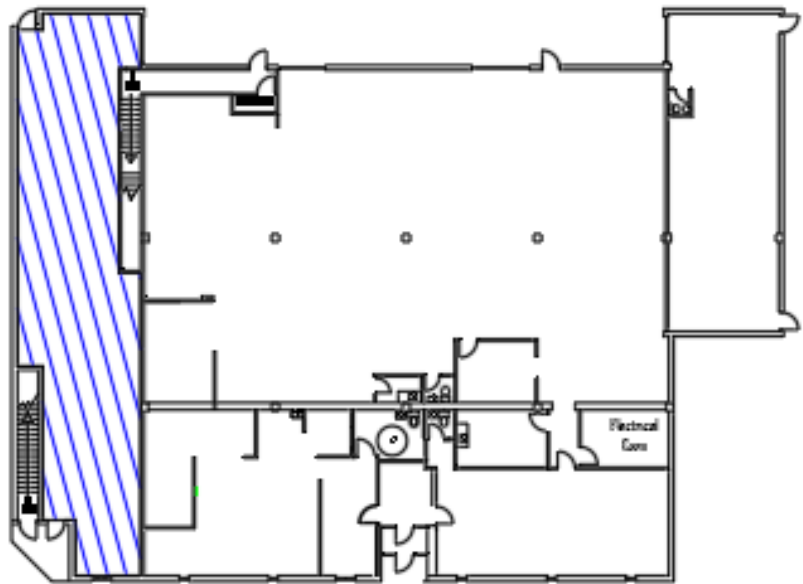
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868 Campbell Avenue
1,919 sq.ft



Unit 868 - 1,919 SF



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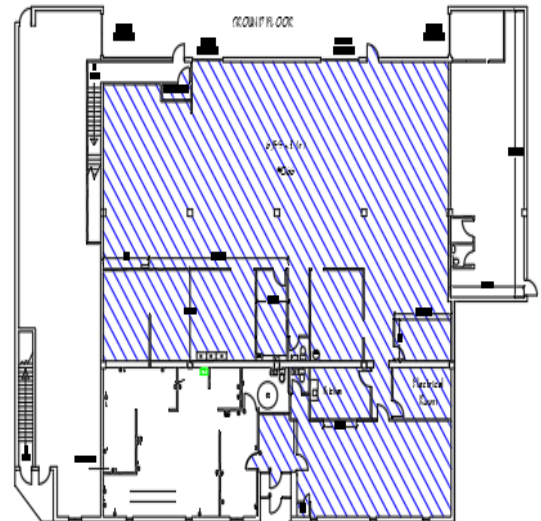
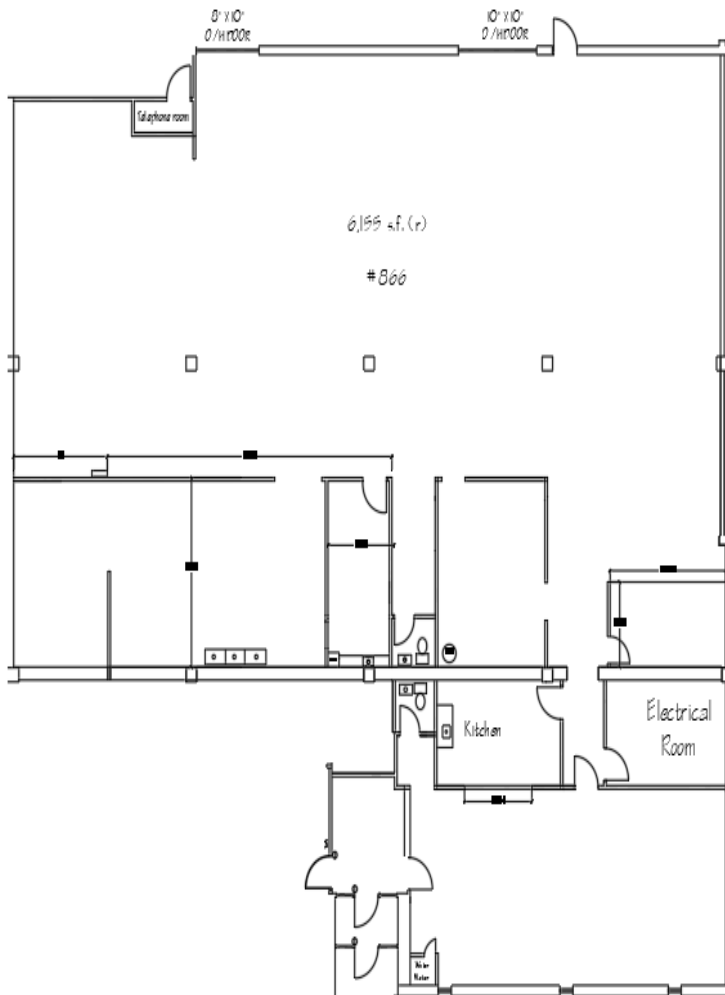
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866 CAMPBELL AVENUE

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Unit 866 - 6,155 SF



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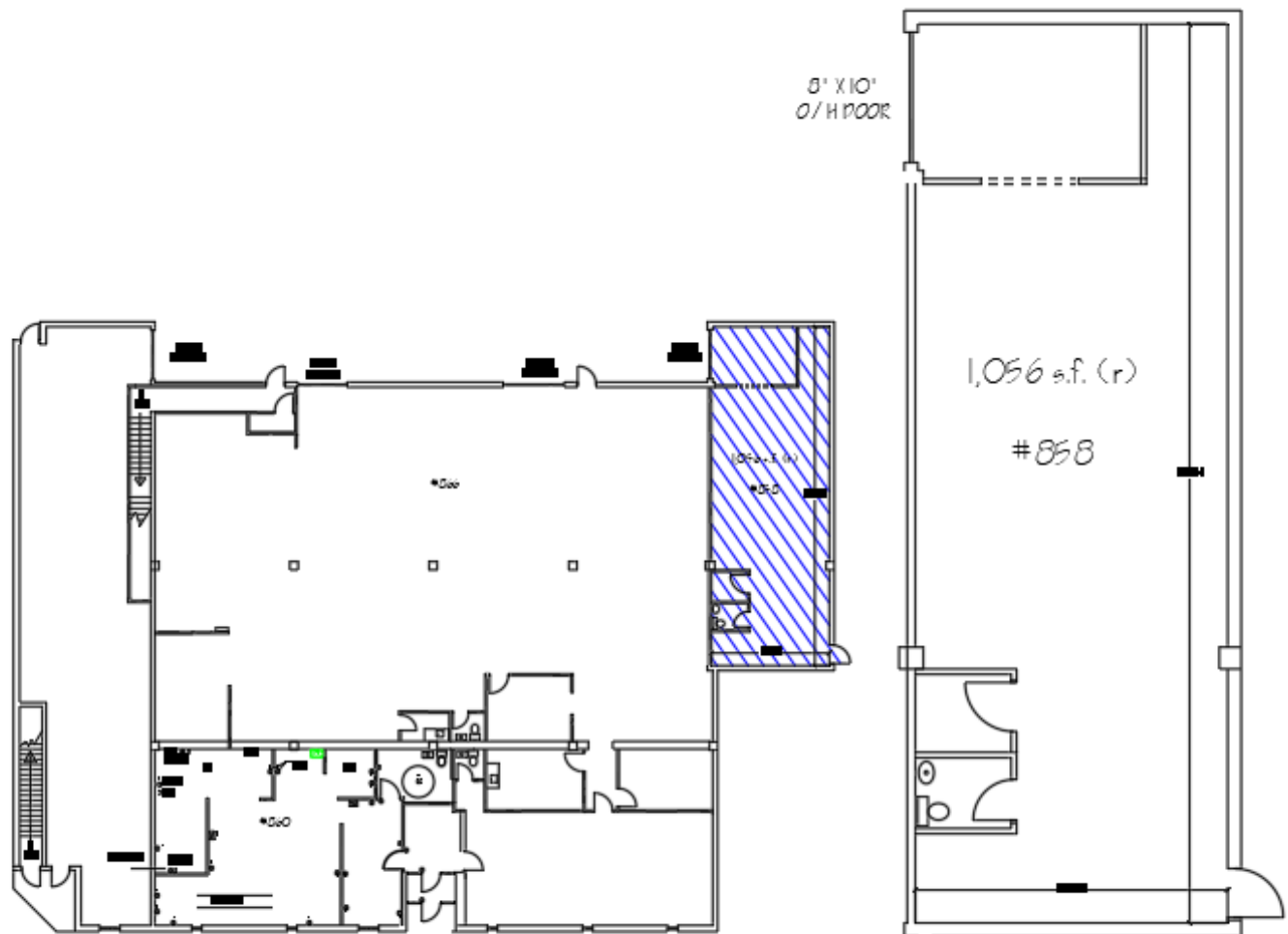
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858 CAMPBELL AVENUE

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Unit 858 - 1,056 SF



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