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INDUSTRIAL SPACE FOR SUBLEASE  
790 Industrial Avenue, Unit 8

OTTAWA, ONTARIO

# 790 INDUSTRIAL AVENUE, UNIT 8

## AVAILABILITY DETAILS

Premises	Type	Size (SF)	Bay Depth	Availability	Base Rent	Additional Rent
Unit 8	Industrial	2,500	95 Ft	Immediately	\$15.25	\$12.19 (est. 2025)

## HIGHLIGHTS

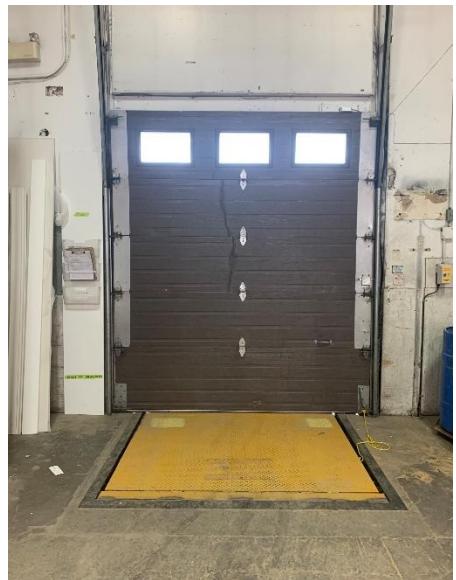
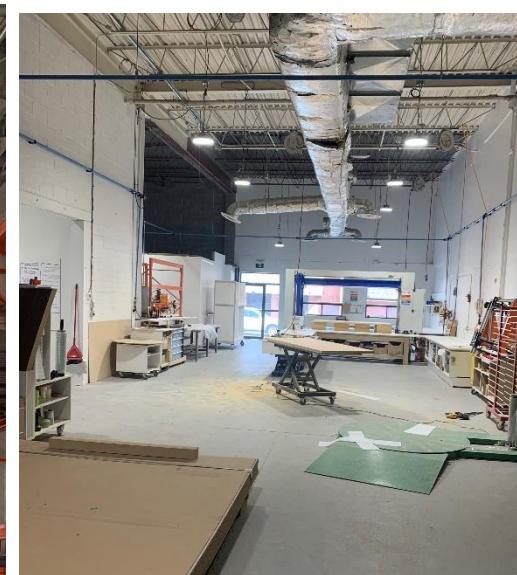
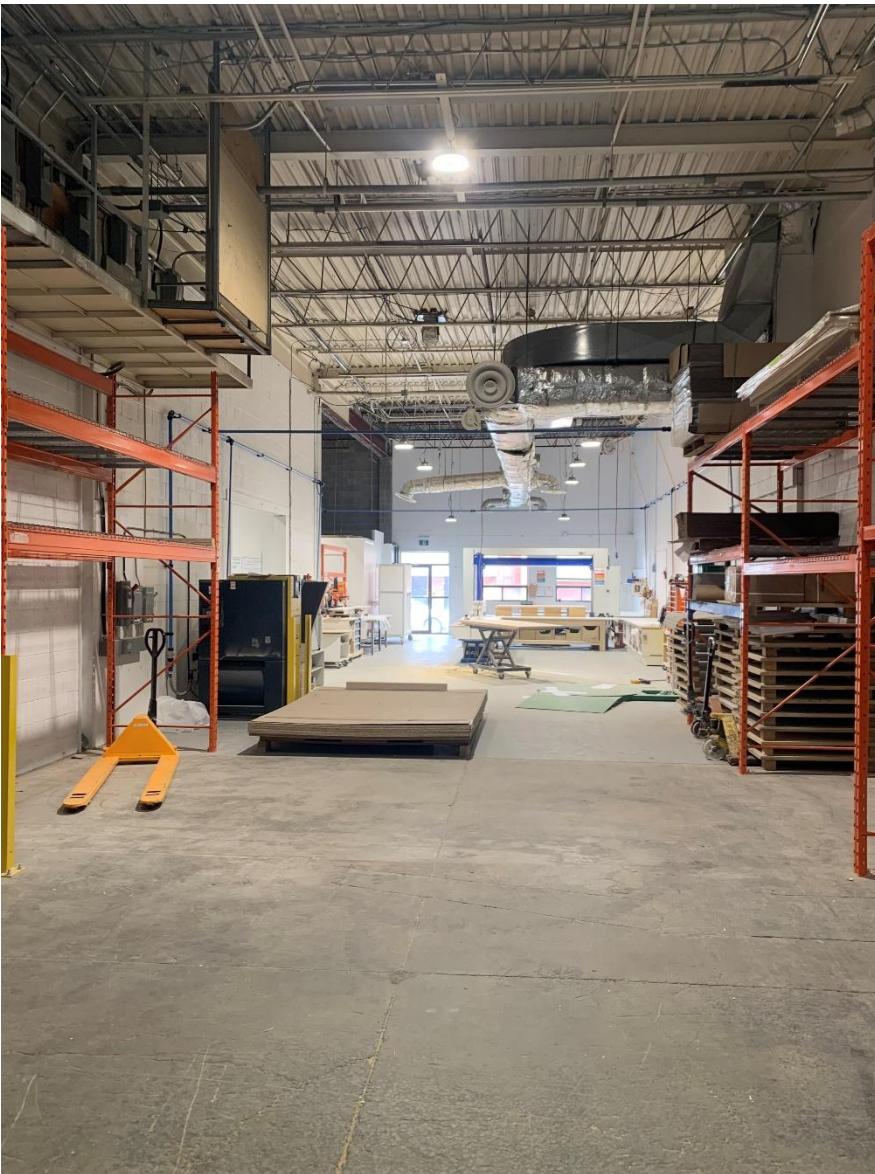
- Located in 42,000 square foot industrial complex between Russell Road and Industrial Avenue.
- Property is easily accessible by major roadways like Industrial Avenue, Walkley Road and by Highway 417 On/Off exits on Innes Road and St Laurent Boulevard.
- Nearby Amenities include Farm Boy, Walmart Supercentre, Canadian Tire, Shoppers Drug Mart, Wendy's and Tim Horton's.
- Unit features open warehouse space with a loading dock and **18'** clear height.
- Electricity and water **included** in additional rent. Gas extra.
- Lease expiry of July 31, 2028.
- Unit to be leased in "as-is" condition.
- Property zoned **IL[264]S102**.

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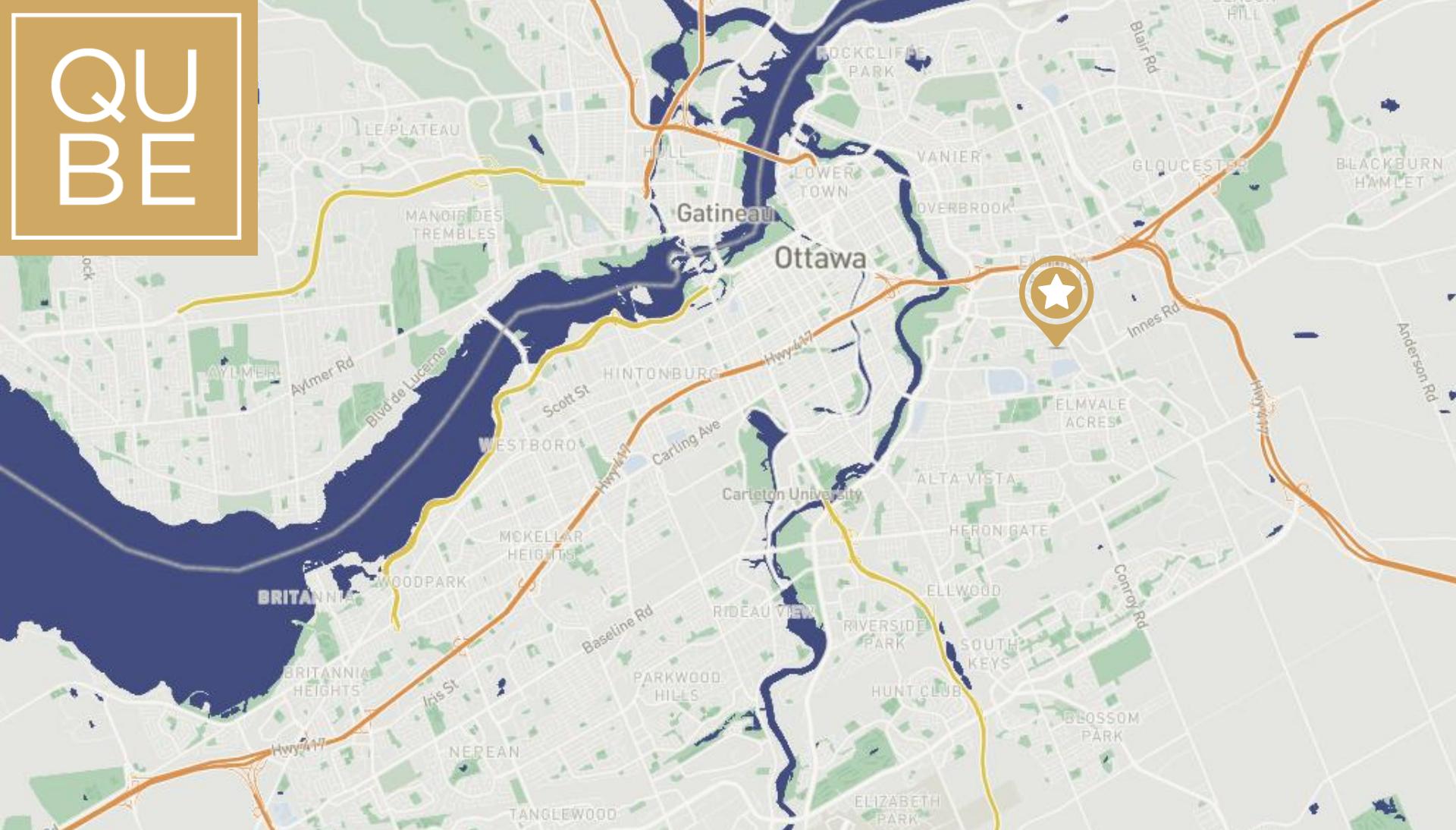


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