

FOR LEASE

112 JOHN CAVANAUGH DRIVE

Carp, ON K0A 1L0



JOHN ZINATI

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Executive Summary



OFFERING SUMMARY

Available SF:	132 - 2,755 SF
Lease Rate:	\$12.00 - \$14.00 PSF
Additional Rent:	approx. \$9.50 PSF

PROPERTY OVERVIEW

Two story light industrial office building located off Carp Road with quick access to the 417. Multiple suites available on the ground and 2nd floor (walk-up) that can suit many configurations. Ideal for small businesses, trades, legal, accounting and administrative professionals. Close proximity to the services, restaurants and shops in Carp including Scotiabank, Pharmasave, LCBO, Home Hardware, Alice's Village Cafe and more.

PROPERTY HIGHLIGHTS

- Parking available onsite
- Suite 2 available May 1, 2025; all other suites available immediately
- Utilities extra (hydro and gas) for suites 2, 8, 9, 12 and 14
- Easy access to 417
- Close to amenities in Carp and nearby Tanger Outlets

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2 (Ground Floor)	Available	2,755 SF	NNN	\$14.00 SF/yr	Additional rent is approx. \$9.50 PSF. Utilities extra.
Suite 8 (2nd Floor)	Available	1,023 SF	NNN	\$12.00 SF/yr	Additional rent is approx. \$9.50 PSF. Utilities extra.
Suite 9 (2nd Floor)	Available	555 SF	NNN	\$12.00 SF/yr	Additional rent is approx. \$9.50 PSF. Utilities extra.
Suite 10 (2nd Floor)	Available	132 SF	Gross	\$500 per month	Utilities included.
Suite 11 (2nd Floor)	Available	226 SF	Gross	\$750 per month	Utilities included.
Suite 12 (2nd Floor)	Available	1,629 SF	NNN	\$12.00 SF/yr	Additional rent is approx. \$9.50 PSF. Utilities extra.
Suite 14 (2nd Floor)	Available	1,223 SF	NNN	\$12.00 SF/yr	Additional rent is approx. \$9.50 PSF. Utilities extra.

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Floor Plan - Ground Floor



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Floor Plan - 2nd Floor



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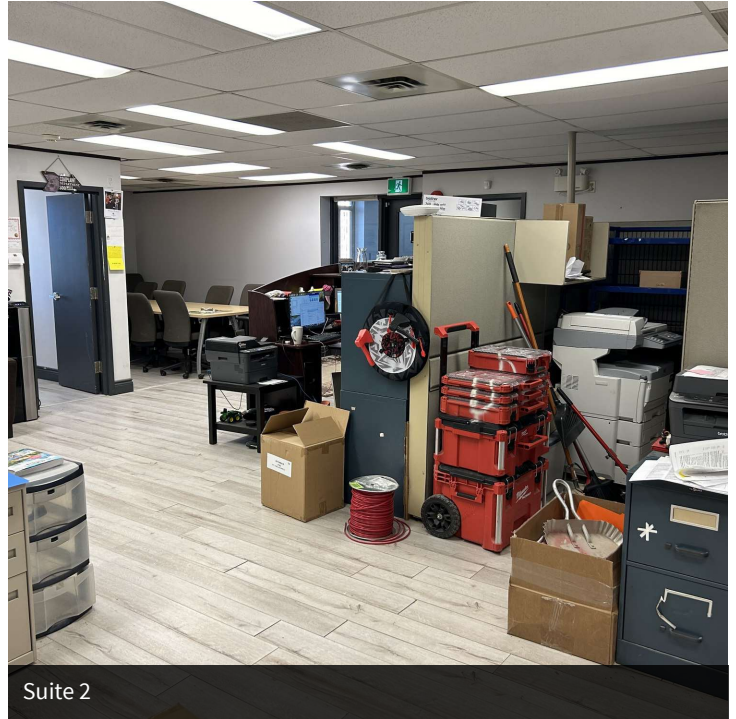
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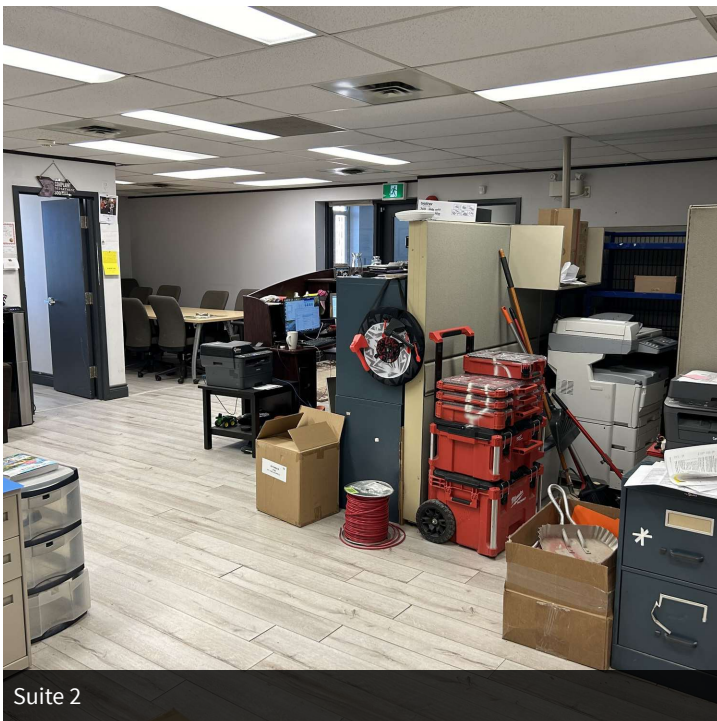
Additional Photos



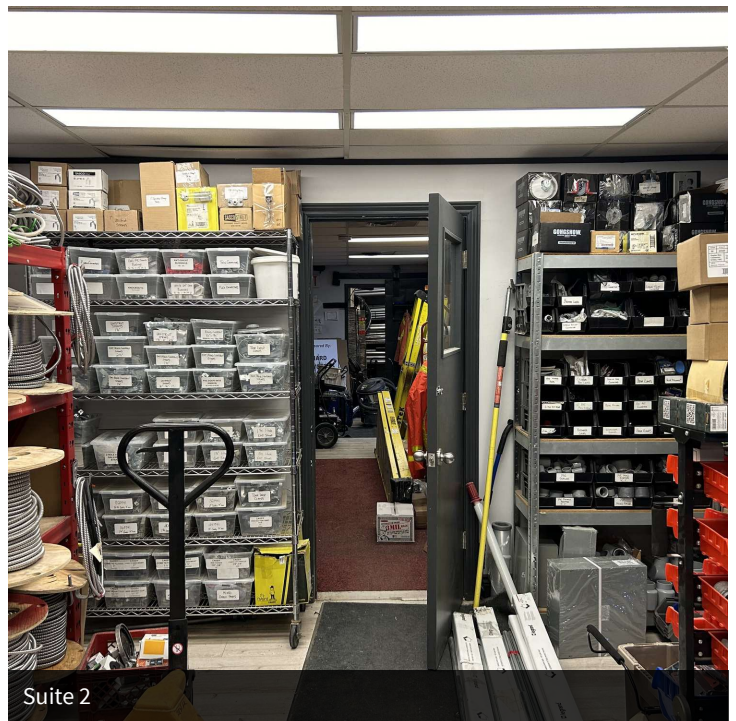
Suite 2



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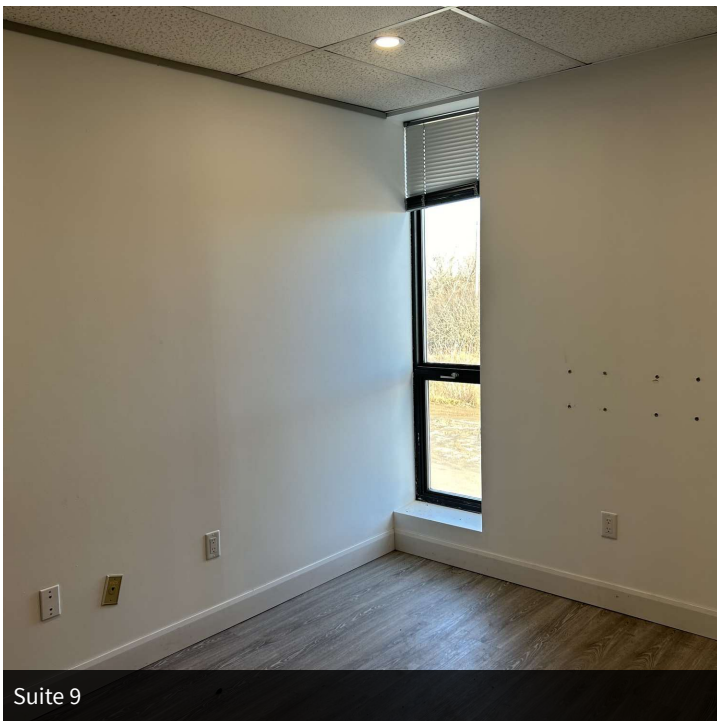
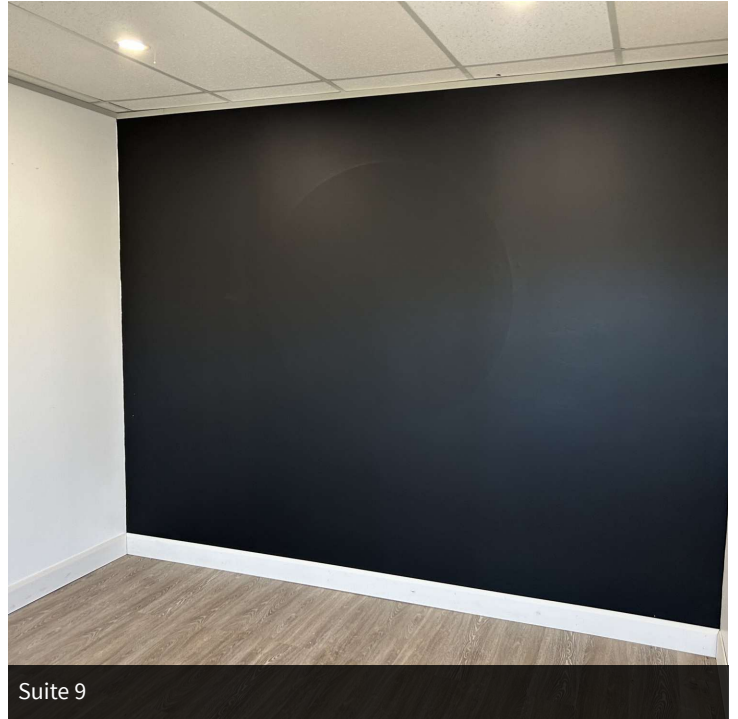
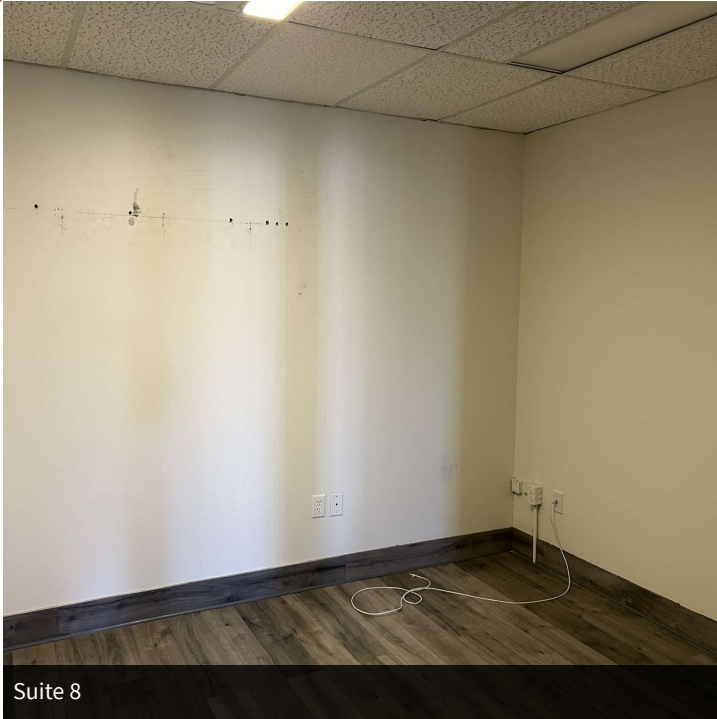
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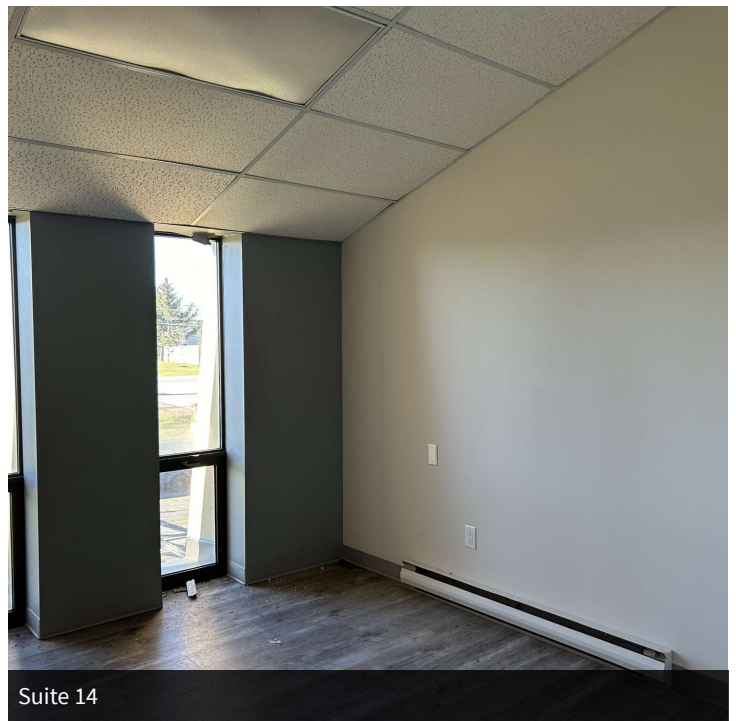
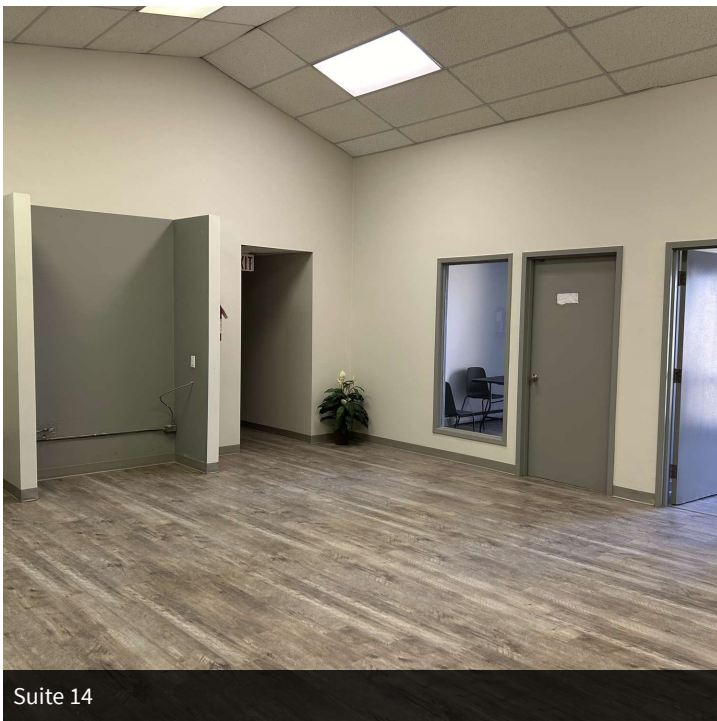
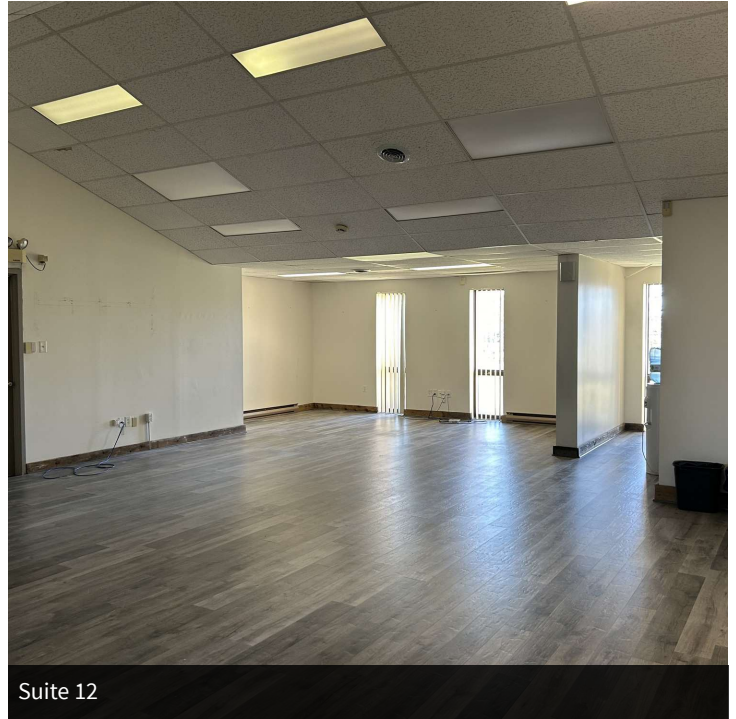
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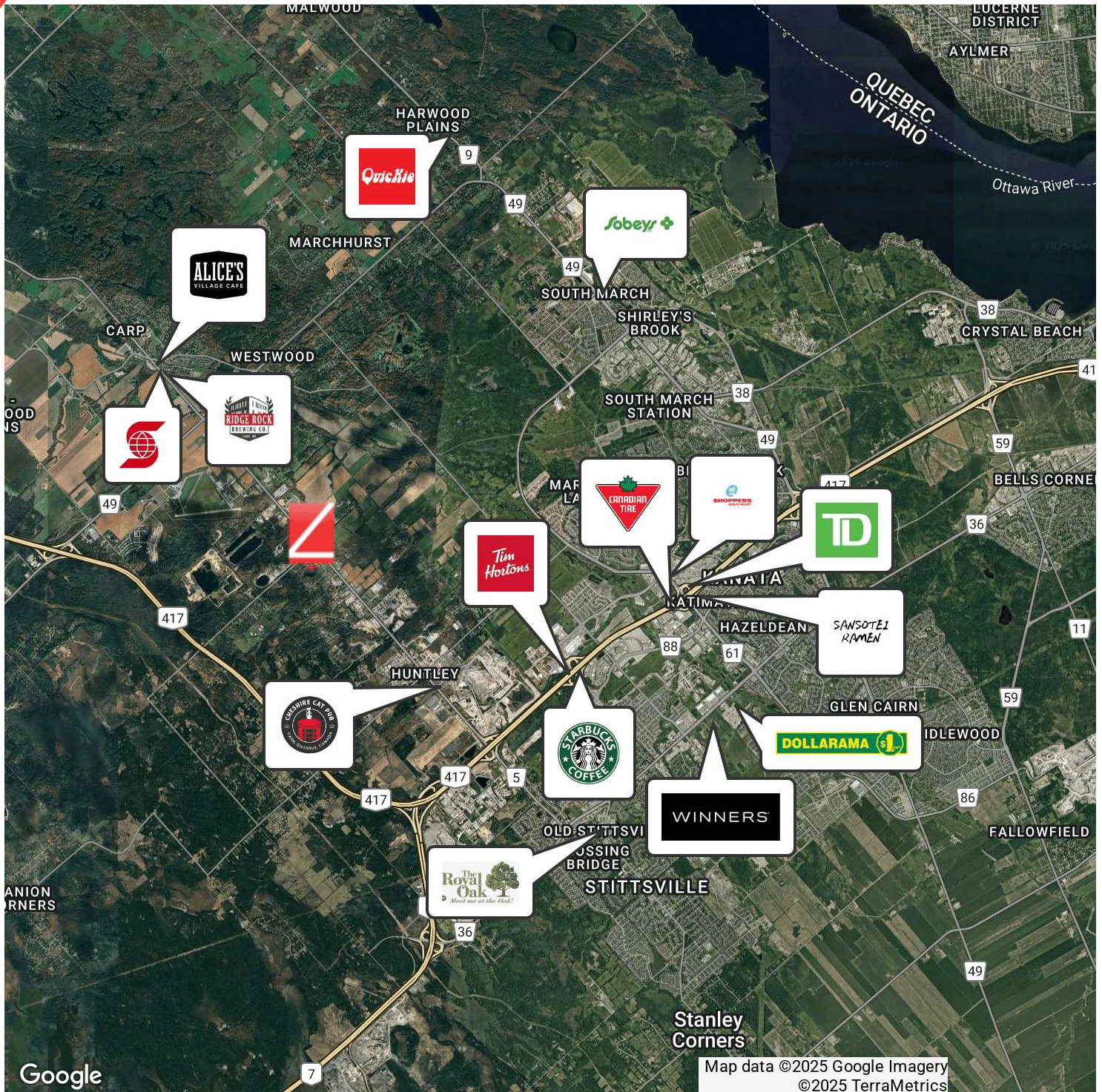
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Retailer Map



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