



Prime Warehouse Unit

- Excellent location just off Carling Avenue
- Approximately 6,155 sf of industrial and improved office space
- Less than two (2) kms from Queensway
- Ideal for light industrial uses, training centre, production space and more

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Get more information

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Platinum member

866 Campbell Avenue

OTTAWA, ON

The Opportunity

Exceptional industrial space for lease
in prime location

Highlights



LOCATION

Central warehouse space off
Carling avenue



UNIT SIZE

Office	1,000 sf (approx.)
Warehouse	5,155 sf (approx.)
Total	6,155 sf



CLEAR HEIGHT

13'6" to under joist in warehouse



ZONING

IG3H - General Industrial



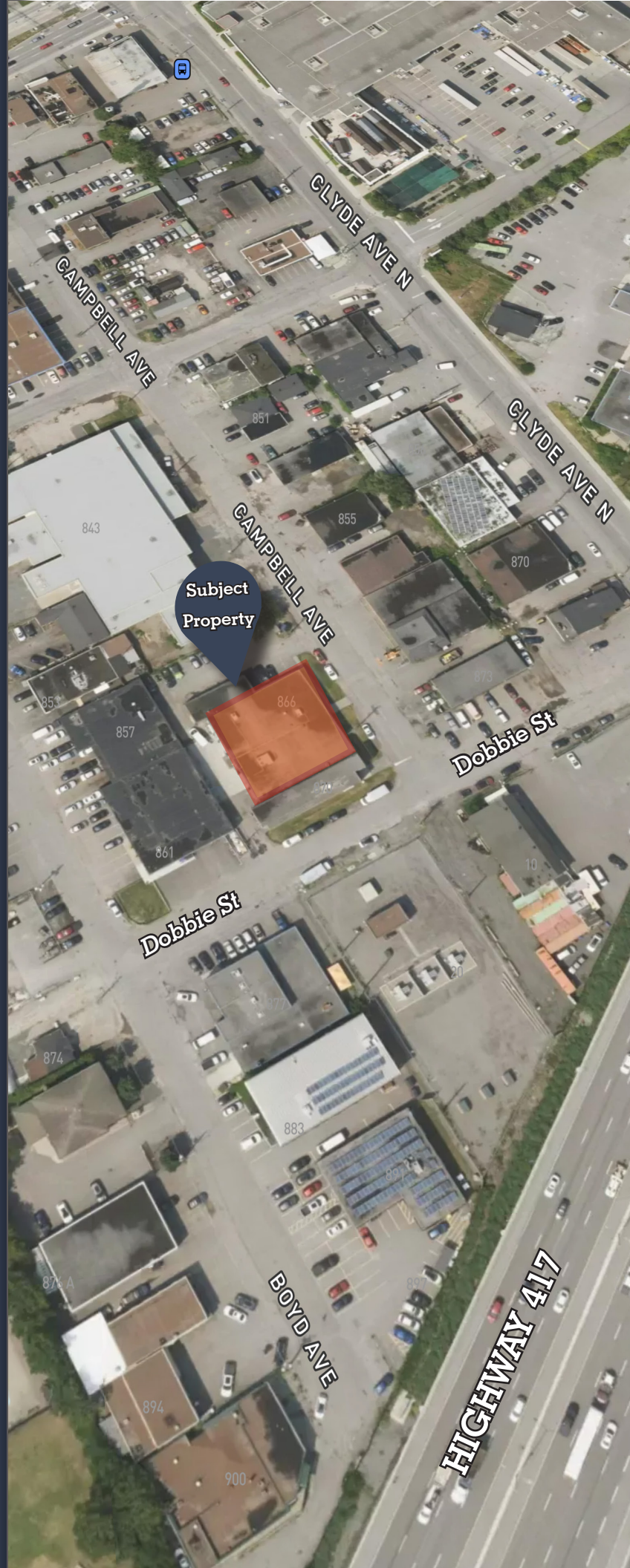
OPERATING COSTS

\$8.10 psf (2025)



ASKING RENT

\$16.00 psf





Specifications



UTILITIES

Approx. \$1.90/sf for 2025. Paid directly to landlord



PARKING

6 spaces



POWER

3 phase



LIGHTING

Office: Fluorescent
Warehouse: Upgraded LED



INTERNET

Bell & Rogers



HEATING/COOLING

Rooftop units



WASHROOMS

Office: One (1)
Warehouse: One (1)



LOADING DOORS

Two (2) manual grade level doors
- One (1): 10' h x 8' w
- One (1): 10' h x 10' w



SIGNAGE

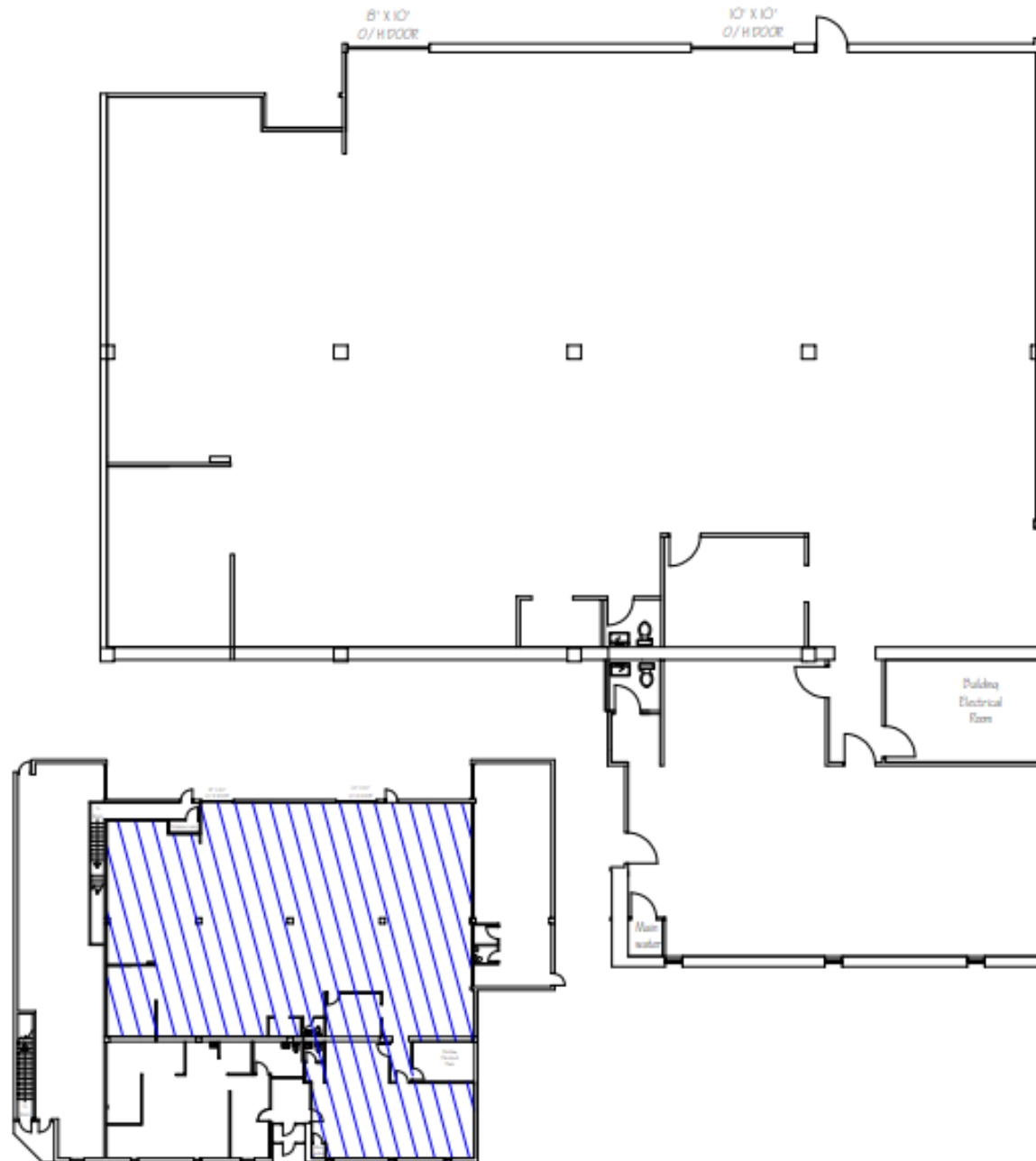
Two (2) sign boxes on building
- One (1) over door
- One (1) on south side of building

Photos

For Lease
866 Campbell Avenue
Ottawa, ON



Floor Plan



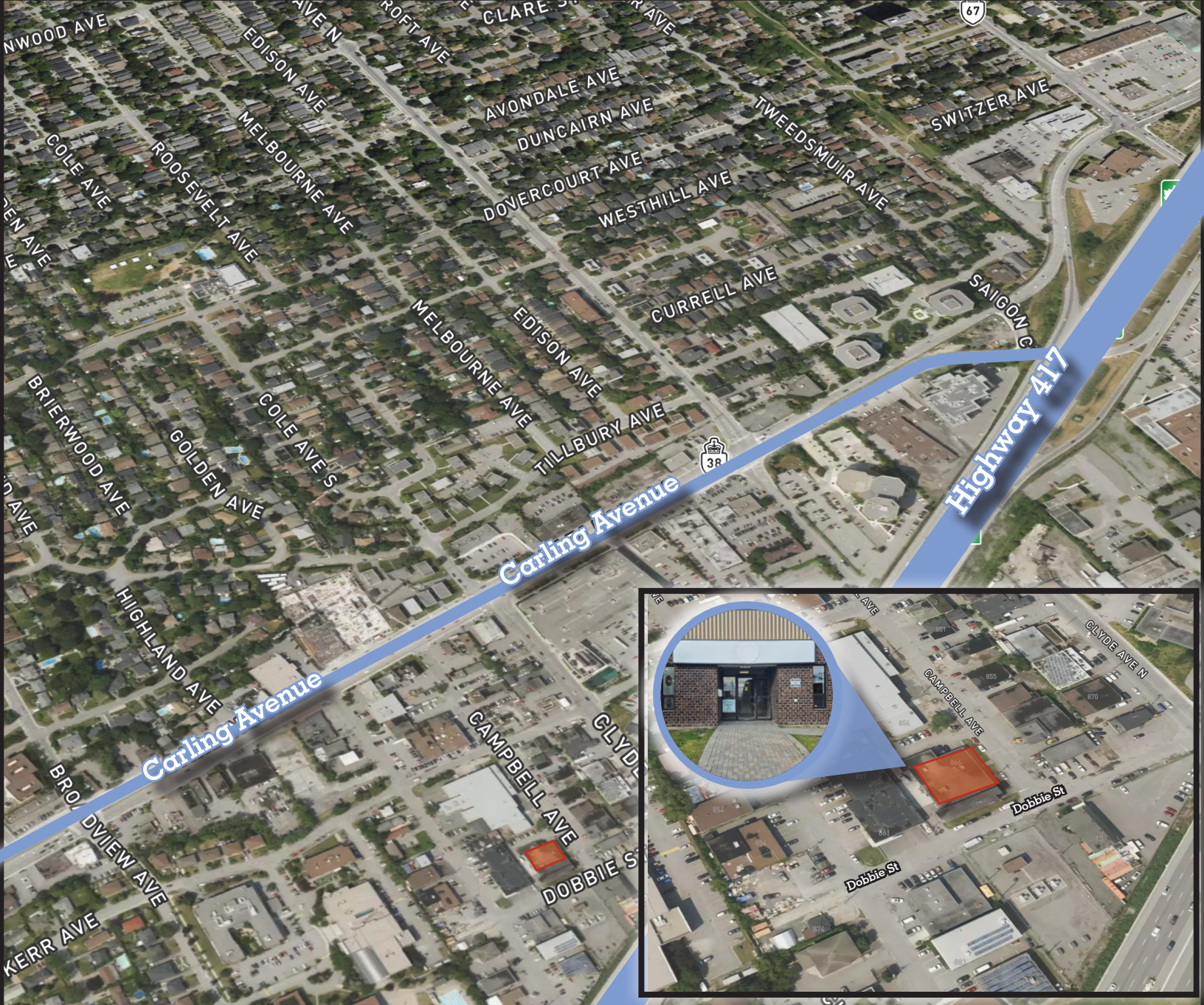
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Location Details

866 Campbell Avenue is strategically located in the well-connected industrial hub just off Carling Ave. Easy access to the Queensway via Maitland Avenue and Carling Avenue makes this a prime location for a wide variety of businesses.

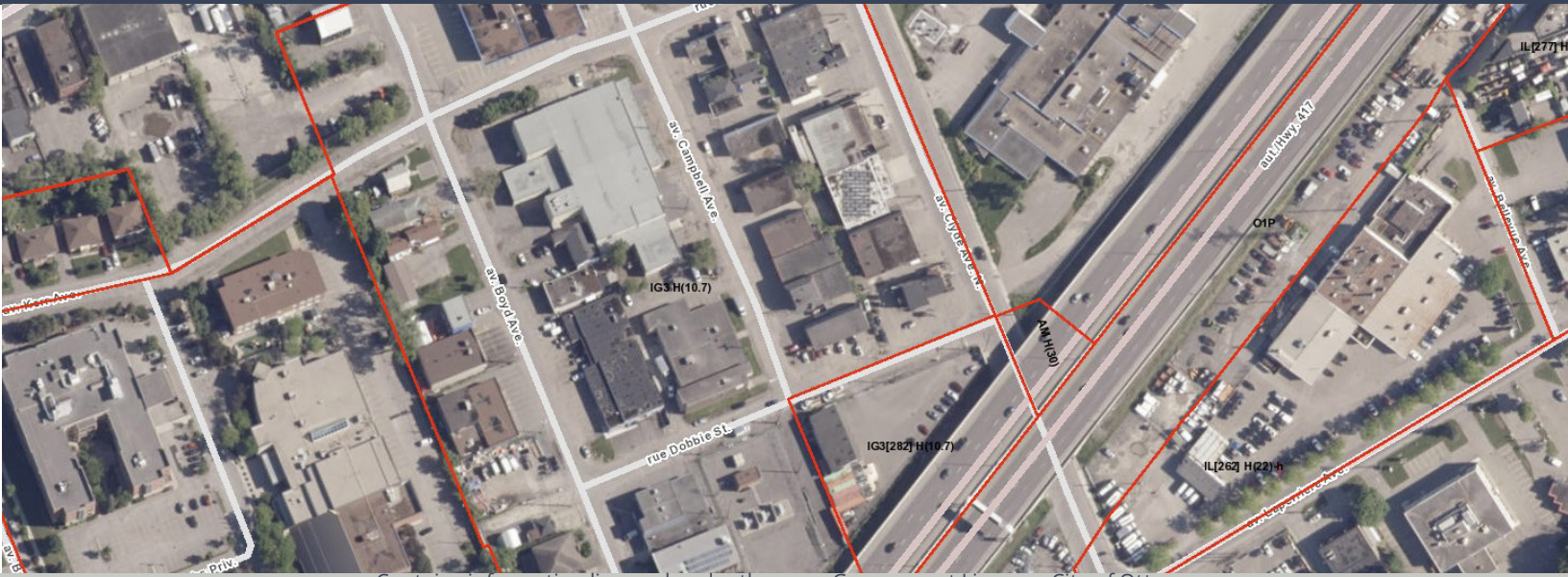
Ideal for light industrial, production, storage and more, the property offers excellent visibility with prominent illuminated signage and on-site parking.

Employees and visitors benefit from convenient public transit access along Carling Avenue. This high-exposure location combines functionality with connectivity and positions your business for success in this prime industrial space.

866 Campbell Avenue

OTTAWA, ON

Zoning IG3H



Contains information licensed under the open Government Licence - City of Ottawa

Permitted Uses

- Animal hospital
- Animal care establishment
- Automobile body shop
- Broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse
- Catering establishment
- Crematorium
- Drive-through facility
- Emergency service
- Garden nursery
- Heavy equipment and vehicle sales, rental and servicing kennel
- Leaf and yard waste composting facility
- Light industrial uses
- Medical facility
- Office
- Park
- Parking Garage
- Parking lot
- Personal brewing facility
- Place of assembly
- Printing plant
- Production studio
- Research and development center
- Service and repair shop
- Storage yard
- Technology industry
- Training centre

- Truck transport terminal
 - Warehouse
 - Waste processing and transfer facility (non-putrescible)
- Permitted Uses - not exceeding 300m² of gross floor area**

- Bank
- Bank machine
- Animal care establishment
- Recreational and athletic facility
- Post office
- Automobile rental establishment
- Automobile service station
- Automobile dealership
- Bar
- Convenience store
- Car wash
- Gas bar
- Instructional facility
- Personal service business
- Restaurant (by-law 2019-338)

IG3 - the following is prohibited

- Animal care establishment
- Automobile dealership
- Automobile rental establishment
- Bank machine
- Post office
- Recreational and athletic facility (by-law 2008-326)

Development Standards

- Lot Area (minimum): 1000 m²
- Lot Coverage (maximum): 65%
- Lot Frontage (minimum): Nil
- Front Yard (minimum): 3 m
- Exterior Side Yard (minimum): Nil
- Interior Side Yard (minimum): 3 m
- Rear Yard Depth (minimum): 3 m
- Landscaped Open Space (minimum): 10%
- Building Height (maximum): 22 m
- Parking Spaces: As per Section 3 of this By-law

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