

# Flex industrial opportunity For Lease

58 Antares Drive  
Ottawa, ON



## Space Highlights

- Unit 1: +/- 3,825 sf of available space. can be subdivided to 2,325 sf ground floor space and 1,500 sf second floor
- This unit is comprised of open and enclosed office space
- Occupants can enjoy an easy commute as this location is close to public transit as well as the amenities of Hunt Club and Merivale Road
- [IG5] General Industrial Zone. Well-suited for office and light industrial users
- Warehouse space with double man doors

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## Get more information

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# Property

## For Lease

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Ottawa, ON

**Address:** 58 Antares Drive  
Nepean, ON K2E 7W

**Location:** Close to the corner of Auriga Drive and Antares Drive

**Available Area:** Unit 1 Total = +/- 3,825 sf  
Unit 1 1<sup>st</sup> Floor = +/- 2,325 sf  
Unit 1 2<sup>nd</sup> Floor = +/- 1,500 sf

**Net Rent:** \$13.00 sf

**Additional Rent:** \$5.47 sf (plus utilities)

**Pin:** 154280001

**Zoning:** [IG5] General Industrial

**Parking:** Two (2) reserved parking spots and onsite available parking

**Legal Description:** UNIT 1, LEVEL 1, CARLETON  
CONDOMINIUM PLAN NO. 428, PT  
LT 26 CON A (RF), PTS 5, 6 4R5119;  
S/T 428491, 428638 AS IN  
SCHEDULE 'A' OF DECLARATION  
562355 NEPEAN

### Key Highlights:

- The space also includes two (2) washrooms (one with a shower), large boardroom, reception area, and a kitchenette
- Warehouse height of 15 ft to deck.
- Double man door of 5.11 ft wide, 6.11 height



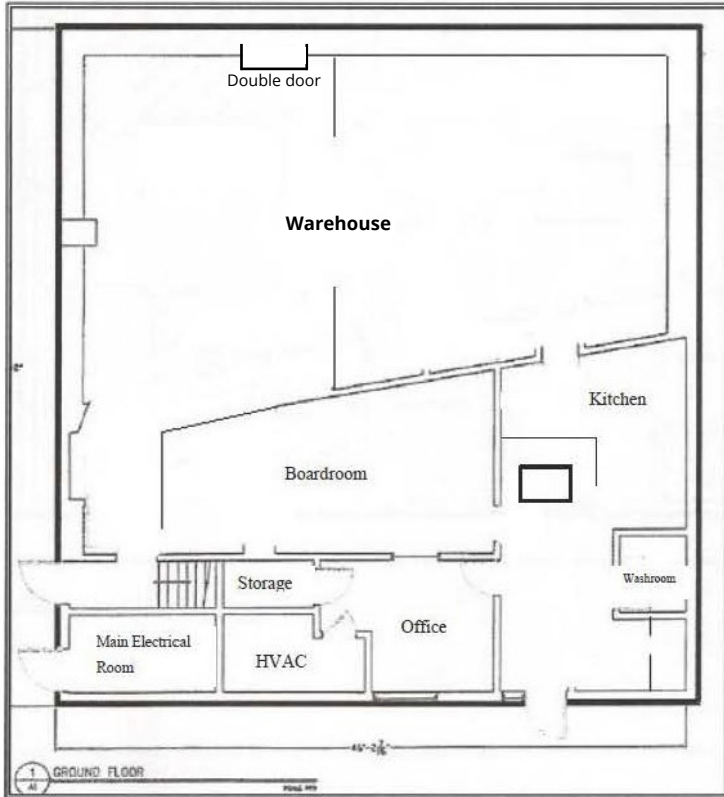
# Floor Plan

## For Lease

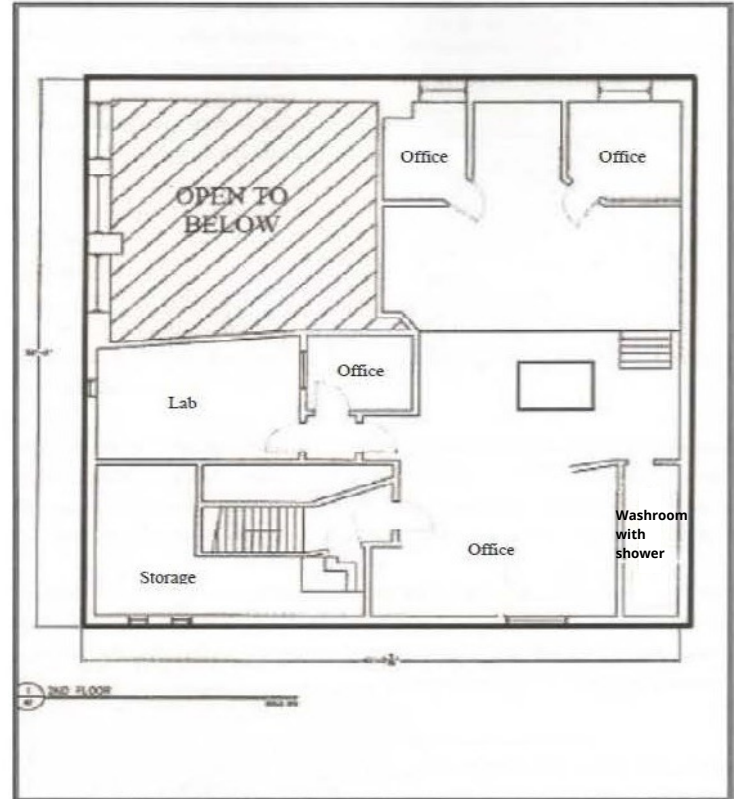
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Ground Floor = +/- 2,325 sf

Second Floor = +/- 1,500 sf



Ground Floor



Second Floor

*Floorplan not to scale*

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# Gallery

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# Map

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