



For Lease:

812 Burton Road

Brand New Warehouse Facility with up to 285,000 SF



Lennard: Imagine the *Possibilities.*

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812 Burton Road

Up to 285,000 SF of brand new warehouse space available for lease close to Highway 417.



Available Space

Up to **285,000 SF**
(Minimum available is 38,000 SF)

Clear Height

32' & 35' in warehouse



Lighting

Automatic LED
(throughout premises)



Parking

Onsite Parking
(for employees & tractor/trailers)



Rent

Contact Listing Agent

Operating Costs & Taxes

\$4.25 PSF (estimated)



Availability

Immediate



Listing Agent

Ian Shackell*

Partner

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Property Highlights

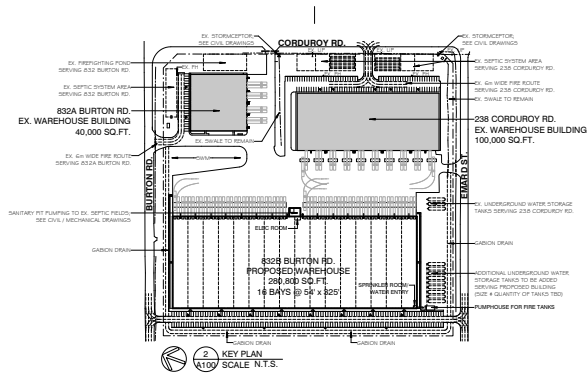
- 51 dock loading doors
- 4 drive in doors
- Half the building is 32ft clear height & the other half is 35ft clear height
- 54ft wide x 25ft deep column spacing
- 2000 KVA electrical supply to building
- Automatic LED lighting throughout
- Located 15 minutes outside the core of Ottawa
- 5 minutes away from Amazon's 1M sq.ft. distribution centre on Boundary Road
- ESFR rated sprinklers
- Approx. 13-14 acre site

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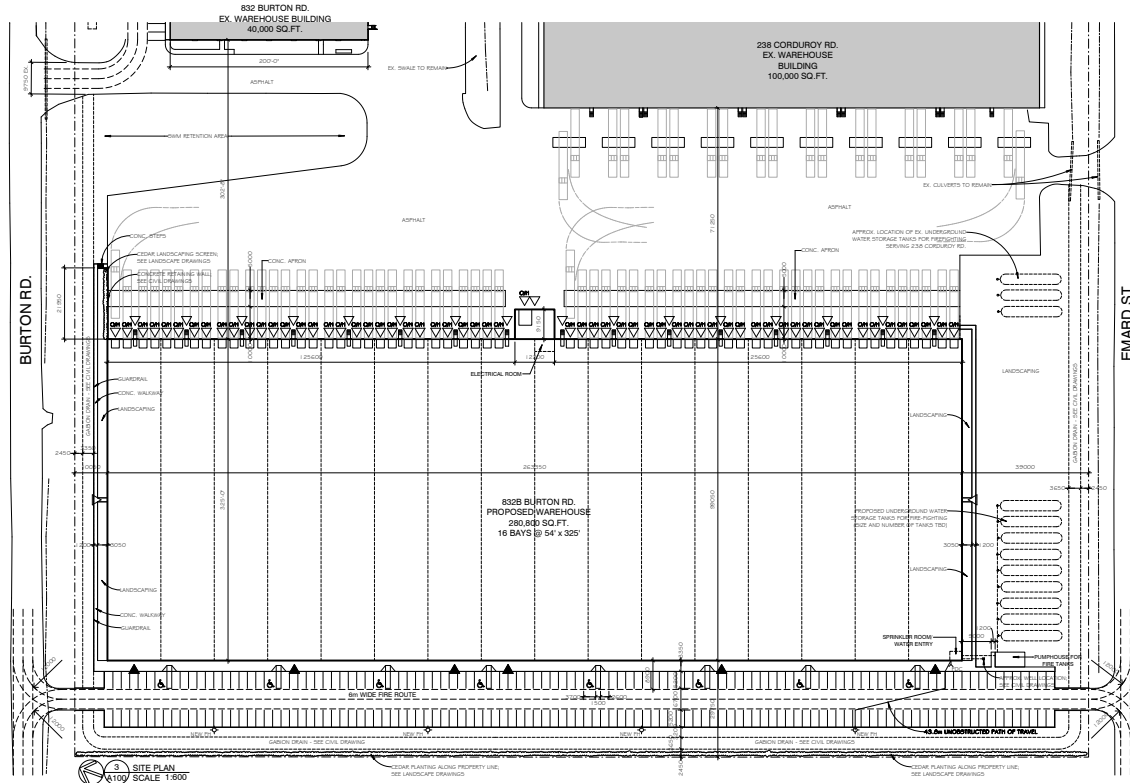
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Site Concepts



1 LOCATION PLAN
SCALE 1/100



812 Burton Road

Building Elevations



East Elevation (Rear, Loading Docks)



South Elevation (Facing Paquet St.)

West Elevation (Front)

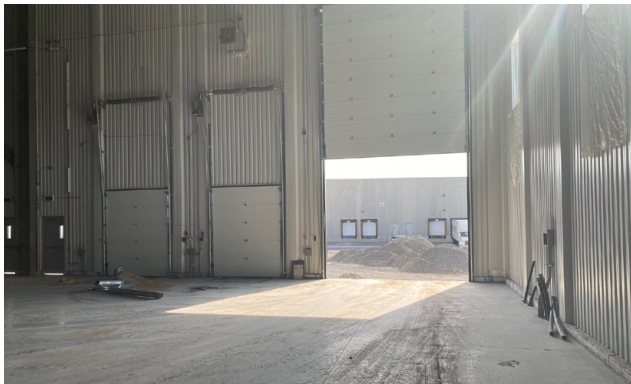
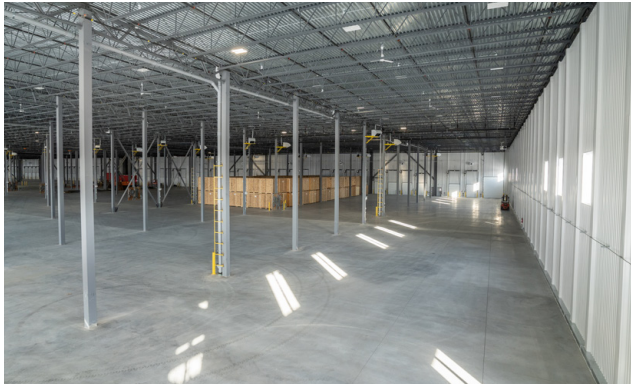
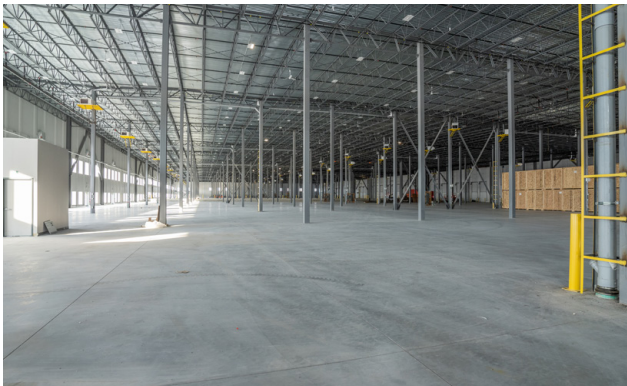


3D View From Burton Road, Rear



3D View From Front

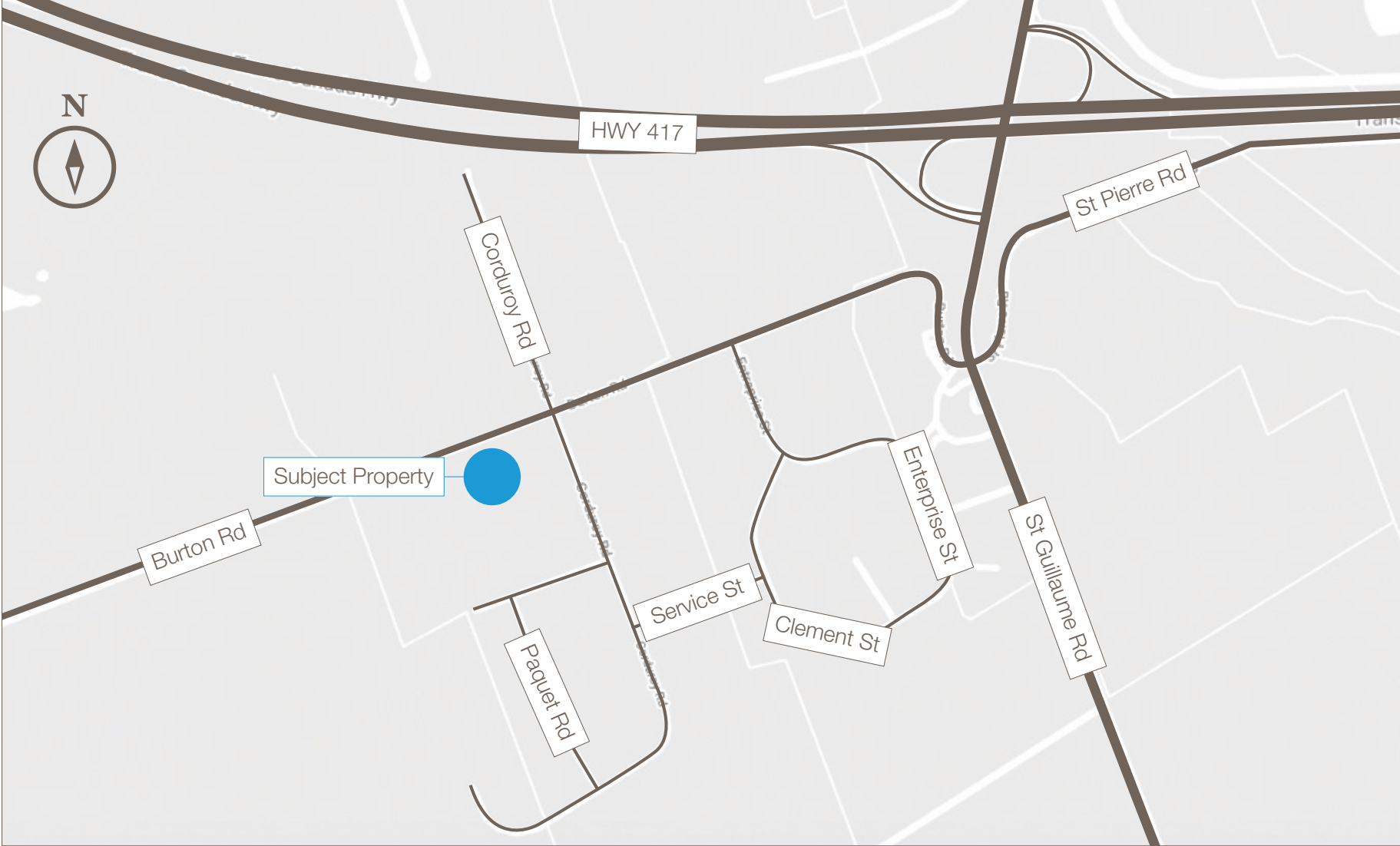
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