

COMMERCIAL FOR LEASE

35,000 SQ. FT. INDUSTRIAL SPACE
(STANDALONE BUILDING)

**2 BILL LEATHEM
DRIVE, OTTAWA,
K2J 0P7
(BARRHAVEN EAST)**



IDEAL FOR

- 3PL & E-commerce Fulfillment Centers
- Businesses Combining Warehouse & Office Use
- Cold Storage Conversion
- Furniture, Building Materials, Wholesale/Retail Distribution
- Local Supply Chain & Light Manufacturing Operations



35,000 SQ. FT. INDUSTRIAL SPACE (STANDALONE BUILDING)

DETAILS

- Available SF: 35,000 sqf
- Lease Rate: \$20/sqf
- Additional Rent: Approx. \$7.00/sq,f
- Zoning: Light Industrial (IL)
- Lease Term: Flexible 1-5 year lease available (negotiable)



PROPERTY HIGHLIGHTS:

- Extra-high 26 ft ceiling height for maximum space efficiency
- 7 dock-level loading bays
- Standard commercial power: 3-phase, 600V / 400 AMP
- Large parking lot with 40-50 vehicle capacity
- Fully paved yard — ideal for heavy-duty logistics and storage
- Accessible facility with IL9 zoning (Industrial Light)



VANESSA TANG



JIAN LI



HAIFENG SUN



Sales Representative
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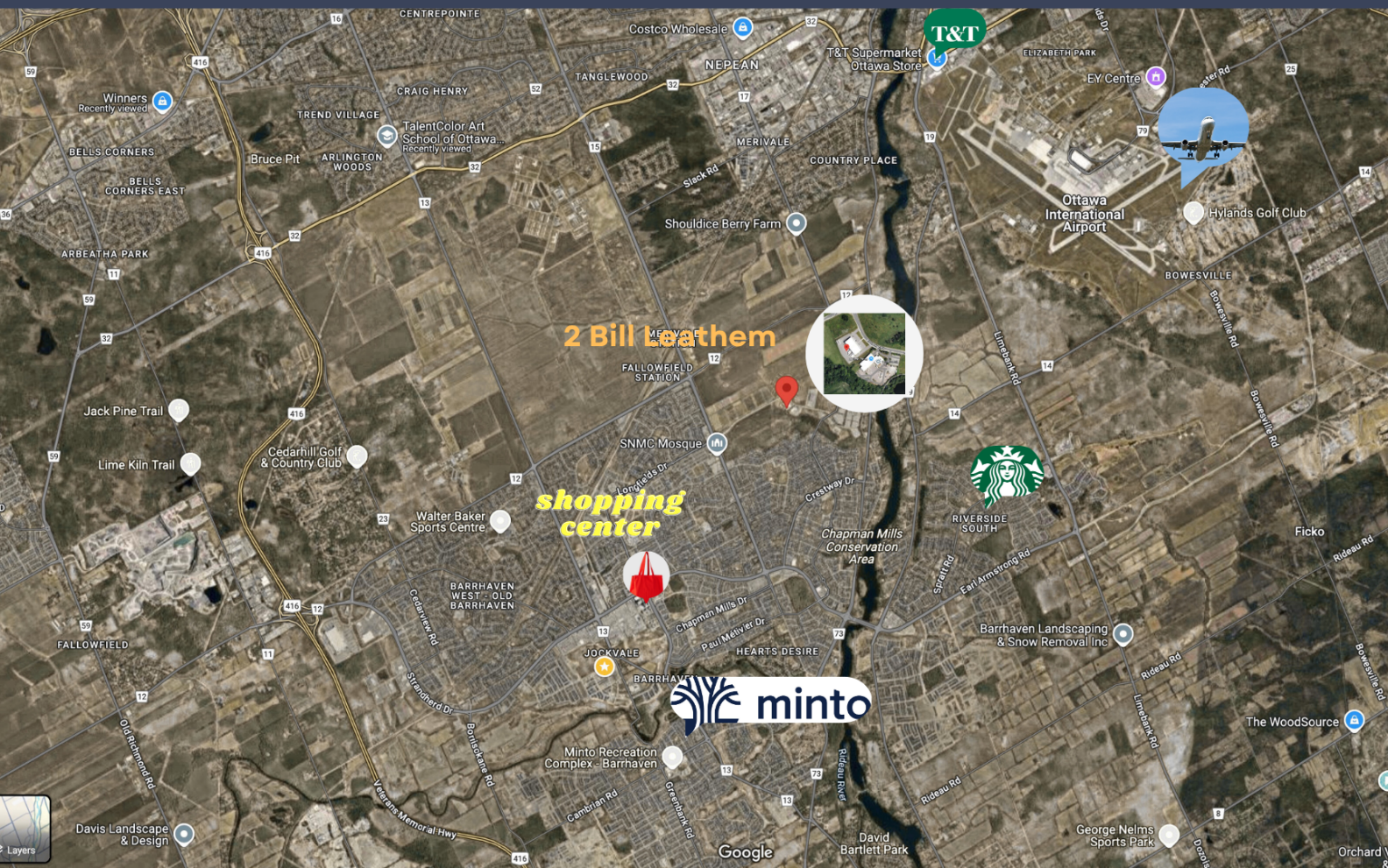
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