

22, 189 SF  
INDUSTRIAL WAREHOUSE/OFFICE



FOR SUBLEASE

## BAY 3 & 4 – 200 IBER ROAD, STITTSVILLE, ON K2S 0L5

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**Royal LePage Integrity Realty**  
2148 Carling Ave. Units 5 & 6  
Ottawa, ON K2A 1H1  
INDEPENDANTLY OWNED AND OPERATED

\$11.77 per net sq. ft.

## Property Features

- Warehouse space approx. 17,869 sq. ft., Office space approx. 4,320 sq. ft.
- Three steel insulated grade level doors 8'6" x 9'
- 100-amp 600v service per bay and 24 ft clear height in all parts of the building
- Column spacing 36' by 40'
- Warehouse Slab to be 6 inches and sprinklers reported to be NFPA ordinary hazard

Recoverable cost include: General Maintenance & Repair, Management & Administration, Insurance, Landscape, Real Estate Taxes, Snow Removal, Water & Sewer, Common ear hydro.

Recoverable cost are estimated at \$5.93 per sq. ft. for year ending December 31, 2025. Hydro and gas is metered and paid directly by the tenant.

Video [Link](#)



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