

FOR LEASE

425 MCCARTNEY STREET

Arnprior, ON, K7S 0B6



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

HEAVY INDUSTRIAL WAREHOUSE space for lease in Arnprior. Manufacturing facility with approximately 50,000 square feet remaining on 18 acres of land in the Sullivan Industrial Park. Property is well situated with excellent HWY 417 access and located just 20 minutes west of Ottawa. Features include 24' ceiling height in production area, multiple drive-in and dock loading doors, five (5) gantry/bridge cranes, fenced land, main office area which consists of enclosed offices, boardrooms/training room, kitchen and cafeteria, first aid room, and in-unit washrooms.

PROPERTY HIGHLIGHTS

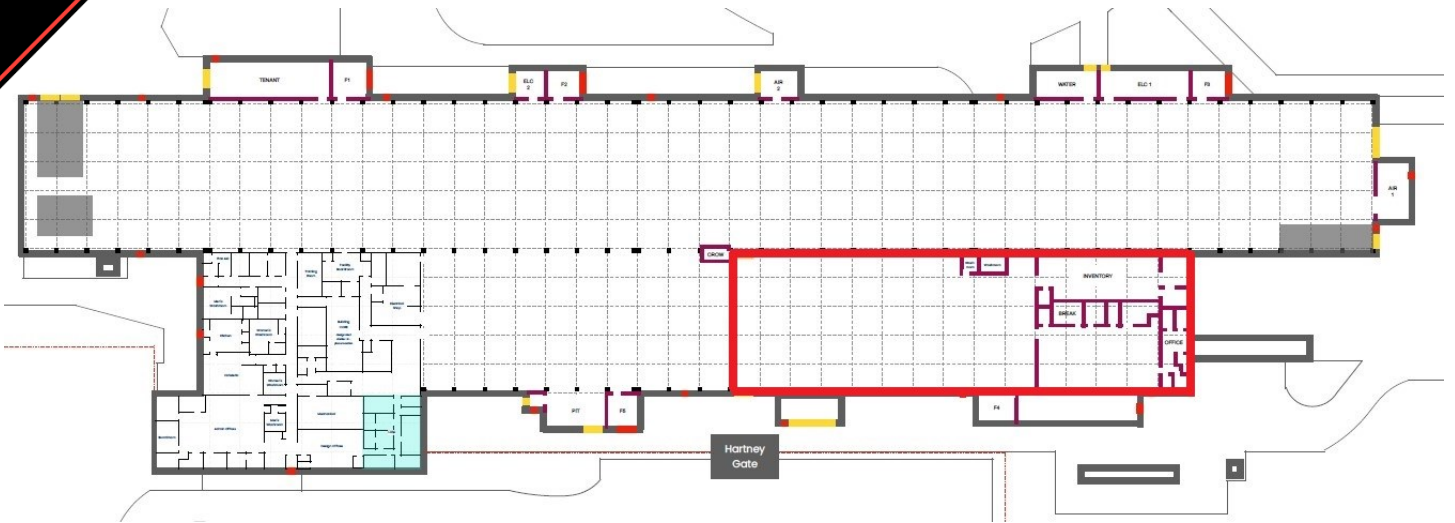
- ◇ Ample electrical power (3 phase/ 4160 volt)
- ◇ Impressive facility for production or manufacturing business
- ◇ Ample onsite parking
- ◇ EMPL (H4) zoning

OFFERING SUMMARY

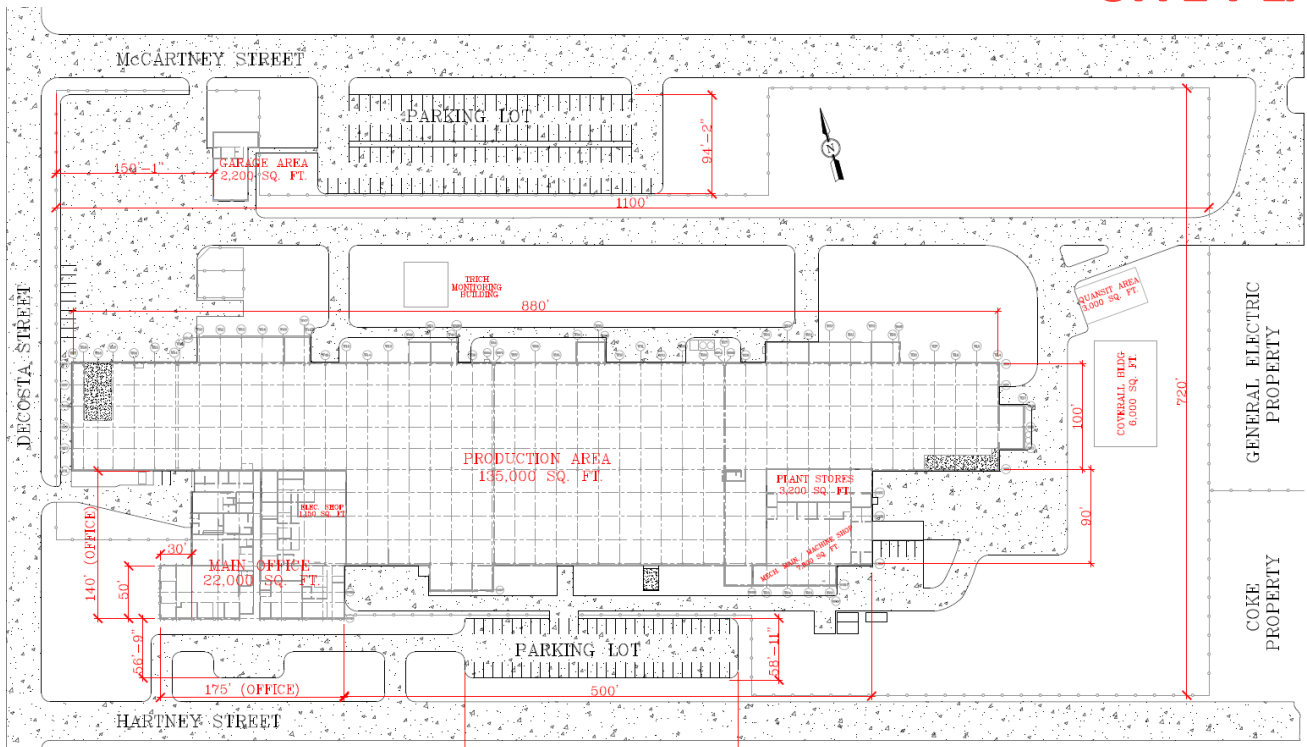
Available SF	50,000 SF
Lease Rate	\$12.00 SF/yr (NNN)
Additional Rent	Approx. \$3.22 PSF

425 MCCARTNEY STREET

FLOOR PLAN



SITE PLAN



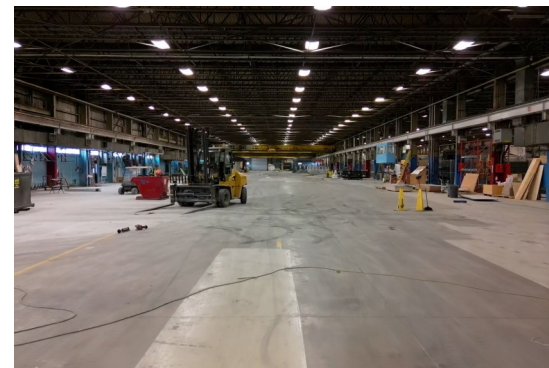
425 MCCARTNEY STREET

PHOTOS
EXTERIOR



425 MCCARTNEY STREET

PHOTOS INTERIOR



425 MCCARTNEY STREET

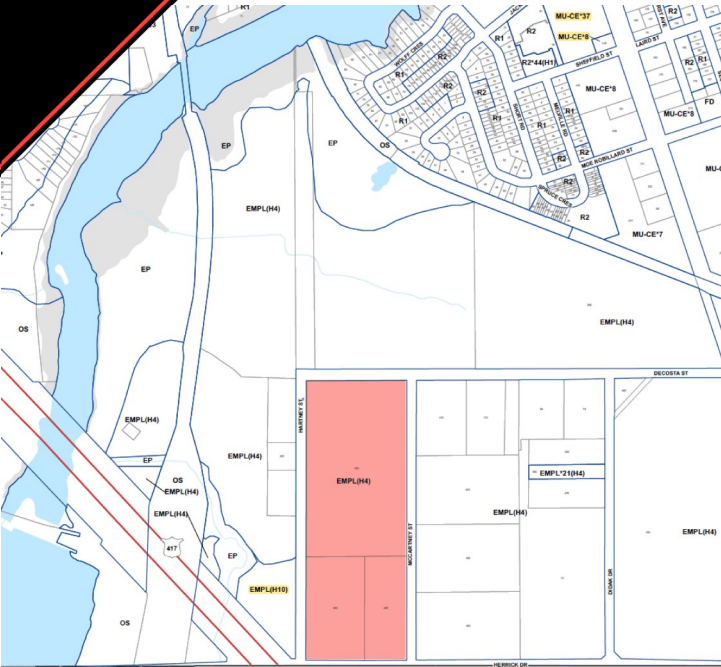
THE OPPORTUNITY

425 McCartney Street is a prime industrial/warehouse property sitting on 18 acres of land in the transportation hub of Arnprior. With easy access to Highway 417 and river transportation through the Madawaska River, which connects to the Ottawa River, the property is a perfect fit for manufacturing, shipping, or other heavy industrial uses.

EMPLOYMENT ZONE

The property is zoned as an Employment Zone—EMPL(H4)—through the Town of Arnprior. Employment Zones are areas that are dedicated strictly to business and economic activities, removing any residential uses for the properties. However, should a residential use be requested, developers can apply for a zoning by-law change through the Town of Arnprior.

The Employment Zone allows for a wide range of commercial uses, including accessory outdoor storage, animal clinic, banquet hall, car wash, contractors hard or shop, motor vehicle services, trade and convention centre, transport terminal, or warehouse. More information on possible uses can be found in [The Corporation of the Town of Arnprior Zoning By-Law](#).



*Town of Arnprior, Zoning By-Law, Schedule "A", 2022

425 MCCARTNEY STREET	
Total Building Size (SF)	177,947 SF
Production Area	Approx. 75.87%
Main Office Area	Approx. 12.36%
Maintenance/Machine Area	Approx. 4.38%
Plant Storage Room Area	Approx. 1.80%
Electrical Shop Area	Approx. 0.84%
Land Area (AC)	18 AC
Year Built	1973
Type	Industrial
PIN	573120246 573120247
Zoning	Employment Zone – EMPL (H4)
Property Taxes	\$98,719. ⁴⁰





THANK YOU

We appreciate your time and consideration for this amazing leasing opportunity for our property at 425 McCartney Street.

We would love to give you a tour of this property and discuss how it might suit your business.

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