



For Lease: up to 16,486 SF Warehouse / Showroom

920

Belfast Road

Ottawa, Ontario

Nick Hannah
Vice President*

D. 613.963.2637

nhannah@lennard.com

420-333 Preston Street, Ottawa

613.963.2640 • lennard.com

Lennard:

*Sales Representative

920 Belfast Road

Located on Belfast Road near St. Laurent Blvd.



Available Space

Unit 101A - 5,109 SF

Unit 102 - 7,480 SF

Unit 103 - 3,897 SF

TOTAL: 16,486 SF



Zoning

IG3 - General Industrial



Loading Doors

Up to 3 Dock Level Door

1 Grade Level Door



Net Rent

\$14.00 - \$17.00 PSF

Additional Rent

\$8.00 PSF (approx)



Availability

Spring 2025



Clear Height

13' - 16' Feet

Property Highlights

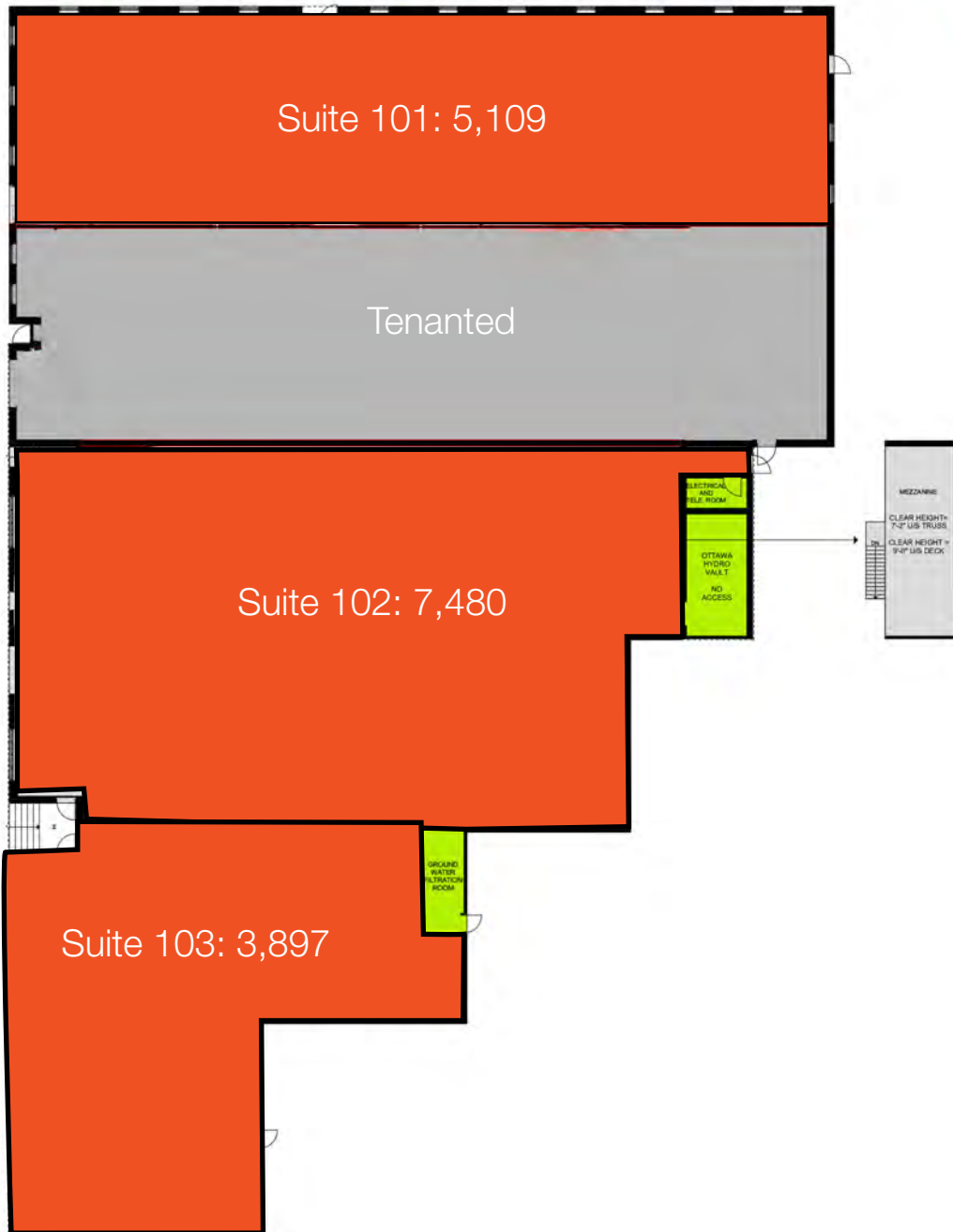
- Excellent exposure to Belfast Rd.
- Proximity to shopping at Trainyards, restaurants, St Laurent Shopping Centre and many more amenities
- Building and pylon signage available
- Modern and efficient office fit-up
- Dock & grade level loading
- 13' - 16' clear height and ample electrical service
- Quick access to highway 417 and transit
- Flexible IG3 zoning allows for many light industrial uses
- Ample parking

920 Belfast Road

Building Floor Plan



Size:	16,486 SF
Clear Height:	13' -16'
Loading:	Up to 3 Dock Level Door 1 Grade Level Door
Net Rent:	\$14.00 PSF - \$17.00 PSF



920 Belfast Road

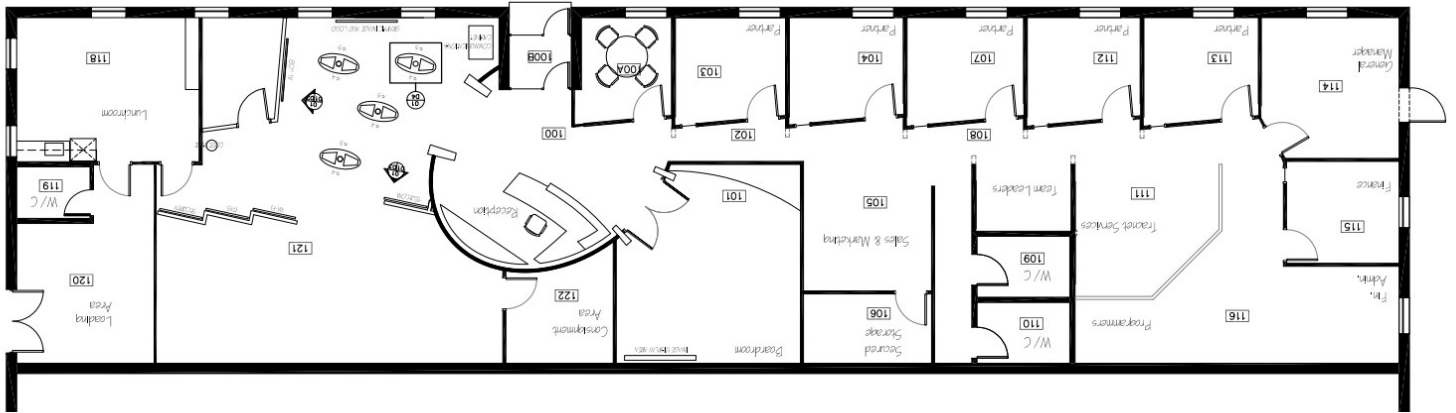
Floor Plan - Unit 101A

Size: 5,109 SF

Clear Height: 13'

Loading: Double man door

Net Rent: \$14.00 PSF



Lennard:

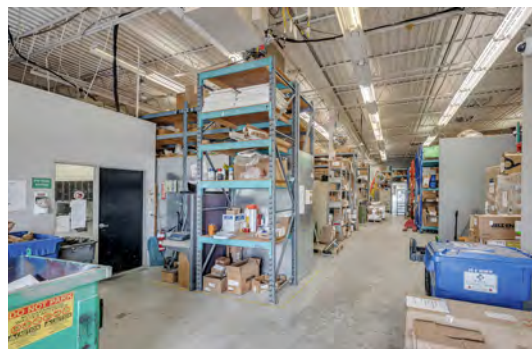
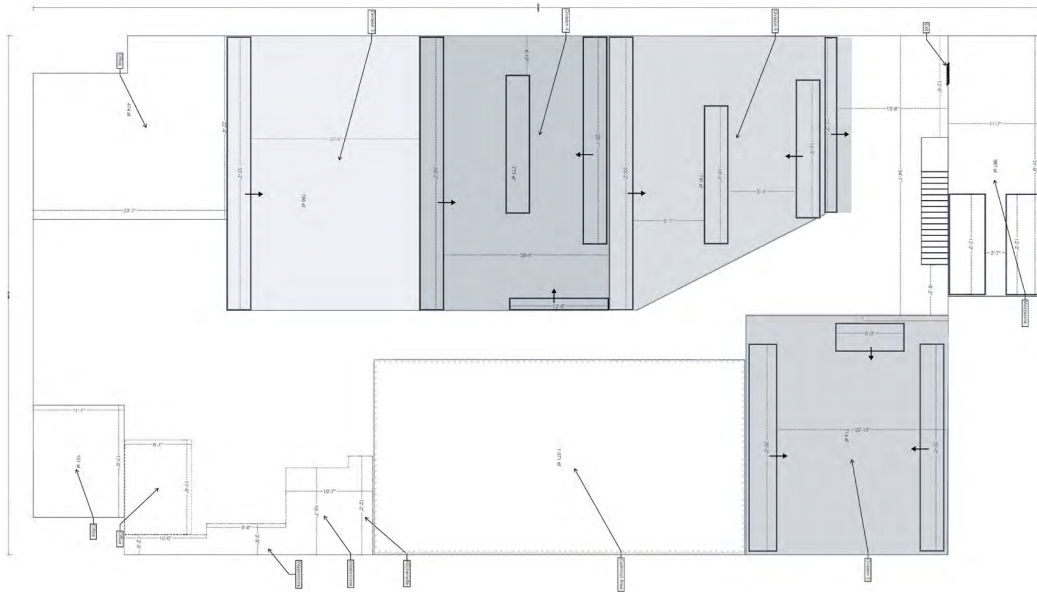
lennard.com

920 Belfast Road

Floor Plan - Unit 102



Size:	7,480 SF
Clear Height:	16'4"
Loading:	1 loading dock
Net Rent:	\$17.00 PSF

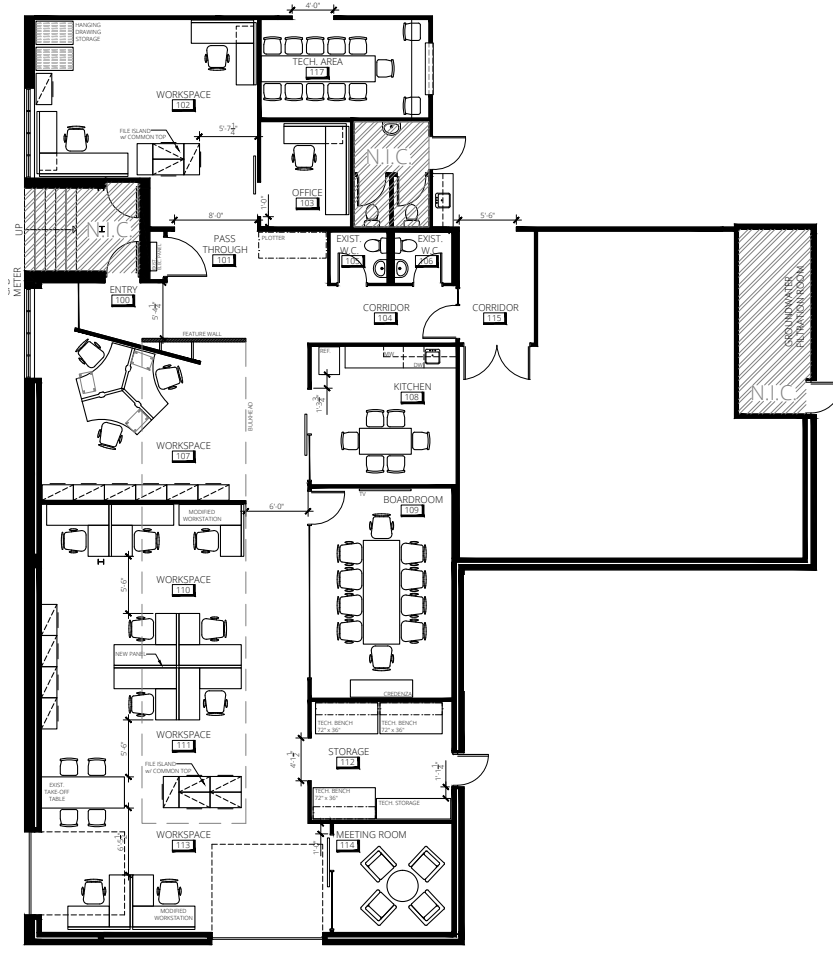


920 Belfast Road

Floor Plan - Unit 103

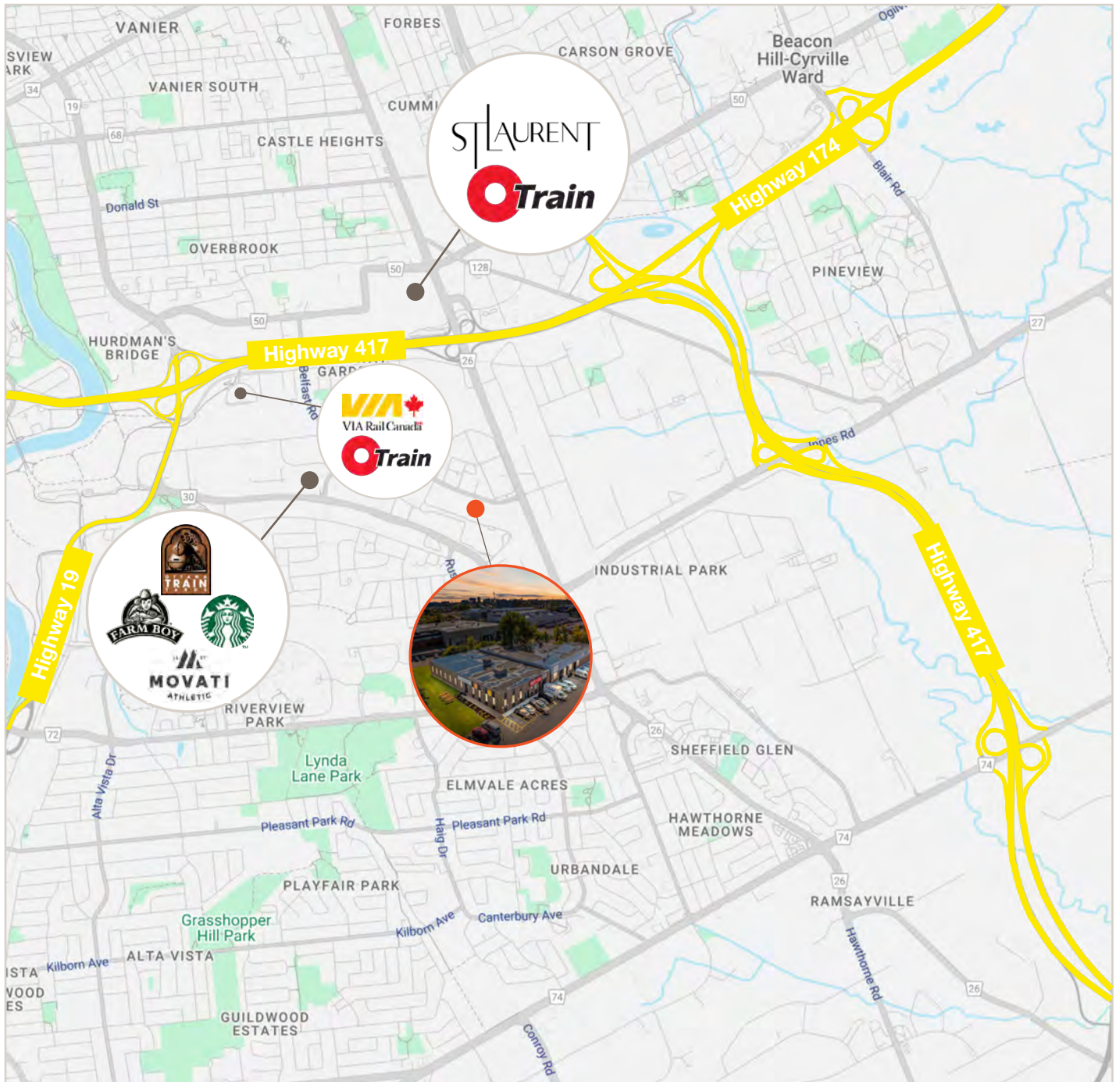


Size:	3,897 SF
Clear Height:	16'4"
Loading:	Up to 2 Dock Level Door 1 Grade Level Door
Net Rent:	\$17.00 PSF



920 Belfast Road

Location Map



Lennard:

lennard.com

Lennard:

Nick Hannah
Vice President*
D. 613.963.2637
nhannah@lennard.com

333 Preston Street, Suite 420
Ottawa, ON K1S 5N4
613.963.2640
lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.