



FOR LEASE

Industrial/Showroom Space for Lease

830 Industrial Avenue, Unit 7 | Ottawa, ON

Eric Whittington

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Space Details

Unit 7

Total Available Area 3,226 - 9,581 SF

Available Date January 1st, 2025

Asking Rent \$16.25 PSF

Additional Rent \$7.82 PSF

Zoning Light Industrial - IL[264]S102

Clear Height 18'

- Access from Russell Road and Industrial Avenue
- Pylon signage available
- Showroom space with 18' clear ceilings throughout the warehouse
- 1-3 dock level loading door(s) for convenient shipping
- Zoning allows for a wide array of industrial & retail uses
- Easy access to HWY 417 via Innes Road or St. Laurent Boulevard
- Close proximity to public transit
- Hydro is fixed and dependant on tenant's use. Gas is paid directly

Comments



Floor Plan

Unit 7

3,226 SF



Note:
This plan is for identification purposes only and is not to be interpreted as being a representation or warranty on the part of the Brokerage or Landlord as to the exact location, area, dimensions, configuration and layout.



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