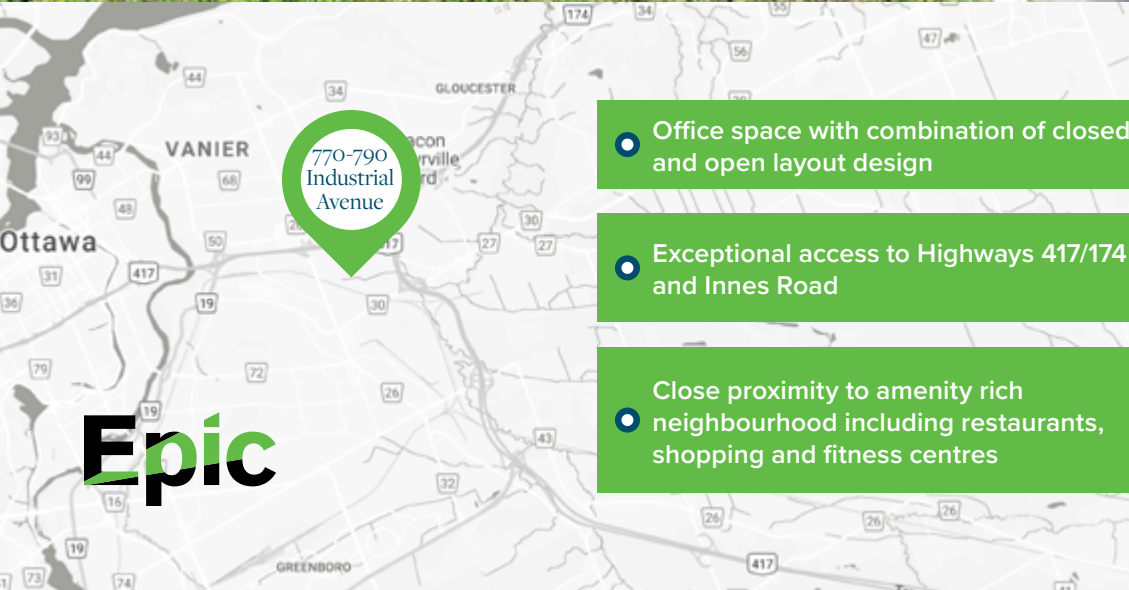


# 770-790 Industrial Avenue

Ottawa, Ontario - Unit 200 available at 2,804 sq.ft.

## Property Details

- 39,855 square foot industrial building located in Ottawa's Belfast/Sheffield node
- Perfect opportunity for a turnkey office space that can be occupied immediately
- Access to top transportation roads and public transit



Industrial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



Trusted Landlord

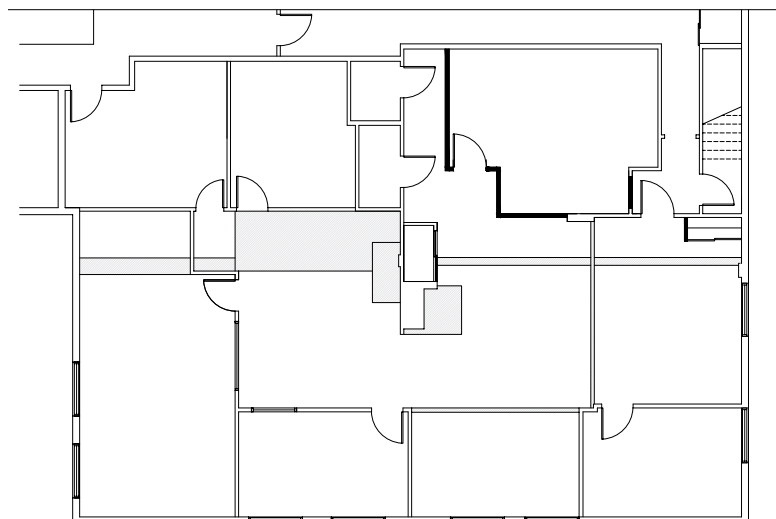
770-790 Industrial Avenue

# Industrial Building

770-790 Industrial Avenue is located in Ottawa's Belfast/Sheffield node, the City's highest profile industrial location. The property offers exceptional access to Highways 417/174 and Innes Road.

The property is part of a large industrial complex totaling seven buildings, and feature functional clear heights, 57 truck level doors and 22 drive-in doors and office space.

Tenants can take advantage of excellent on-site parking, immediate access to public transit, and nearby amenities such as Farm Boy, Walmart Supercentre, Canadian Tire, Nordstrom Rack, Shopper's Drug Mart, Red Lobster, Wendy's and Tim Hortons.



Unit	Size (SF)	Type	Availability	Comment
200	2,804	Office	Immediate	Turnkey 2nd floor office with recent upgrades and modification. Unit includes open and closed office space, meeting room, lunch room and bathrooms.

Total 2024 Additional Rent: \$9.86 psf including hydro and water. Gas is paid directly.



**ABDULLAH SAAD\***  
P 613.282.2767  
asaad@epicis.com

**BRIAN ROBERTS\***  
P 613.853.1513  
broberts@epicis.com

\*Salesperson



epicinvestmentservices.com