

FOR LEASE

WAREHOUSE & OFFICE SPACE



22 ANTARES DRIVE, UNIT L
2,930 Square Feet Available



**FACILITIES
COMMERCIAL**
REALTY INC. BROKERAGE

FOR MORE INFORMATION CONTACT:

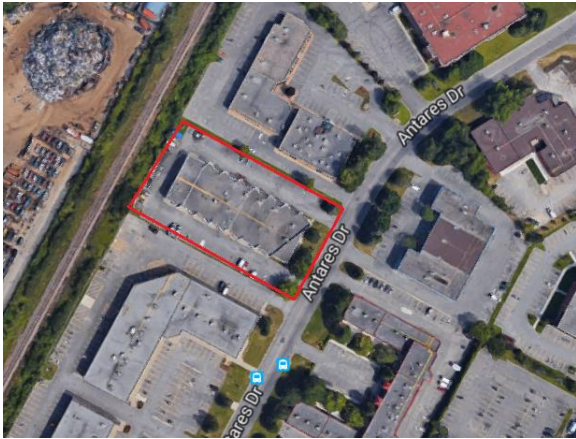
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22 ANTARES DRIVE, UNIT L



LOCATION:

Located in the Rideau Heights Business Park, this building is situated near the intersection of Antares Drive and Hunt Club Road. Great accessibility to transit and close to many amenities such as Lowes, Costco, LCBO, Panera and Starbucks to name a few. Minutes from the Ottawa International Airport.

BUILDING:

This two story condominium property features an updated office suite, warehouse with up to 18' clear ceilings, drive in door, air conditioning, ample parking, high speed internet, and prime signage opportunities.

ZONING:

IG5 (General Industrial Zone)



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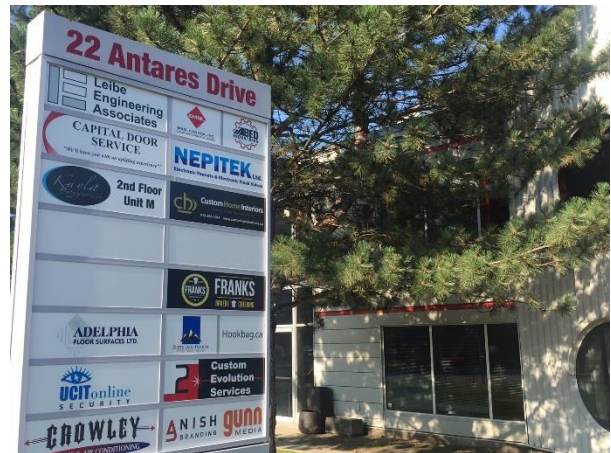
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22 ANTARES DRIVE, UNIT L

2,930 SF
**WAREHOUSE/
OFFICE SPACE**

\$10.50/SF Net
\$6.70/SF Operating Costs
*(Includes Net Rent, Operating Costs, CAM,
taxes, and all utilities)*

- 1,520 SF of warehouse space, 645 SF of which has 18' clearance and one (1) overhead drive in door 9' x 12'. 875 SF is air conditioned.
- 1,410 SF of updated second floor office space perfectly suited for a number of professional services. Fully air conditioned.
- Office space currently has two (2) built out offices, boardroom, an abundance of open concept space and washroom.
- Four (4) parking spaces included
- Pylon and building signage available



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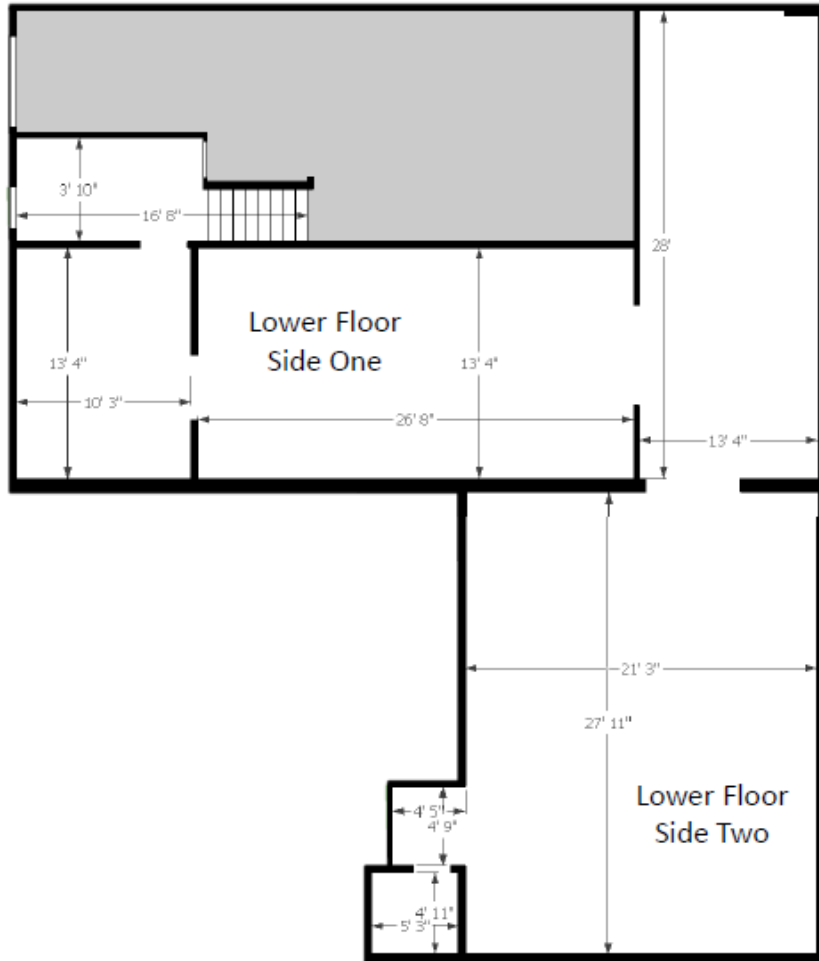
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FOR LEASE

FLOOR PLAN – GROUND FLOOR:



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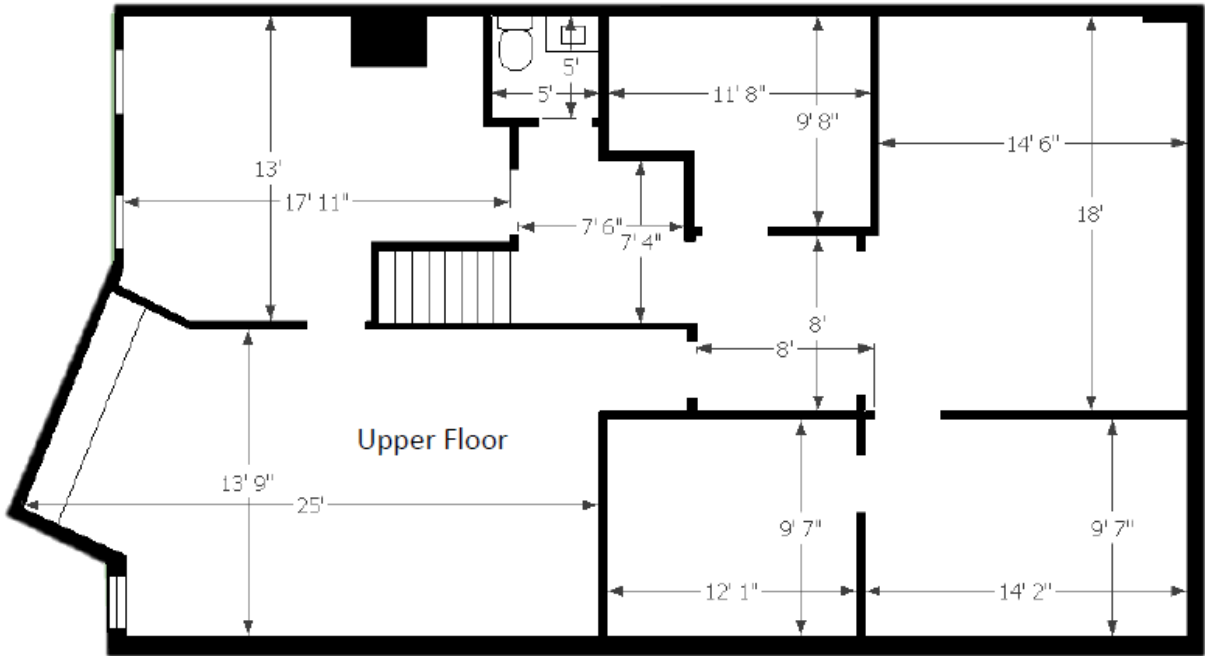
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22 ANTARES DRIVE, UNIT L

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FLOOR PLAN – SECOND FLOOR:



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