

FOR SUBLEASE

INDUSTRIAL SPACE



101 INNES PARK WAY,

UNITS 192, 194, 196

12,551 - 37,655 Square Feet Available

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101 INNES PARK WAY



LOCATION:

Located in the Innes Business Park just off of Bantree Street and Sheffield Road in the East End of Ottawa. Easy access to Highway 417 and 174. Multi-tenant industrial complex close to several restaurants and retail amenities on Innes Road and St. Laurent Blvd. Great access to public transportation. 12 minute drive to downtown Ottawa.

ZONING:

IG3 – General Industrial Zone 3

101 INNES PARK WAY

UP TO 37,655 SF

INDUSTRIAL SPACE

\$8.25/SF Net Rent

\$4.06/SF Operating Costs
(plus utilities)

Sublease Options:

37,655 SF

25,104 SF

12,551 SF



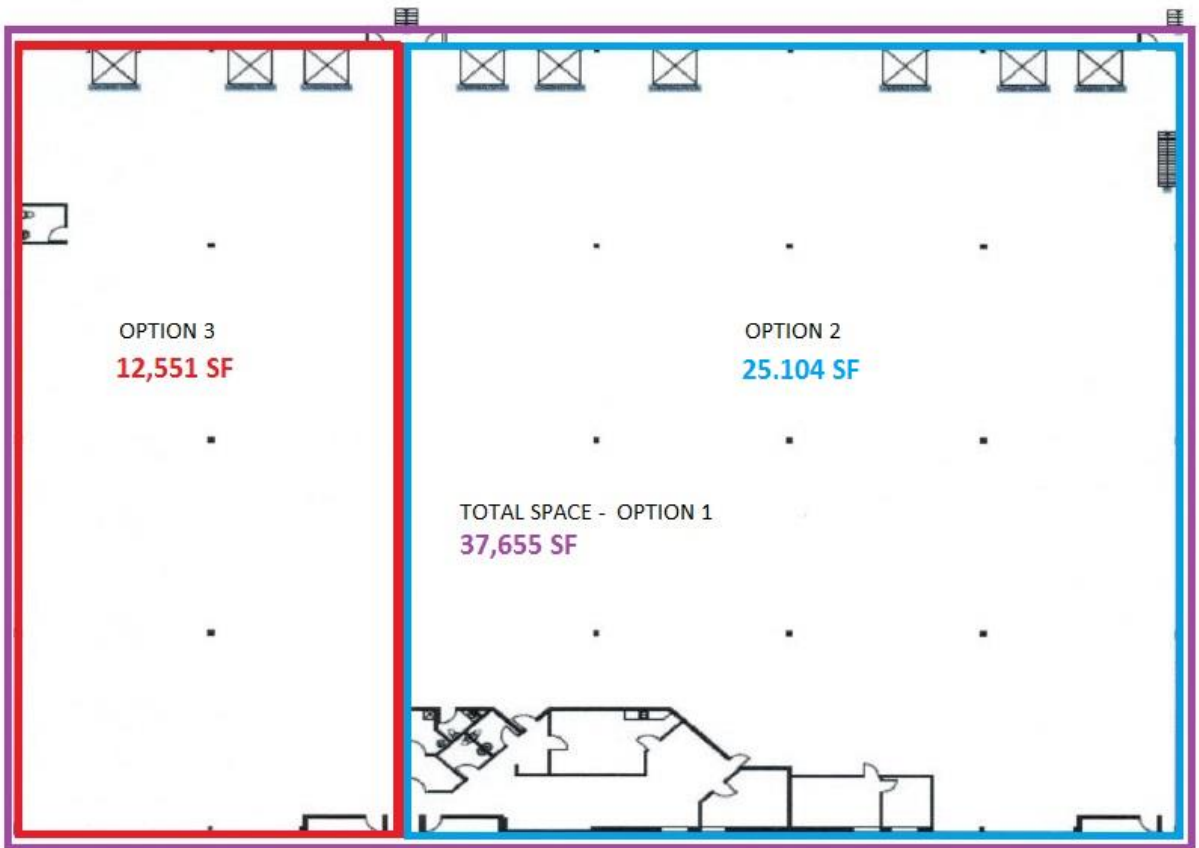
- Open Warehouse space with small office reception area with lunch room
- Large high bay warehouse space with 24'8" ceiling clearance
- Nine (9) Dock Loading Doors with levelers.
- In floor cables for forklift tracking through the warehouse racking.
- Structural mezzanine storage area above 6 dock doors.
- Warehouse racking available
- Ample parking on site
- Building signage opportunities

- Sublease term until Dec 31st 2019, longer term opportunities available
- Available immediately



FOR SUBLEASE

FLOOR PLAN



TOTAL SPACE - 37,655 SF

Demising Options at:

- 25,104 SF

- 12,551 SF