



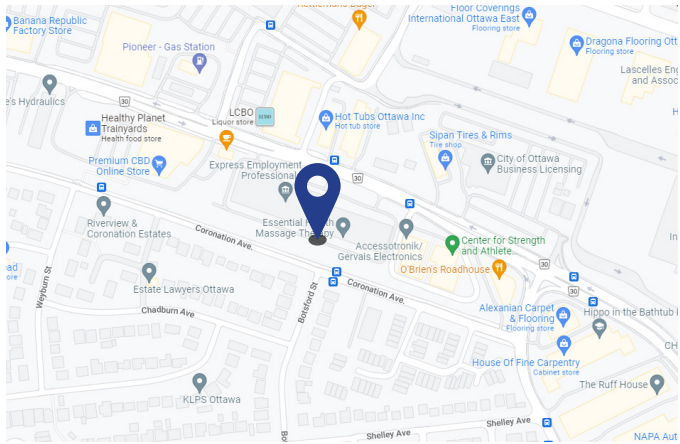
**700 Industrial Avenue
Suite 110, B022, B019
East Submarket**

**Sublease
Available**

Space Profile

Premises	110, B022, B019
RSF	17,242 RSF (Warehouse) 1,500 RSF (Office)
Rental Rate	\$13.50 PSF
OpEx	\$7.61 PSF (approx. 2022)
Availability	4 - 6 months notice
Term	Until 09/30/2025
Submarket	East
Parking	32 spaces

Map



Features

- Industrial property centrally located on Industrial Ave near Trainyards Shopping Centre
- End-unit suite, allowing excellent natural light into the office portion
- 4 dock-level loading roll-up doors
- 1 at-grade man door into office space
- Ceiling Height: 23' clear throughout warehouse space

For More Information

Cresa
1750 Courtwood Cres
Suite 204
Ottawa, ON K2C 2B5
cresa.com/ottawa

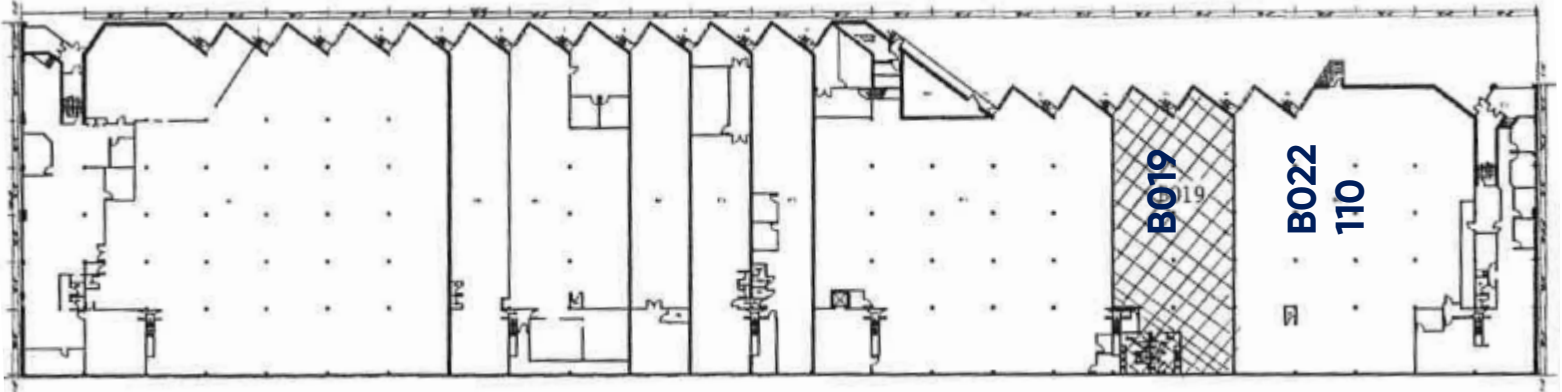
Martin Aass
Broker of Record
613.298.4966
maass@cresa.com

Virtually Tour the Property HERE!

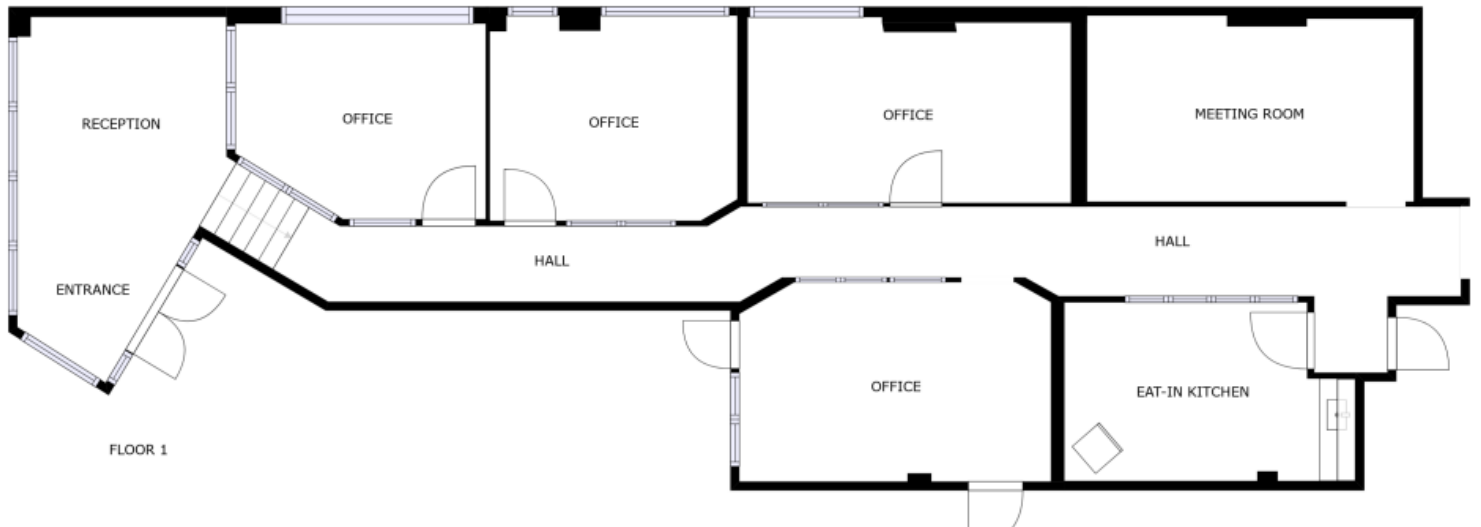
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Floor Plan



Office Floor Plan - Approximate



For More Information

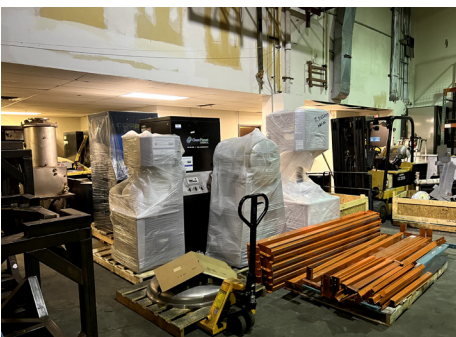
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Office & Warehouse



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