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FOR LEASE

Unit #4 & Unit #105 - 199 Colonnade Road

Colonnade Business Park

6,575 SF Main Floor Office & Warehouse Space

Located off Prince of Wales Drive in the Colonnade Business Park. 199 Colonnade Road provides an excellent opportunity to locate and expand in a professional business park.

Property Highlights



- » 6,575 SF (approximately 60% warehouse & 40% office/classroom/lab)
- » Rental Rate: \$17.95/sq. ft., fully net
- » Operating Costs: approximately \$6.75/sq. ft. plus heat & electricity
- » 18' ceiling in warehouse area
- » Four 2-piece washrooms
- » Power: 208 volt & 600 volt 3-phase
- » One grade-level overhead door (12' x 12') plus one overhead door (12' H x 10' W) leading to an exterior loading platform
- » Ample on-site parking
- » Zoning: IM (Mixed Industrial Zone)
- » Heating: forced air gas & radiant heat
- » Available August 1, 2026



Airport
Only minutes from
Ottawa International
Airport



Square Feet
Approx. 6,575 SF



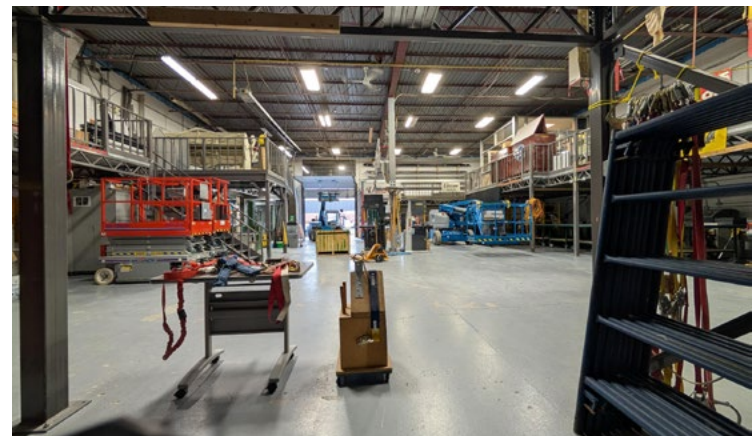
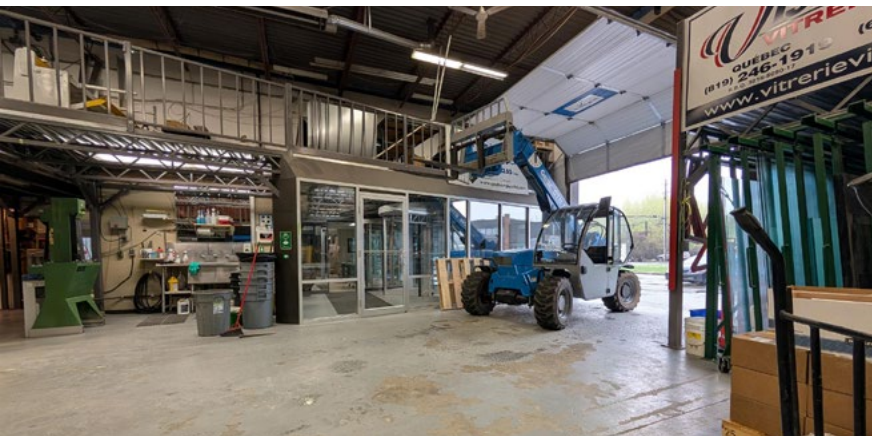
Loading
Overhead
Door



Ceiling
Height
18'



Power
208 volt & 600 volt
3-phase



Zoning

Mixed Industrial Zone

Purpose

The purpose of the Mixed Industrial Zone is to:

- Accommodate mixed light industrial uses in a business park setting, in accordance with the Mixed Industrial designation of the Official Plan.
- Allow a variety of limited service and retail uses that serve employees and nearby residents.
- Provide development standards to ensure industrial uses do not impact adjacent non-industrial areas.

Permitted Uses

(1) In the Mixed Industrial Zone, the following uses are permitted:

- automobile body shop
- automobile dealership
- automobile service station
- broadcasting and production studio
- cannabis production facility, indoor
- catering establishment
- crematorium
- data centre
- emergency service
- garden centre
- government service centre
- heavy equipment and vehicle sales, rental, and servicing
- kennel
- light industrial use
- micro-distribution facility
- parking garage
- parking lot
- research and development centre
- training centre
- warehouse

Conditional Uses

(2) The following conditional uses are also permitted in the Mixed Industrial Zone:

- animal care establishment
- automobile rental establishment
- car wash
- gas bar
- instructional facility
- medical facility
- personal service business
- restaurant
- retail store, limited to a convenience store or a retail food store



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