

# FOR LEASE

858-868 CAMPBELL AVENUE

Ottawa, ON K2A 2C5



**JOHN ZINATI**  
+1.(613).880.4106  
john@zinatirealty.com

**LIZ POWELL**  
+1.(613).915.5496  
liz@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

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# 858-868 CAMPBELL AVENUE

## OTTAWA, ON K2A 2C5

### Executive Summary



### OFFERING SUMMARY

Available SF:	1,909 - 6,155 SF
Lease Rate:	\$16.50 PSF
Additional Rent:	Approx. \$10.00 PSF

### PROPERTY OVERVIEW

Central warehouse space available for lease located at the corner of Campbell Avenue and Dobbie Street, just off of Carling Avenue. Unit 866 with approx. 6,155 sq ft has a large, fully air-conditioned warehouse area with two grade loading doors, a kitchenette, washrooms and enclosed offices. Unit 868 with 1,909 sq ft has a warehouse area with an overhead loading door and washroom. Lit signage with Queensway exposure and ample onsite parking. Quick access to Highway 417 from Maitland or Carling Avenue. Close proximity to Carlingwood Shopping Centre and transit stops along Carling Avenue.

### PROPERTY HIGHLIGHTS

- 3 phase/240v/400 amp
- 13'6" clear ceiling height
- Onsite parking
- Available May 1, 2025
- Unit 866 fully climate controlled (Unit 868 heat only)
- Utilities included

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Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
858 Campbell Avenue	-	1,056 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$8.12 PSF. Available May 1, 2025. Utilities extra.
866 Campbell Avenue	Available	6,155 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$10.00 PSF. Available May 1, 2025. Utilities included.
868 Campbell Avenue	Available	1,909 SF	NNN	\$16.50 SF/yr	Additional rent approx. \$10.00 PSF. Available May 1, 2025. Utilities included.

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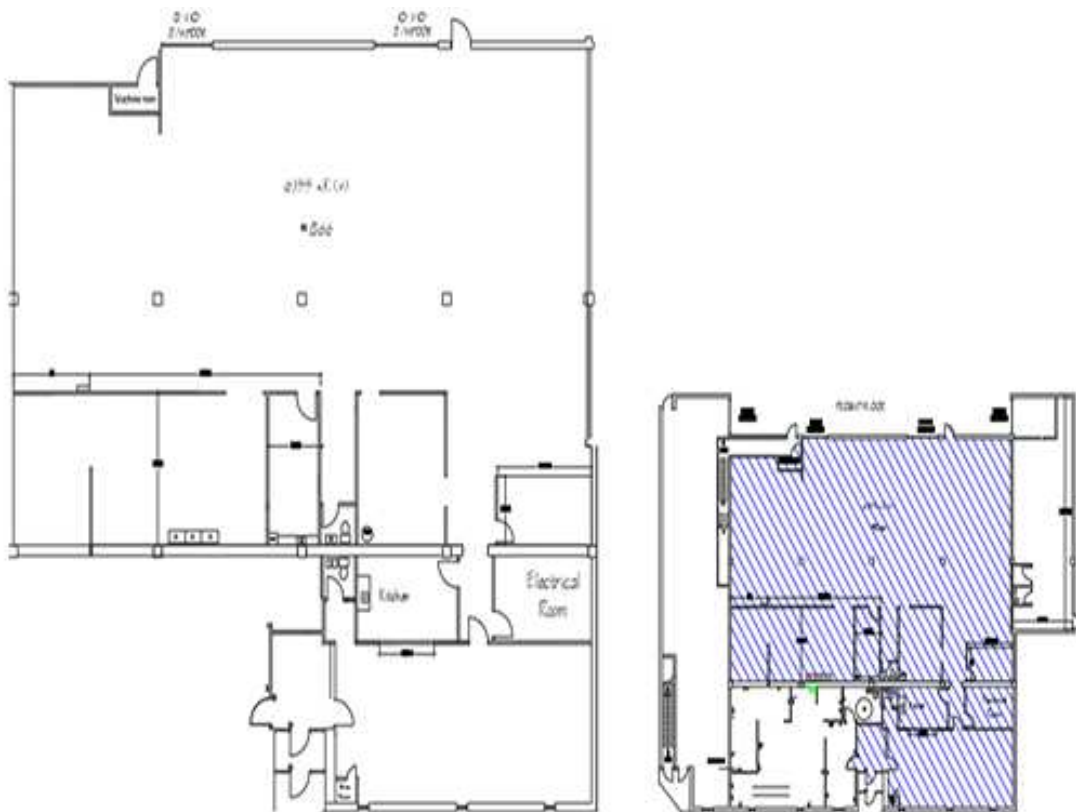
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Floor Plan - 866 Campbell Avenue



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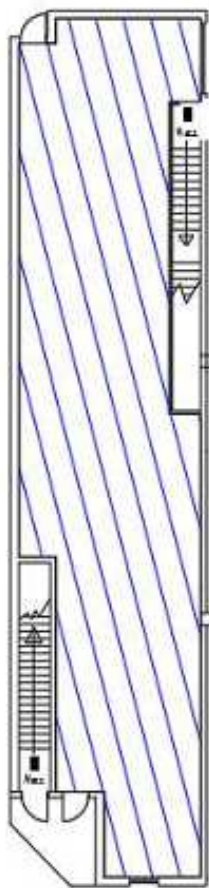
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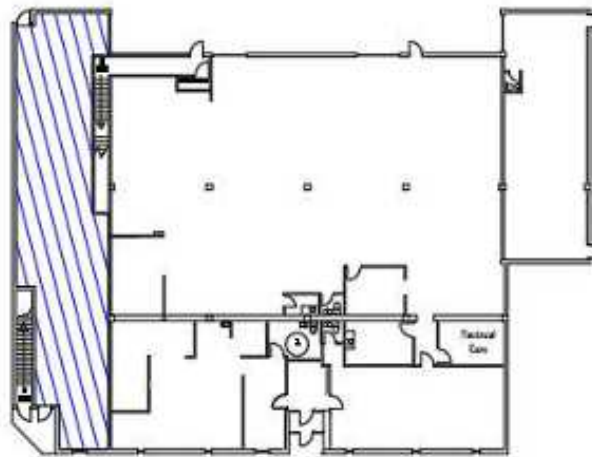
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Floor Plan - 868 Campbell Avenue



868 Campbell Avenue  
1,909 sq.ft



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Additional Photos



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Retailer Map



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