

# 415 Legget Drive

Office and Warehouse Space Available in Kanata North.

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# 415 Legget Drive

Located in a prime area of Kanata North, located close to March Road and Terry Fox Drive.



Available Space

Unit 1: 38,000

(industrial space)

Unit 2: 50,000 SF

(office space)



Zoning

IP6 (Business Park

Industrial Zone)



Loading Doors

2 grade level

2 dock doors

Clear Height

Flex/Office - 11.6'

Warehouse - 24' high bay



Parking

834 (before development)



Net Rent

Please contact listing agents

Op. Costs

\$5.90 PSF (includes utilities)



Availability

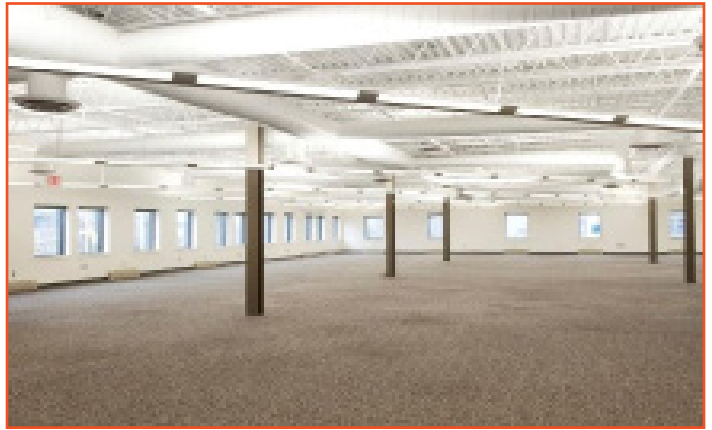
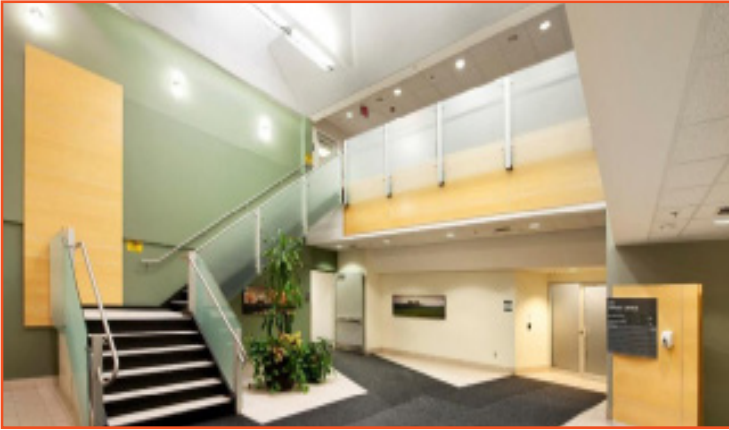
Immediately

## Property Highlights

- Existing 2-storey building
- Combination of office, flex, and warehouse space
- Divisible to a minimum of 25,000 SF - Unit 2 only
- Custom layouts available
- Branding and building signage opportunities
- Power: 600/347V, 600A, 800A - 2500 Amp power service
- HVAC: Cooling - 22 rooftop gas unit Heating - gas
- Building can accommodate traditional office uses as well as combinations of lab, production, and warehouse space

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Photos (space is currently in base building condition)



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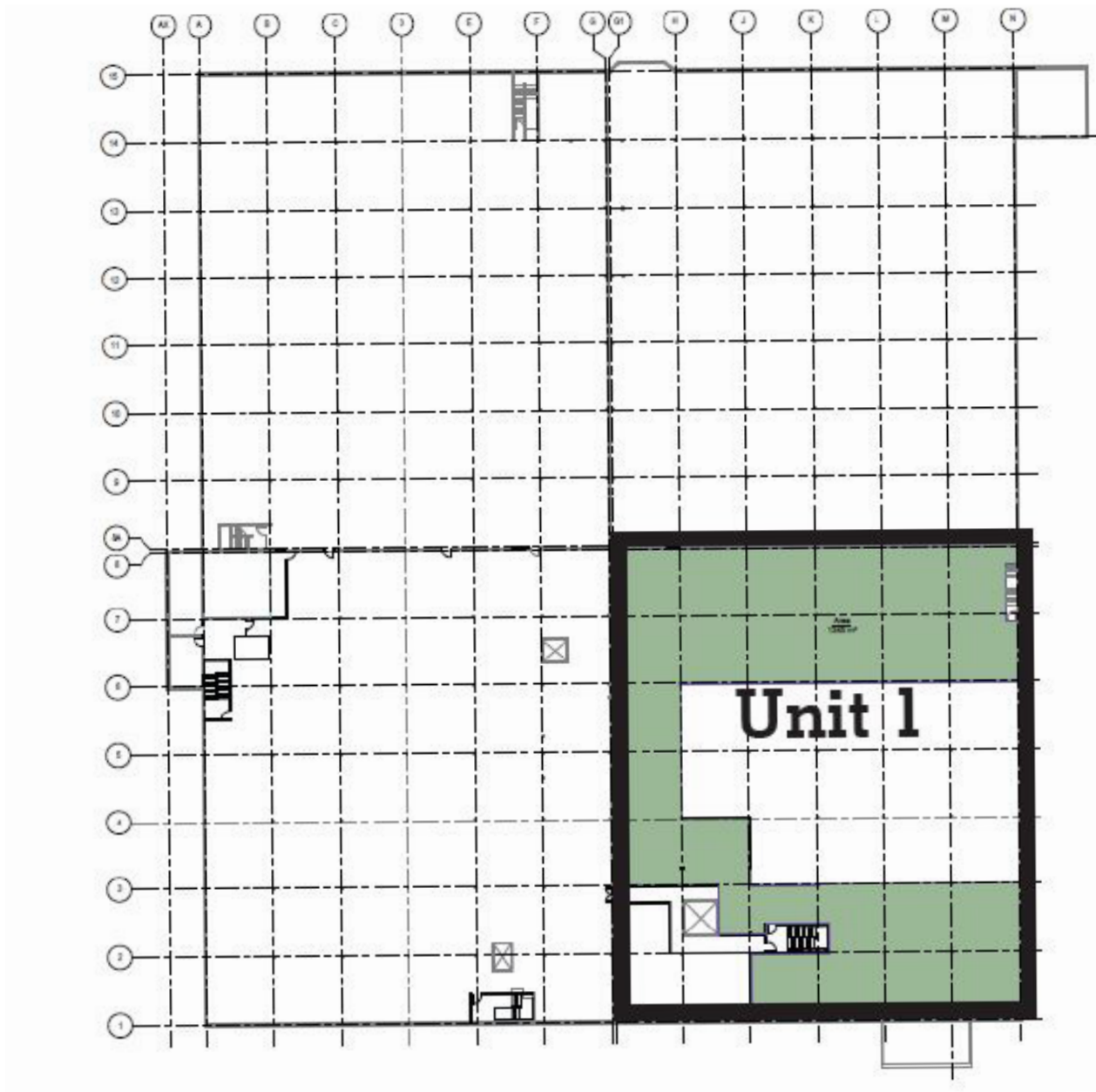
# 415 Legget Drive

## Floor Plan - Unit 1

Ground Floor: 23,000 SF

2nd Floor: 15,000 SF

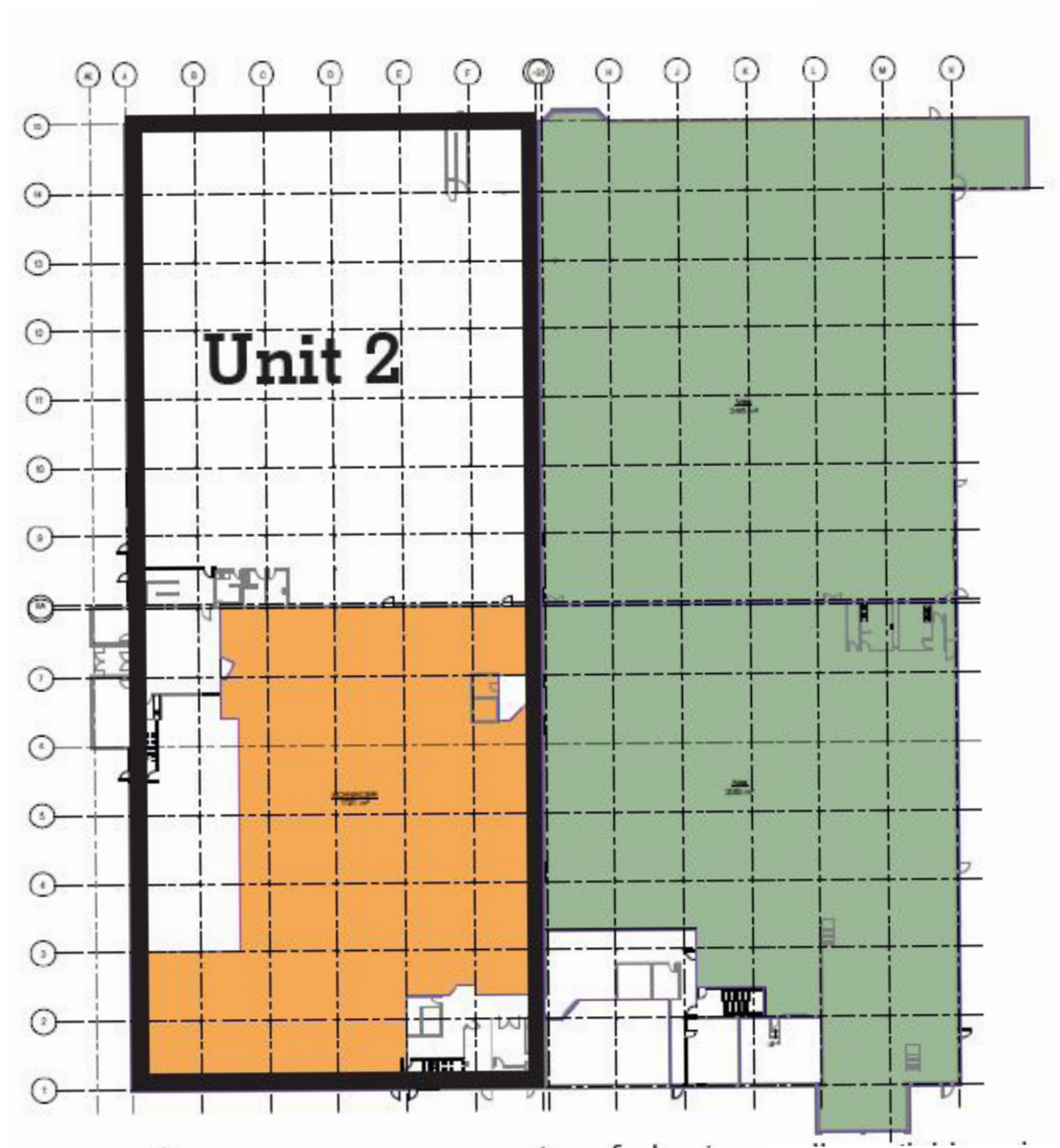
Mezzanine office space



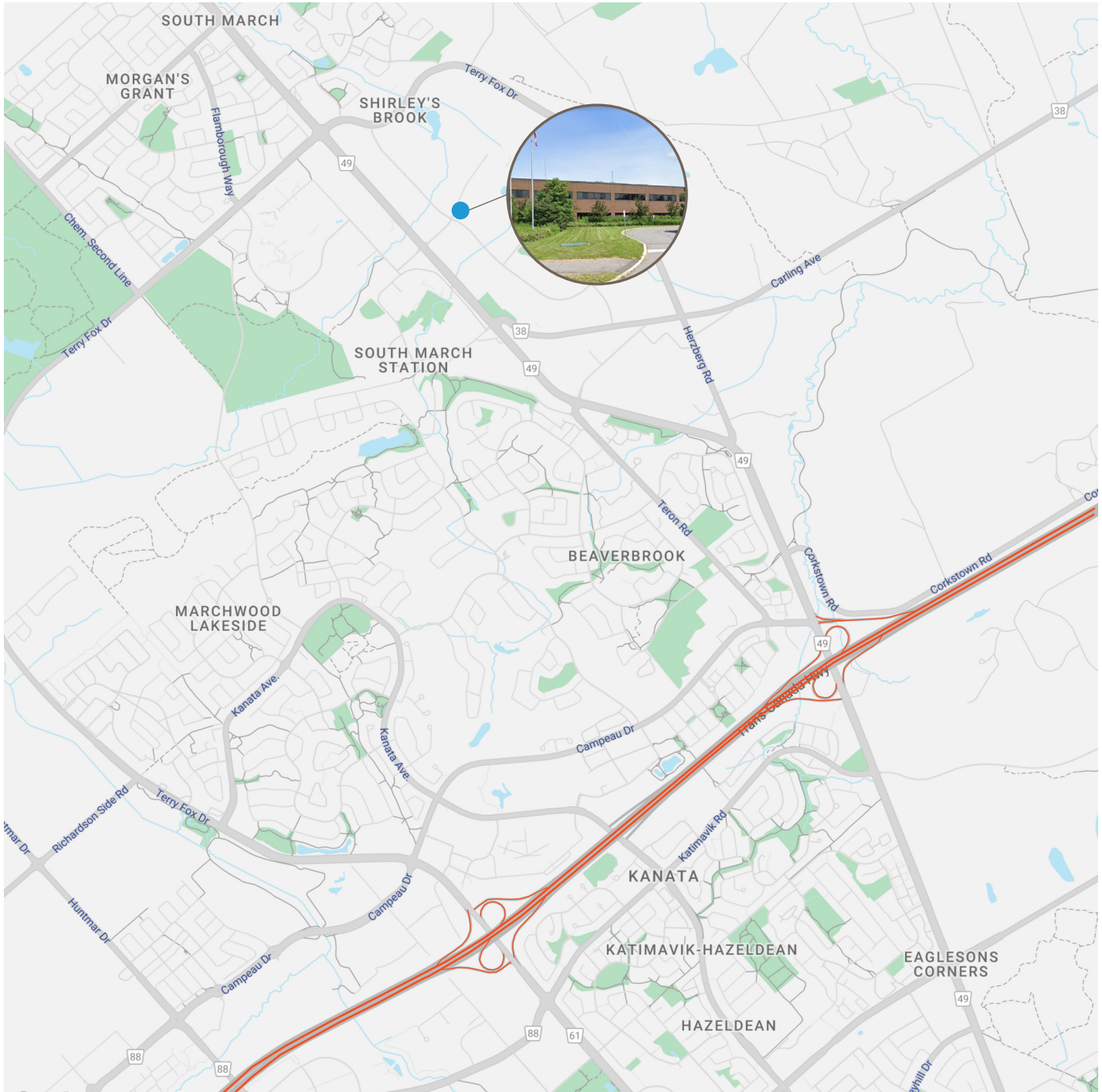
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## Floor Plan - Unit 2

2nd floor office space



# Location Map



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