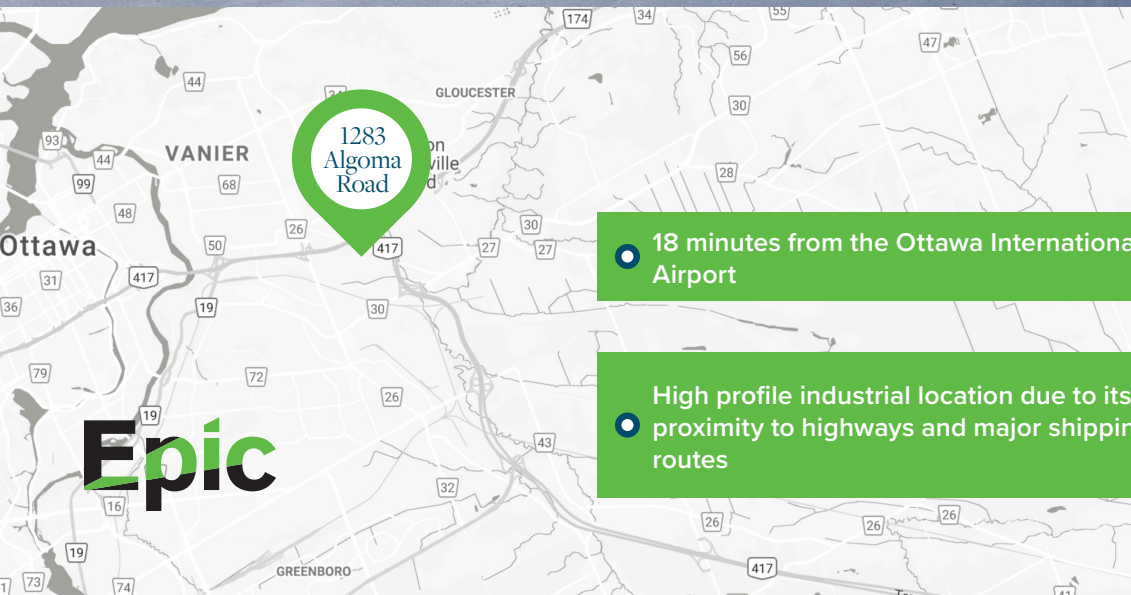


1283 Algoma Road

Ottawa, Ontario – 3,743 sq.ft. available

Property Details

- 33,423 sq.ft. industrial/commercial building located in Ottawa's Belfast/Sheffield node
- The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8 acre site.
- Exceptional access to Highways 417/174, Innes Road and public transit



• 18 minutes from the Ottawa International Airport

• High profile industrial location due to its proximity to highways and major shipping routes



Industrial/Commercial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



Trusted Landlord

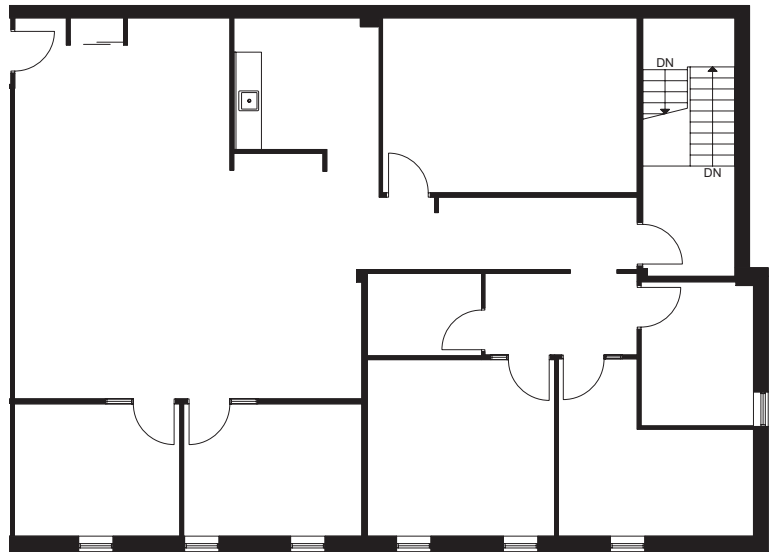
Industrial/ Commercial Building

1283 Algoma Road is located in Ottawa's Belfast/Sheffield node, the City's highest profile industrial location. The property offers exceptional access to Highways 417/174 and Innes Road.

The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8-acre site. Clear heights of 16' to 20', 3 truck level doors and 6 drive-in doors.

Tenants can take advantage of excellent on-site parking, immediate access to public transit, and nearby amenities: Farm Boy, Walmart Supercentre, Canadian Tire, Nordstrom Rack, Shopper's Drug Mart, Red Lobster, Wendy's and Tim Hortons.

Unit 203



Unit	Size (SF)	Type	Availability
201	927	Office	Immediate
203	2,816	Office	Immediate

Operating Costs: \$4.99 psf | Realty Tax: \$2.59 psf
Total 2023 Additional Rent: \$7.58 psf



ABDULLAH SAAD*

P 613.282.2767

asaad@epicinvestmentservices.com

*Salesperson

BRIAN ROBERTS*

P 613.853.1513

broberts@epicinvestmentservices.com

*Salesperson

Epic

epicinvestmentservices.com