

**112 JOHN
CAVANAUGH**

OTTAWA, ON, K0A 1L0

INDUSTRIAL FOR LEASE



EXECUTIVE SUMMARY

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OFFERING SUMMARY

AVAILABLE OFFICE SF: 264 - 1,287 SF
LEASE RATE OFFICE: \$12.00 SF/yr (NNN)
ADDITIONAL RENT OFFICE: approx. \$12.40 SF/yr

AVAILABLE INDUSTRIAL SF: 2,755 - 6,175 SF
LEASE RATE INDUSTRIAL: \$14.00 SF/yr (NNN)
ADDITIONAL RENT INDUSTRIAL: approx. \$12.40 SF/yr

ZONING: RIL1 (March 2026)

PROPERTY OVERVIEW

Two story industrial office building located off Carp Road with quick access to the 417. Multiple suites available on the ground and 2nd floor (walk-up) that can suit many configurations. Ideal for small businesses, trades, legal, accounting and administrative professionals.

Close proximity to the services, restaurants and a wide variety of shops in Carp including Scotiabank, Pharmasave, LCBO, Home Hardware, Alice's Village Cafe and more.

PROPERTY HIGHLIGHTS

- Ample parking available onsite
- Several units available immediately
- Multiple grade-level rolling and man loading doors on ground level
- Utilities extra (hydro and gas) for suites 1, 2, and 8
- Easy access to Highway 417
- Close to amenities in Carp and nearby Tanger Outlets
- Pylon signage available

AVAILABLE SPACES

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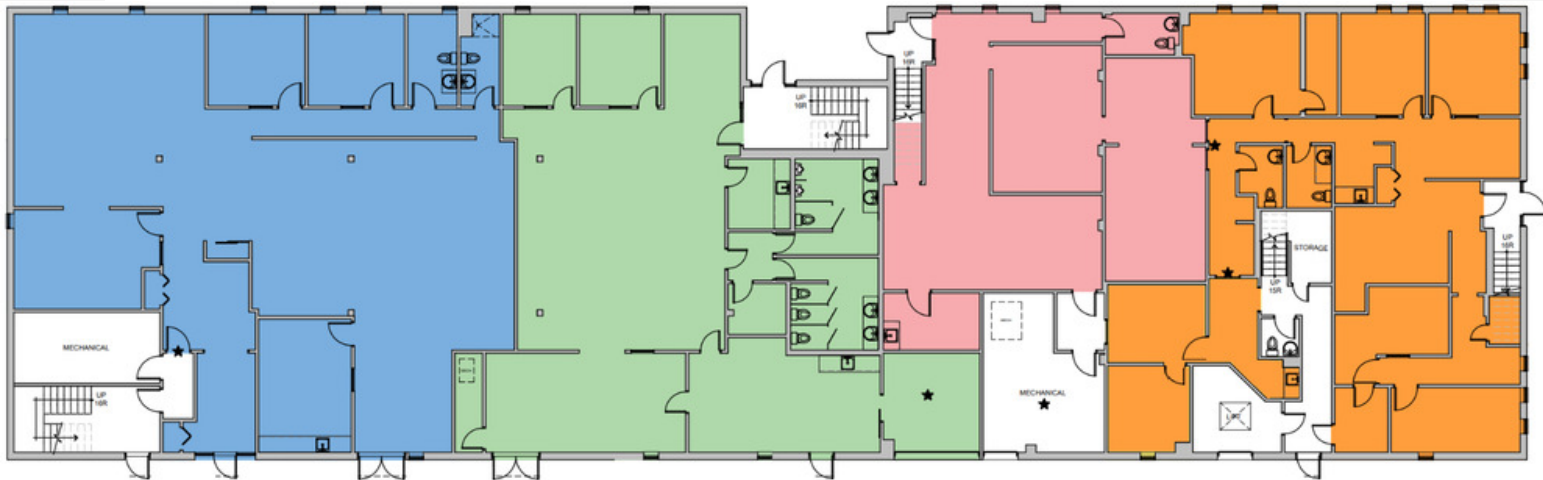


SPACES	LEASE RATE	SPACE SIZE	DESCRIPTION
Unit 1: Office/Industrial	\$14.00 SF/yr (NNN)	3,400 SF	Additional rent is \$9.70 PSF. Utilities are not included. Available November 1, 2026.
Unit 2: Office/Industrial	\$14.00 SF/yr (NNN)	2,755 SF	Additional rent is \$9.70 PSF. Utilities are not included. Available immediately.
Unit 1 & 2 Contiguous	\$14.00 SF/yr (NNN)	6,175 SF	Additional rent is \$9.70 PSF. Utilities are not included. Available November 1, 2026.
Unit 8: Office	\$12.00 SF/yr (NNN)	1,023 SF	Additional rent is \$9.70 PSF. Utilities are not included. Available immediately.
Unit 10 A: Office	\$500.00/month (Gross)	132 SF	Utilities included. Available immediately.
Unit 10 B: Office	\$500.00/month (Gross)	132 SF	Utilities included. Available immediately.
Unit 10 A & B Contiguous	\$1000.00/month (Gross)	264 SF	Utilities included. Available immediately.

FLOOR PLANS

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GROUND LEVEL

UNIT #1 & 2

APRX. 2,755 - 6,175 SF AVAILABLE



UNIT 1



UNIT 2



UNIT 8

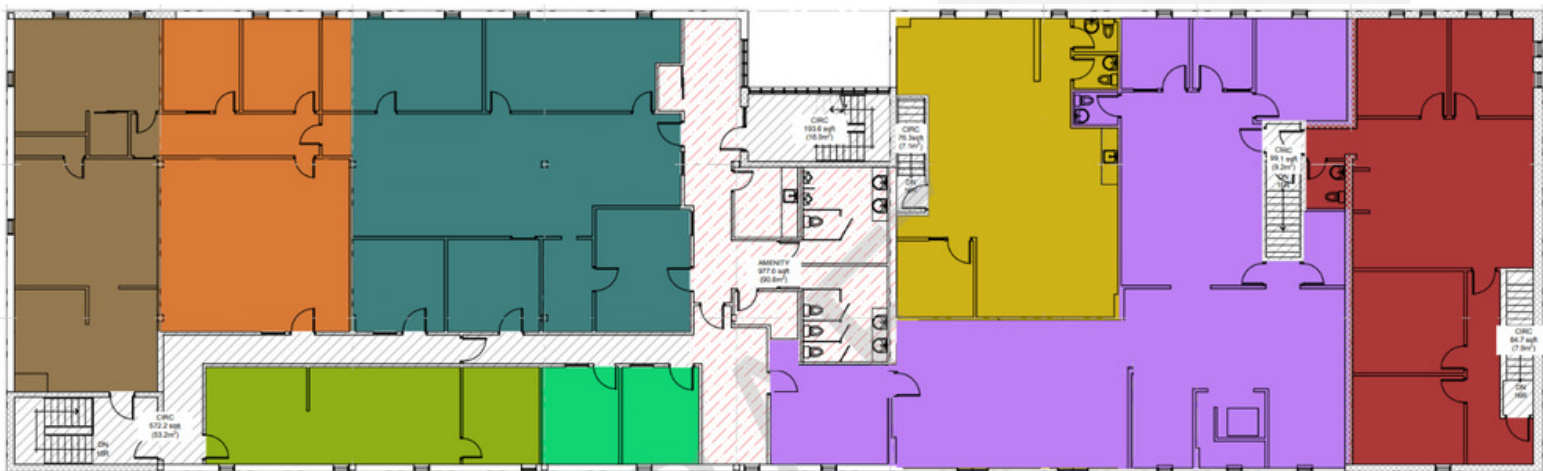


UNIT 10

SECOND LEVEL

UNIT #8, 10A & 10B

APRX. 132 - 1,287 SF AVAILABLE



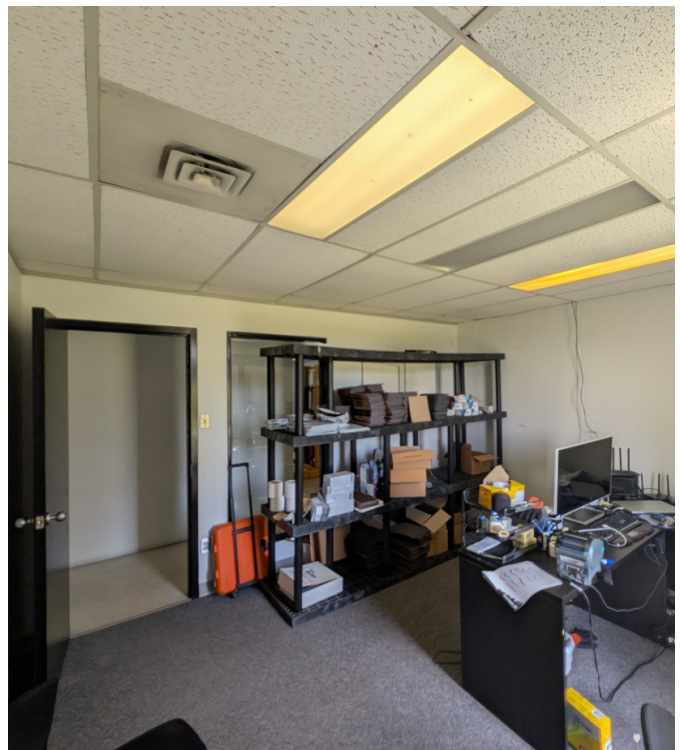
ADDITIONAL PHOTOS

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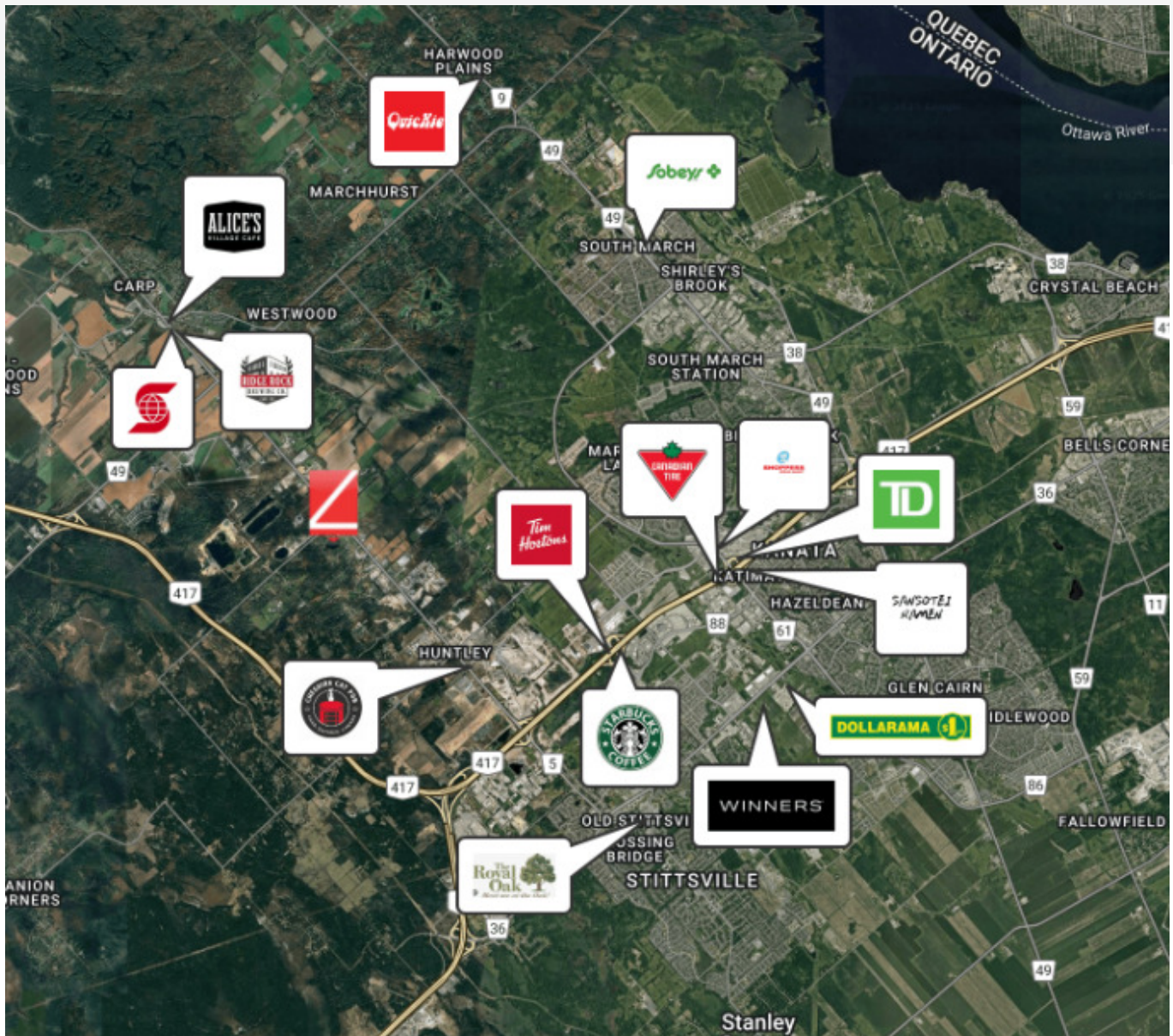
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RETAILER MAP

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RETAILERS IN CLOSE PROXIMITY

- Big Rig Brewery
- Scotiabank
- Alices Village Cafe
- The Cheshire Cat Pub
- Tim Hortons
- The Royal Oak
- Starbuck's
- Canadian Tire
- Winner's
- Sobeyes
- Shoppers Drug Mart
- TD Bank
- Sansotei Ramen
- Dollarama

THANK YOU



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We would love to tour the property and
discuss a leasing opportunity.

Please contact one of our representatives,
and we can get started!

CONTACT

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

TANYA WOLFGRAM

+1(613)447.2205

tanya@zinatirealty.com