



STONEWATER

PROPERTIES

www.stonewaterproperties.ca



2477 Kaladar Ave.
Ottawa, ON

OFFICE AND WAREHOUSE SPACE AVAILABLE

BRAND NEW OFFICE & STORAGE

Donna Parent
613-291-6206
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2487 Kaladar Ave.
Unit 104
Ottawa, ON



ABOUT THE PROPERTY

LOCATION, LOCATION, LOCATION!

Nestled just 15 minutes from downtown Ottawa and 10 minutes from the Ottawa International Airport, 2477 Kaladar Avenue is a versatile multi-tenant property ideal for businesses of all sizes and industries. Strategically located at the corner of Heron Road, Kaladar Avenue, and Brookfield Road, this property offers unparalleled convenience with close proximity to public transit, the O-Train, and Bank Street's diverse amenities, including restaurants and shops.

THE BUILDING

With over 90,000 square feet of multi-purpose space, 2477 Kaladar Avenue provides the perfect balance of office and warehouse facilities. Current tenants include dynamic businesses like Studio Space Ottawa and Overflow Brewery, demonstrating the versatility and appeal of this location.

KEY FEATURES

- Ceiling Height: 18ft for optimal functionality.
 - Loading Corridor Height: 7ft
- Column spacing: 24 x 24 feet, maximizing usability.
- Loading options: A mix of grade and dock-level loading to accommodate various operational needs.
- Zoning: GM29 187(1), with sub-section 199 (3) to (5), enabling a wide range of business activities.

FOR LEASE

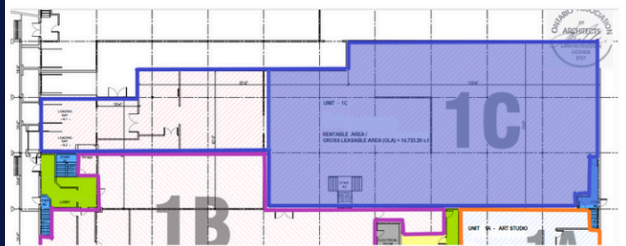
2477A KALADAR AVE.
OTTAWA, ON

UNIT 1C

AVAILABLE NOW

Large warehouse suitable for warehousing, storage, logistics, and beyond

- Ceiling Height: 18'
 - Loading Corridor Height: 7'
- Shared dock loading and shared dock leveler
- Column Spacing: 24' approx.



SQUARE
FOOTAGE

14,344 SF

PRICING

BASE: \$15.00 PSF NNN
EST. OPC (2024): \$3.69 PSF
UTILITIES EXTRA

DONNA PARENT

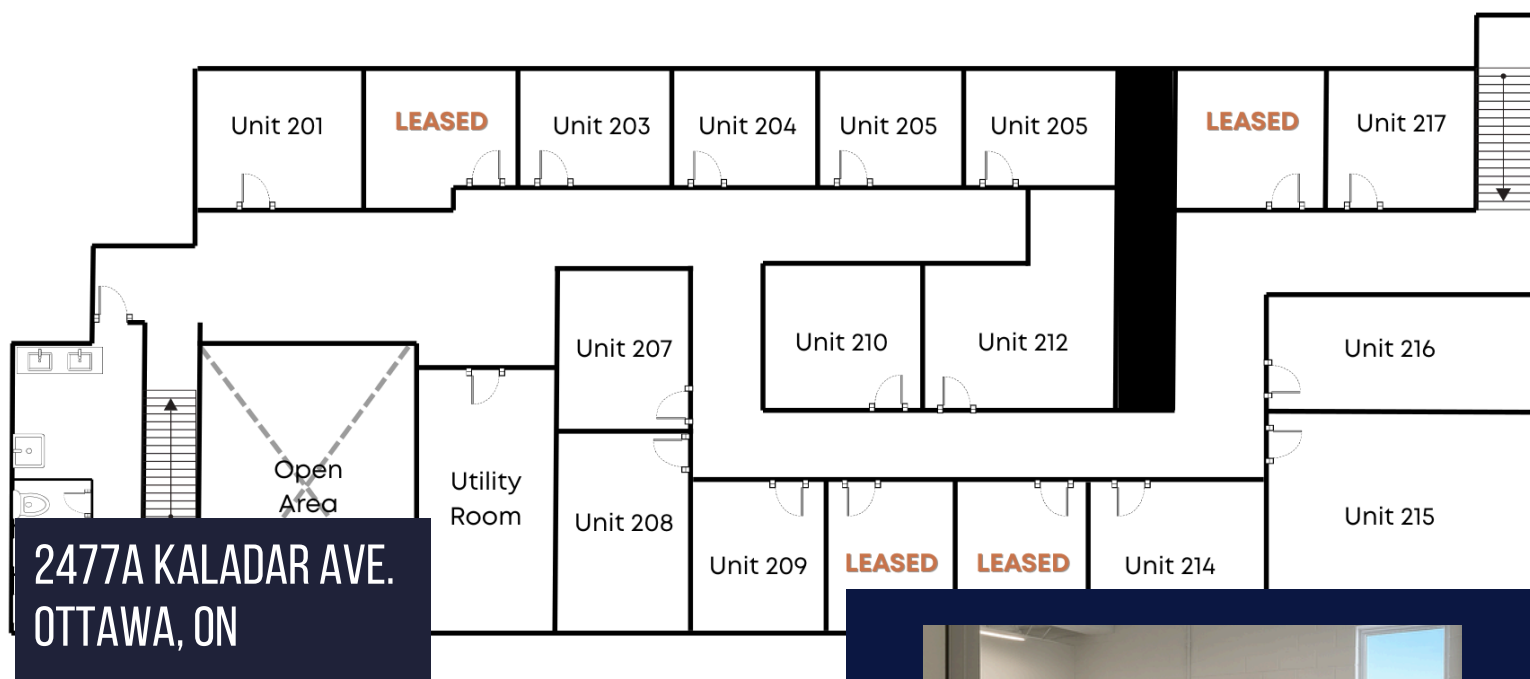
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FOR LEASE



NEW OFFICES

AVAILABLE NOW

Construction on this brand new office space just wrapped up! Be among the first people to rent one of these new units.

- 14 units available
- Second floor office or storage space
- Tenants have access to a shared kitchenette



**SQUARE
FOOTAGE**

**RANGING FROM 195 SF
TO 486 SF**

PRICING

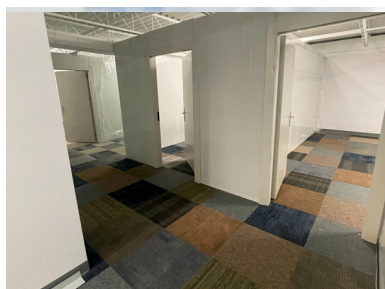
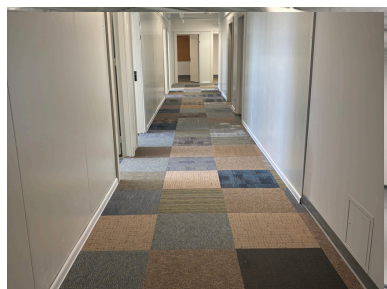
**STARTING AT \$375.00
(PLUS HST) PER MONTH**

JULIA PARENT

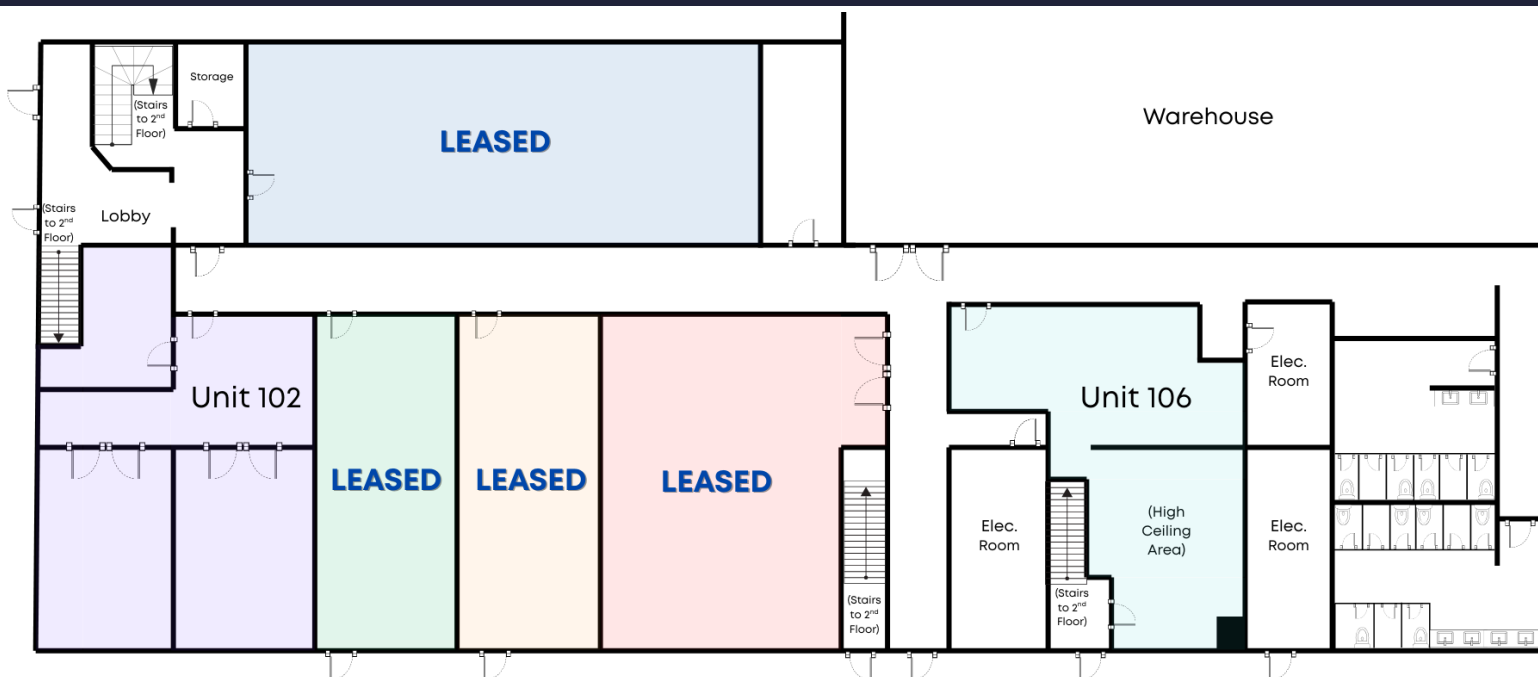
2487 KALADAR AVE. UNIT 104

613-866-3912

JULIA@STONEWATERPROPERTIES.COM



FOR LEASE



NEW STORAGE & WORKSHOP

COMING SOON

Construction is nearly complete these versatile first floor storage/workshop units - perfect for makers, artists, and small-scale fabricators.

- Unit 102 - Large storage, workshop or office space - great space with lots of options.
- Unit 106 - Large, open unit with storage room and high ceiling workshop.



2477A KALADAR AVE.
OTTAWA, ON

SQUARE FOOTAGE	UNIT 102 - 1,537.92 SF
	UNIT 106 - 1,098.12 SF

PRICING	UNIT 102 - \$2,370.96
	UNIT 106 - \$1,921.71

(ALL RATES ARE MONTHLY, PLUS HST)

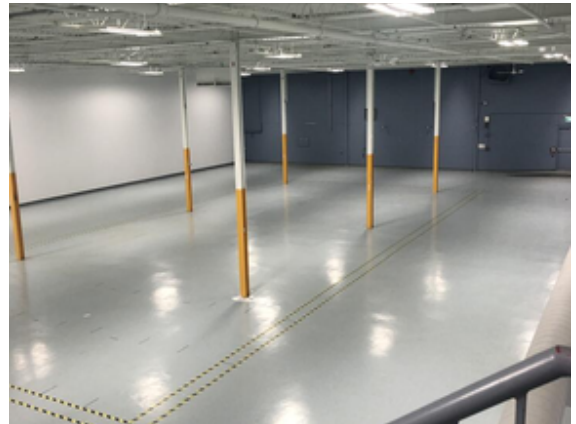
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MEET 2477 KALADAR AVE.

INTERIOR AND EXTERIOR PHOTOS





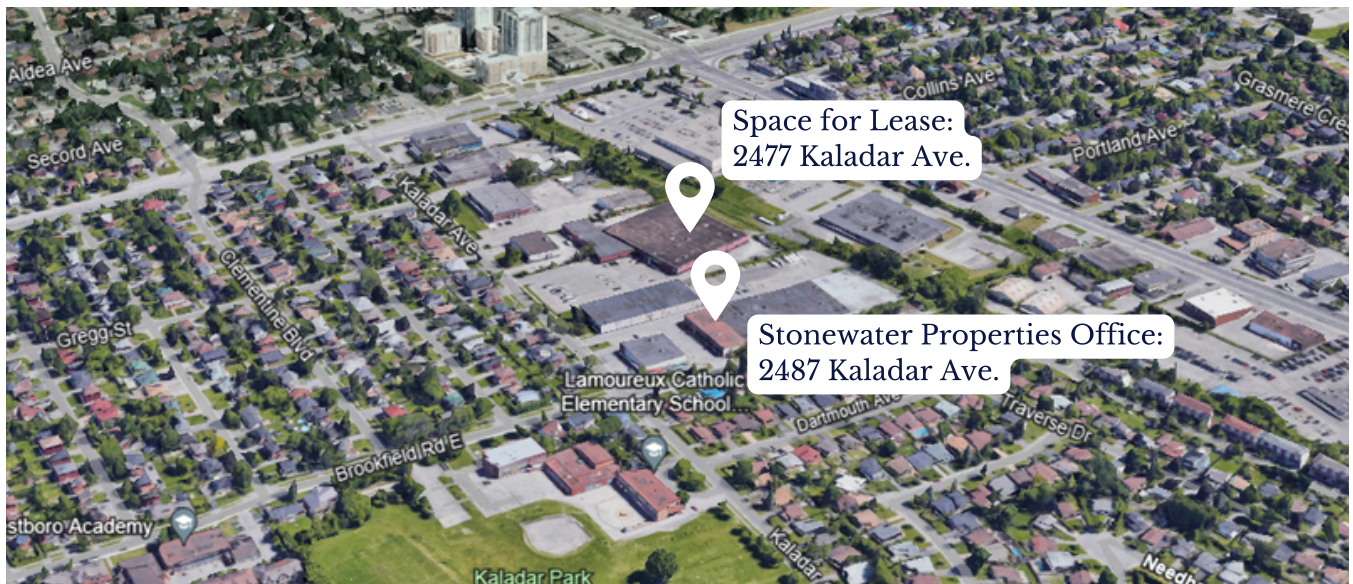
GET IN TOUCH

OUR OFFICE

2487 Kaladar Ave. Suite 104
Ottawa, ON
K1V 8B9

Monday to Friday - 8:00 am to 4:00 pm
Saturday & Sunday - Closed

Donna Parent, Regional Property Manager
613-291-6206
donna@stonewaterproperties.com





ABOUT STONEWATER PROPERTIES

GET TO KNOW US!

Stonewater Properties is a British Columbia-based company with a growing portfolio of commercial and industrial properties across Canada and the United States. Our reach spans from Langley, BC, to Ottawa and Brockville, ON, and extends south to Corpus Christi and Robstown, Texas.

We specialize in managing and investing in commercial and industrial real estate that delivers long-term value and growth. By operating in diverse regional markets and economies—spanning both primary and secondary cities—Stonewater offers investors the unique advantage of a nationally diversified portfolio.

Our team believes in keeping things simple and transparent. We offer flexible investment options so our clients can decide how involved they want to be, making it easy to align with their personal financial goals.

All properties in the Stonewater portfolio are operated by our in-house property management division, ensuring they run smoothly and meet the needs of our tenants and investors.

Whether you're looking for a place to grow your business or a reliable investment opportunity, Stonewater Properties is here to help you succeed.