



## 3326 Limebank Road

Industrial space available for lease in Ottawa.

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View From Above • 3326 Limebank Road

# Aerial Overview



River Road

Limebank Road

3326 Limebank Rd



## Property Details

Located south of Hunt Club Road and west of the Ottawa International Airport.

## Property Highlights

- Office/warehouse space with drive-in loading
- 100 ft x 100 ft outside storage compound available for rent
- Unit 5A has a grade level door (10"x12")
- Ideal for sales, service, showroom
- Rural services, well water and septic
- Mezzanine spaces in both units at no charge
- Ample parking
- Excellent exposure along Limebank Road
- 5-minute drive to the Ottawa International Airport
- 10-minute drive to HWY 416
- 20-minute drive to HWY 417

## The Specifications



Unit 1

4,572 SF

Unit 2

4,572 SF

Unit 5A

3,210 SF



Zoning

IL - Light Industrial



Clear Height

15'



Parking

Ample Parking



Availability

January 1, 2024



Net Rent

\$15.00 PSF

Additional Rent

\$6.66 PSF (estimate)



Listing Agents

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## Business Park Industrial Zone: IL

### Permitted Uses

- Animal care establishment (By-law 2015-90)
- Animal hospital
- Automobile dealership
- Automobile rental establishment
- Broadcasting studio
- Catering establishment
- Day care
- Drive-through facility
- Emergency service
- Heavy equipment and vehicle sales, rental and servicing
- Light industrial uses
- Medical facility
- Municipal service centre
- Office
- Park
- Parking garage
- Parking lot
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Post office
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Technology industry
- Training centre
- Truck transport terminal
- Warehouse

### Permitted Uses - with Conditions

- Amusement centre, amusement park and recreational and athletic facility;
- Animal care establishment
- Amusement centre
- Amusement park
- Automobile service station
- Bank
- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Gas bar
- Instructional facility
- Personal service business
- Recreational and athletic facility





# Photos



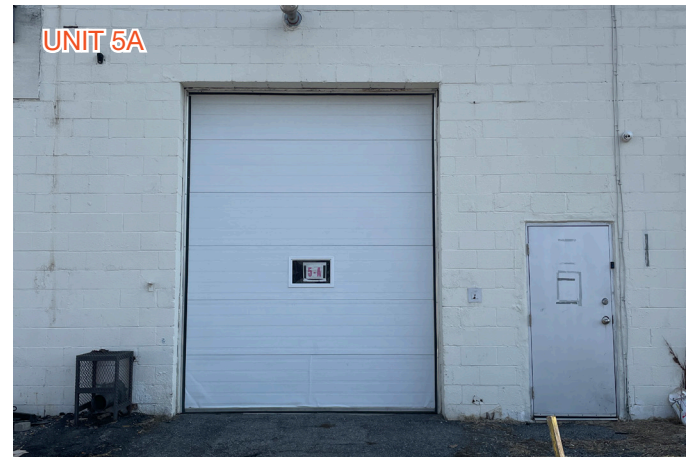


# Photos

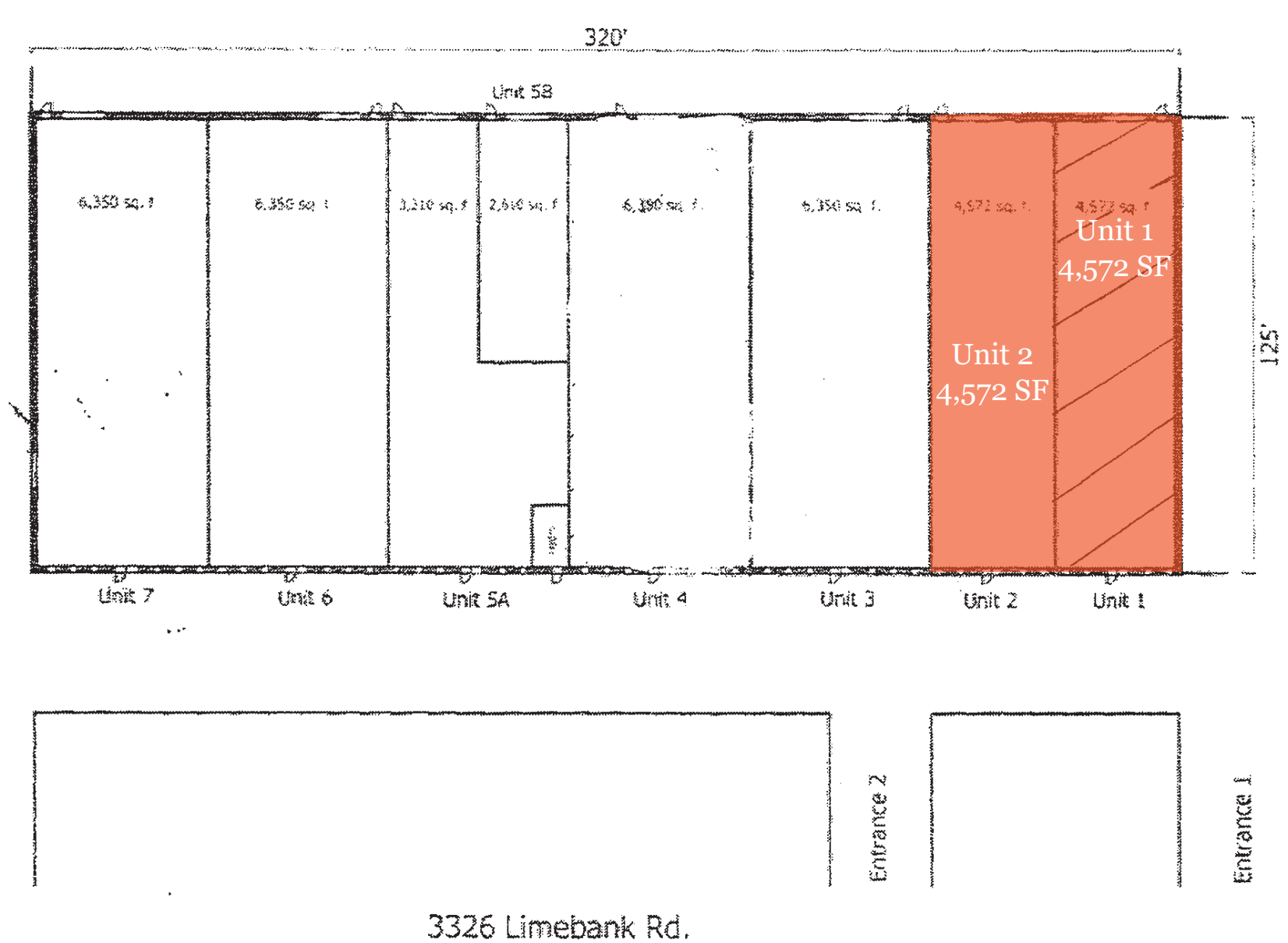




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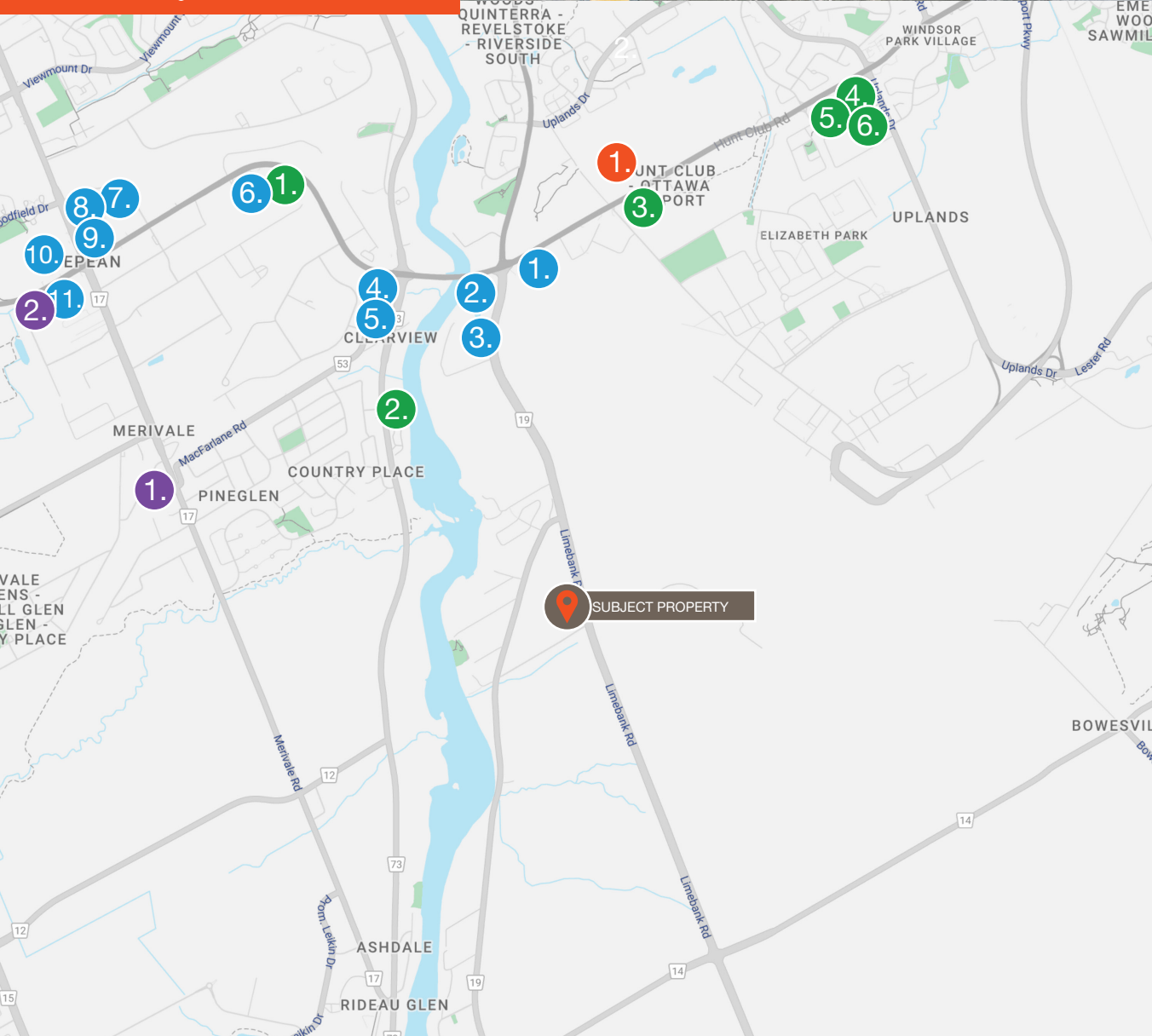
# Site Plan







# Nearby Amenities



## Retail & Restaurants

### 1. Hunt Club Market Place

- T&T Supermarket
- Mary Brown's Chicken
- TD Bank
- Second Cup
- Moxie's
- Kimonos Ramen & Poke
- Royal Rooster Shawarma
- Bamu
- Anytime Fitness
- Dollarama

- 2. Petro
- 3. Express St-Hubert
- 4. Esso
- 5. Tim Hortons

### 6. West Hunt Club Plaza

- Chop Steakhouse & Bar
- Manadarin
- The Captain's Boil
- Dufresne Furniture & Appliances
- JSKY
- Jack Astors
- Popeyes
- Cora Breakfast & Lunch
- Baton Rouge
- Panera Bread
- Five Guys
- Starbucks
- Rona

- 7. Costco
- 8. PetSmart
- 9. PetSmart

### 10. Nepean Crossroads Centre

- Canadian Tire
- The Brick
- Dollarama
- Rona
- Bombay Spices
- LCBO
- Mark's
- Dollar Tree
- Burger King
- Boston Pizza
- A&W
- Sturctube
- Blinds to Go

### 11. 540 West Hunt Club

- Ashley Furniure
- East Side Mario's
- Party City
- Mobilia

## Institutional

- 1. St. Monica School
- 2. Ottawa Catholic School Board

## Hospitality

- 1. Sandman Signature
- 2. Ramada by Wyndham
- 3. Days Inn by Wyndham
- 4. Homewood Suites by Hilton
- 5. Holiday Inn Express & Suites
- 6. Hampton Inn by Hilton

## Recreational

- 1. Ottawa Hunt and Golf Club



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