5310 Canotek Road

Ottawa, Ontario – 1,200 sq. ft. available

Property Details

 41,549 square foot office/industrial building located in Canotek Business Park

Access to top transportation roads and public transit

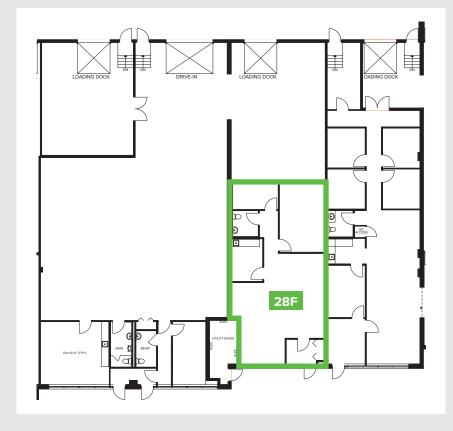
- Featuring clear heights of 14' to 22' and dock level loading
- **Office/Industrial** 5310 Building **Several Nearby** Amenities **Quick Access to Major Highways** UMBERLAND 148 tineau **Close Proximity to** 5310 Located within the Hunt Club and Walkley Canotek 174 **Public Transit** Road submarket 34 **Exceptional access to Highway 174** 0 and Montreal Road **Trusted** ttawa Landlord 85

Office/Industrial Building

5310 Canotek Road is located in the Canotek Business Park, which contains over 1 million sq. ft. of industrial space and is considered one of Ottawa's preeminent industrial locations. The park benefits from its efficient access to major highways and shipping routes.

The property is a multi-tenant flex office/industrial building with shared dock level loading.

With close proximity to Highways 174, 417 and other important local arterials, the property offers convenient access to a variety of tenant amenities.





Unit	Size (SF)	Туре	Availability
28F	1,200	Office	Immediate
Operating Costs: \$5.26 pcf Dealty Tay: \$2.16 pcf			

Operating Costs: \$5.26 psf | Realty Tax: \$3.16 psf Total 2022 Additional Rent: \$8.42 psf



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