



For Lease » Warehouse Space

5370 Canotek Road

Ottawa | Ontario

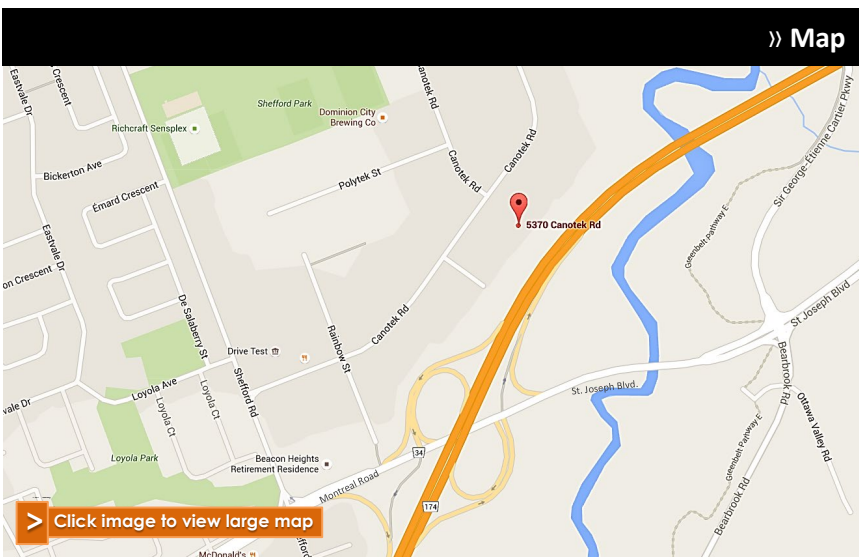


Building Details

Total Building Area:	53,834 sf
Net Rent:	\$16.00
Operating Costs:	\$8.16
Available Area:	1,635 sf
Availability:	Immediately

BUILDING KEY FEATURES + HIGHLIGHTS

- + Abundance of surface parking available
- + Private washrooms in each space
- + 20 foot ceilings in warehouse spaces
- + Most warehouse spaces have garage doors
- + Responsive Management – Hands-on team with a top-tier repair and maintenance program
- + Wide variety of complimentary tenants including accountants, engineers, auto tire service and food service
- + Separate HVAC, electrical + gas meters
- + Backing onto Highway 417 with excellent exposure
- + On LRT (phase 2) route when completed



For More Information Contact

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ELK
PROPERTY MANAGEMENT LIMITED



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» Location and Neighborhood



- + **Direct Access via Shefford Road** – Easy entry to Canotek Road
- + **Quick Access to Queensway** – Via Montreal Road
- + **Excellent Signage Opportunities** – Clear visibility from Highway 417
- + **Close to Downtown** – Just minutes from Ottawa's core, shopping, and restaurants

» Additional Highlights

- + Spacious warehouse area
- + Convenient **loading bay** for easy shipping and receiving
- + Private **office space** included

» Pictures



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