

1181 NEWMARKET STREET

OTTAWA, ON K1B 1A6



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Additional Rent:	Operating Costs: \$6.05 SF/yr
Building Size:	36,495 SF
Available SF:	3,280 SF
Number of Units:	13
Year Built:	1976
Zoning:	IL
Market:	Ottawa
Submarket:	East Ottawa

PROPERTY OVERVIEW

Welcome to 1181 Newmarket Street, a premier leasing opportunity in an ideal location. This property boasts 3,280 square feet of space for lease, complete with convenient dock loading with a ramp that allows for drive-in and ample on-site parking. Enjoy seamless transportation with easy access to Queensway Innes Road, maximizing efficiency for your business operations. Enhance your visibility with the option for pylon signage, ensuring that your presence is noticed. With professional management in place, leasing this property provides a hassle-free experience. Don't miss out on this exceptional opportunity to secure a modern and functional space that meets your business needs.

PROPERTY HIGHLIGHTS

- - 3,280 square feet of warehouse space
- - Convenient dock loading with a ramp that allows for drive-in
- - On-site parking for employees and visitors
- - Easy access to Queensway Innes Road for seamless transportation
- - Pylon signage available for maximum visibility
- - Professionally managed



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MERKBURN HOLDINGS LTD.

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FOR LEASE

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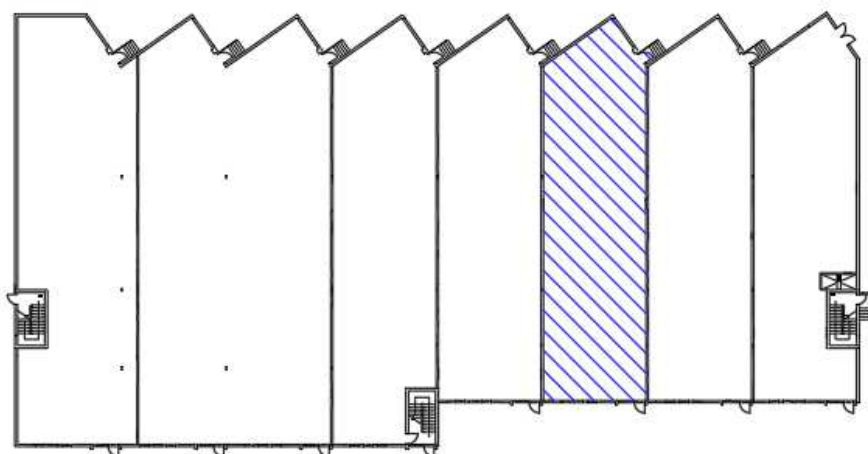
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1171 – 1185 NEWMARKET STREET

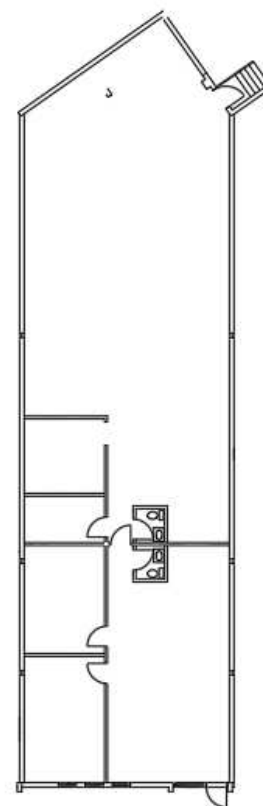
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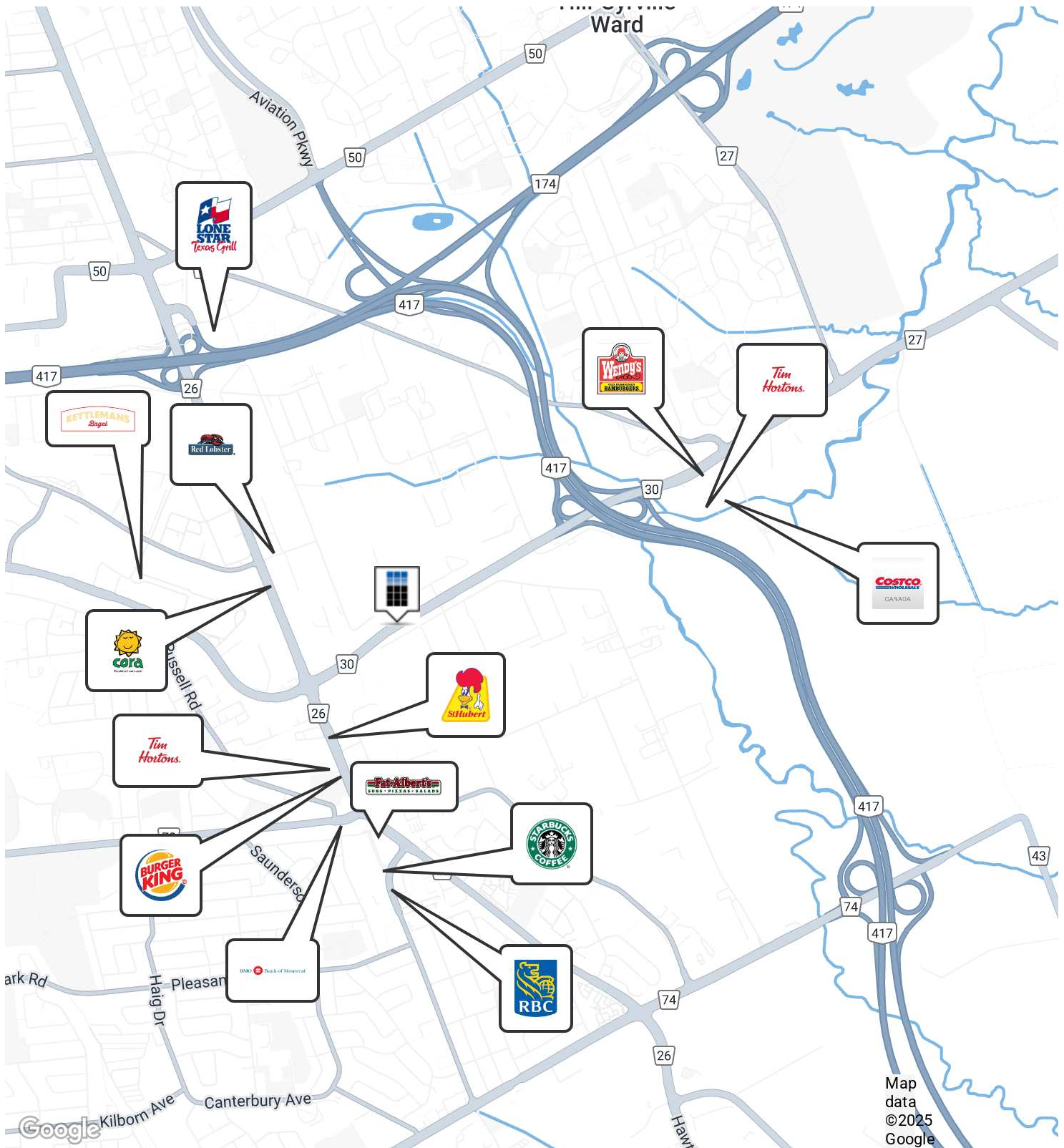
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