



Industrial

5300 Canotek Road

Ottawa, Ontario

±45,833 Sq.ft.

Epic Investment Services

Abdullah Saad

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PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	±45,833 Sq. Ft.
NUMBER OF FLOORS	2
PSF OPERATING COST	\$7.42
PSF REALTY TAX	\$3.12
CERTIFICATIONS	BOMA BEST Baseline Certified

BUILDING HIGHLIGHTS

- Located within the Hunt Club and Walkley submarket
- Exceptional access to Highway 174 and Montreal Road
- Convenient access to a variety of tenant amenities
- Efficient access to major shipping routes



**BOMA
BEST**
SUSTAINABLE
BASELINE



Distances & Amenities

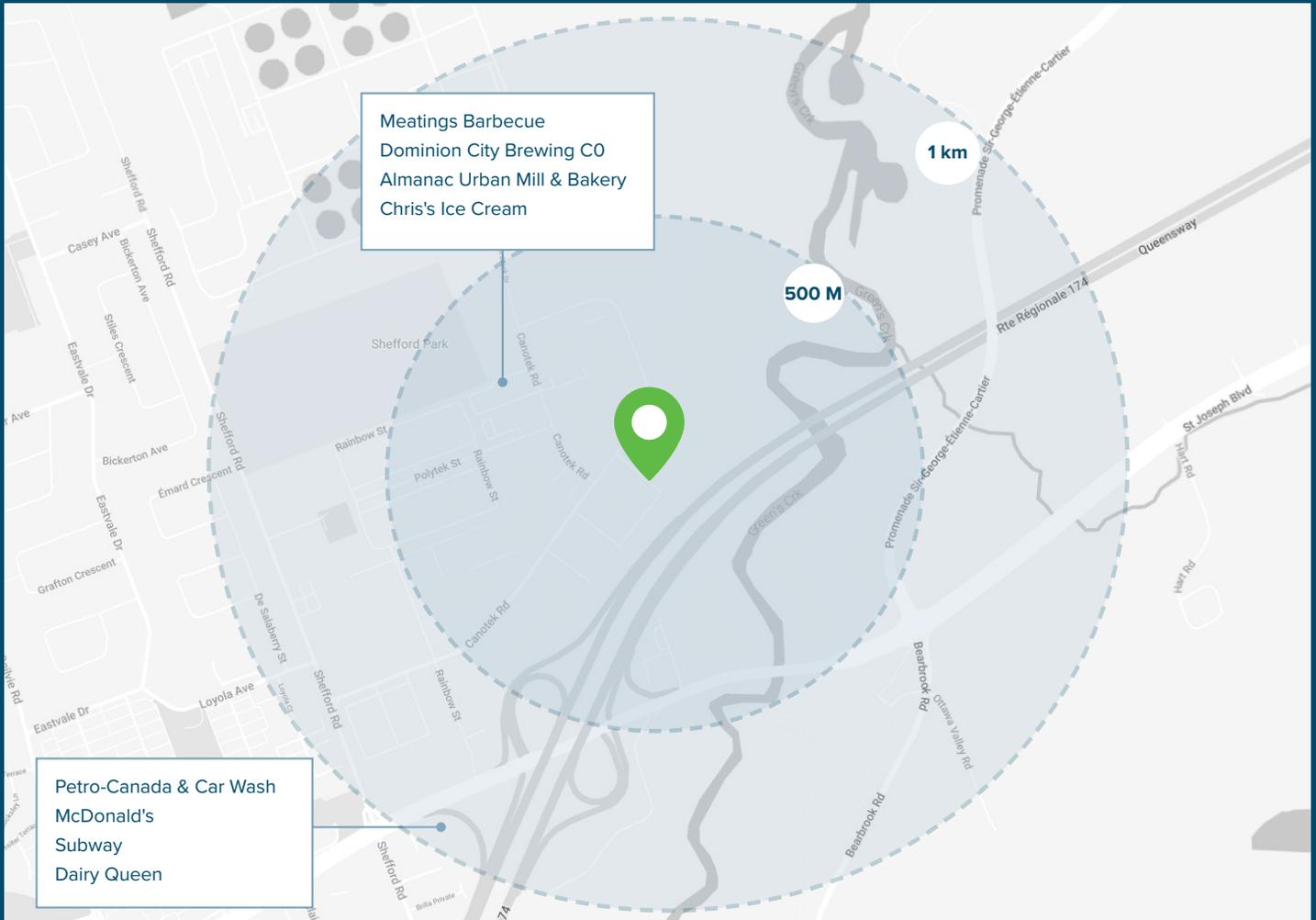
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Drive Times

Highway 174	5 min
Highway 417	8 min
Hunt Club Road	15 min

Public Transit

Bus Stop	1 min walk
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