

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE



47 ANTARES DRIVE, OTTAWA, ON



JENNINGS
REAL ESTATE
BROKERAGE INC.

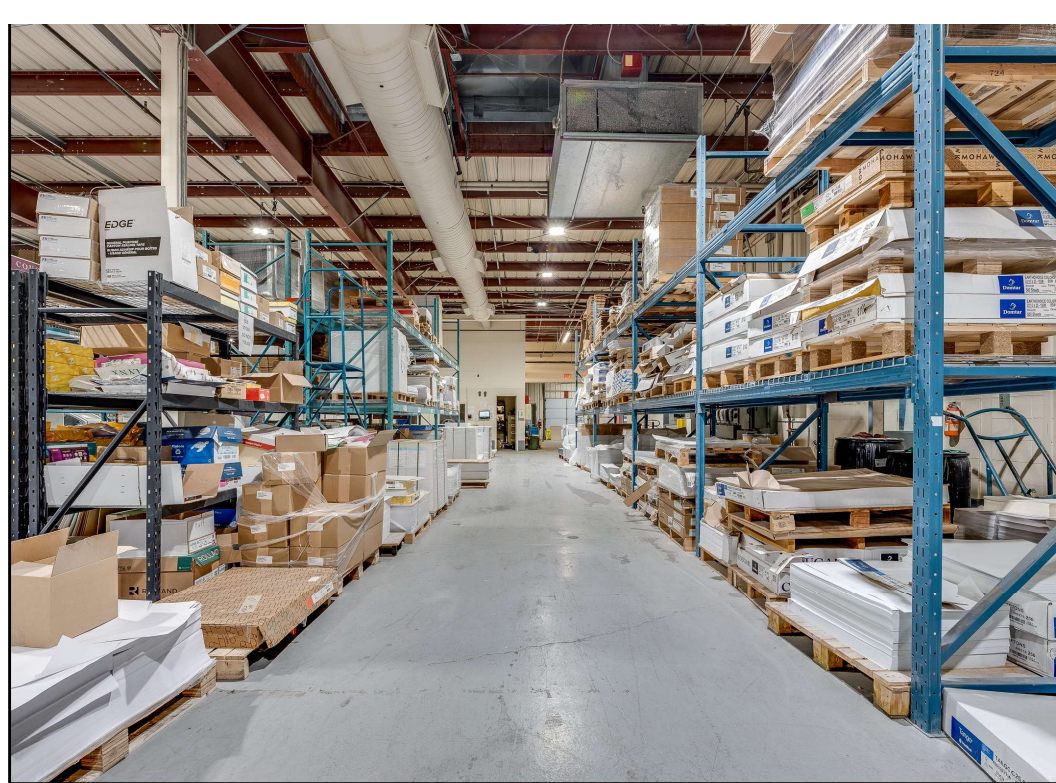
OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDIT. RENT
Immediate	Industrial/Warehouse	Up To 41,100 SF	\$13.50 PSF *	\$8.06 PSF + utilities (2025 Est.)

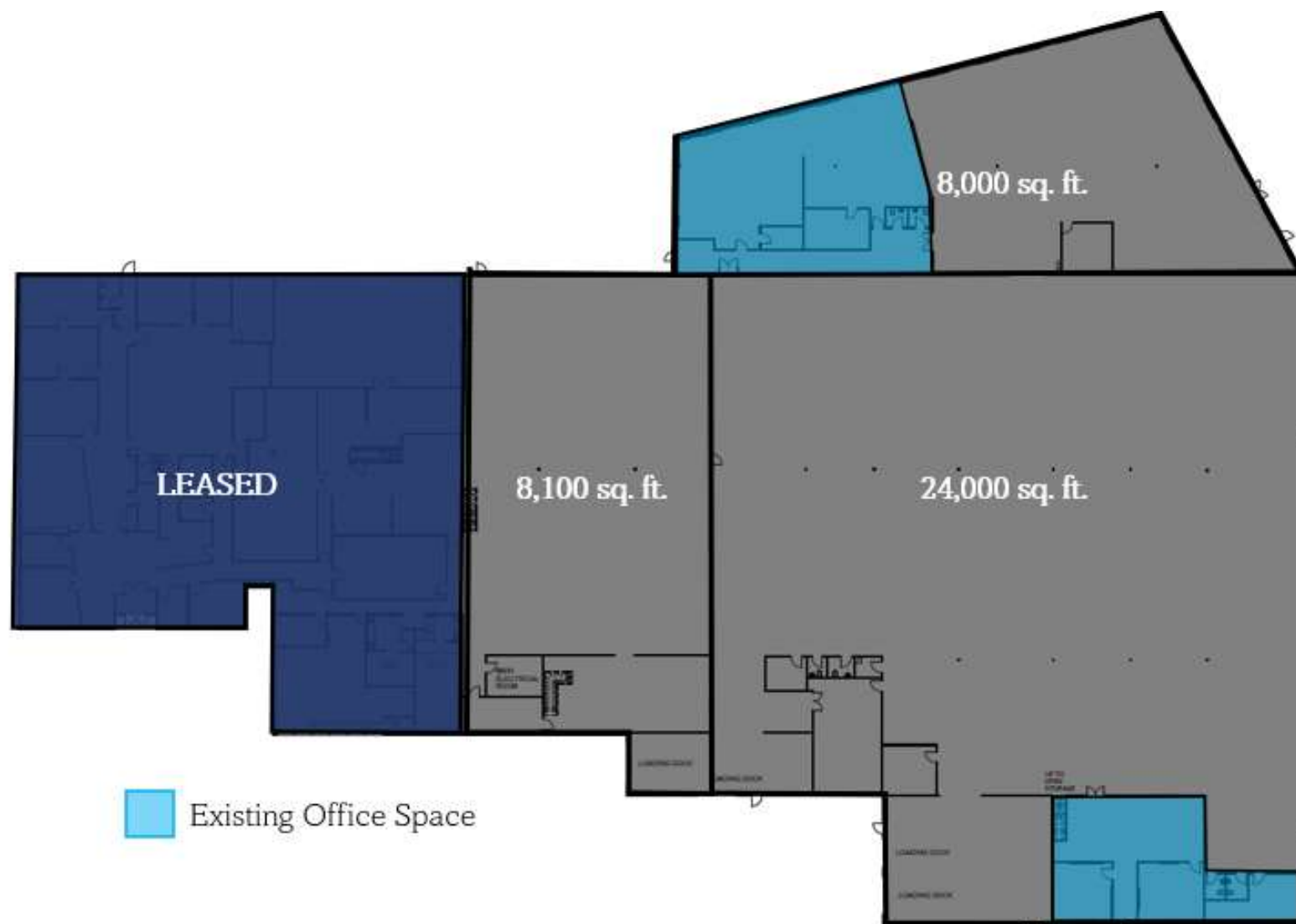
PROPERTY HIGHLIGHTS

- The demising options are as follows: **8,100 SF**, and **24,000 SF**. Can be combined to **32,000 SF**, or **41,100 SF**
- Conveniently located along Hunt Club Road, just minutes from the Ottawa International Airport
- Completely air-conditioned building
- Two 12' x 12' oversized grade level loading doors, with interior dock levelers
- Two regular 8' x 8' grade-level doors
- 16' clear height to underside of beam, 18' clear height to roof joist
- Building is serviced by 1000kVA transformer with a main breaker rated at 1200amps 347/600v
- Fully sprinklered building
- * Net rent quoted for unit size of 24,000 square feet or more

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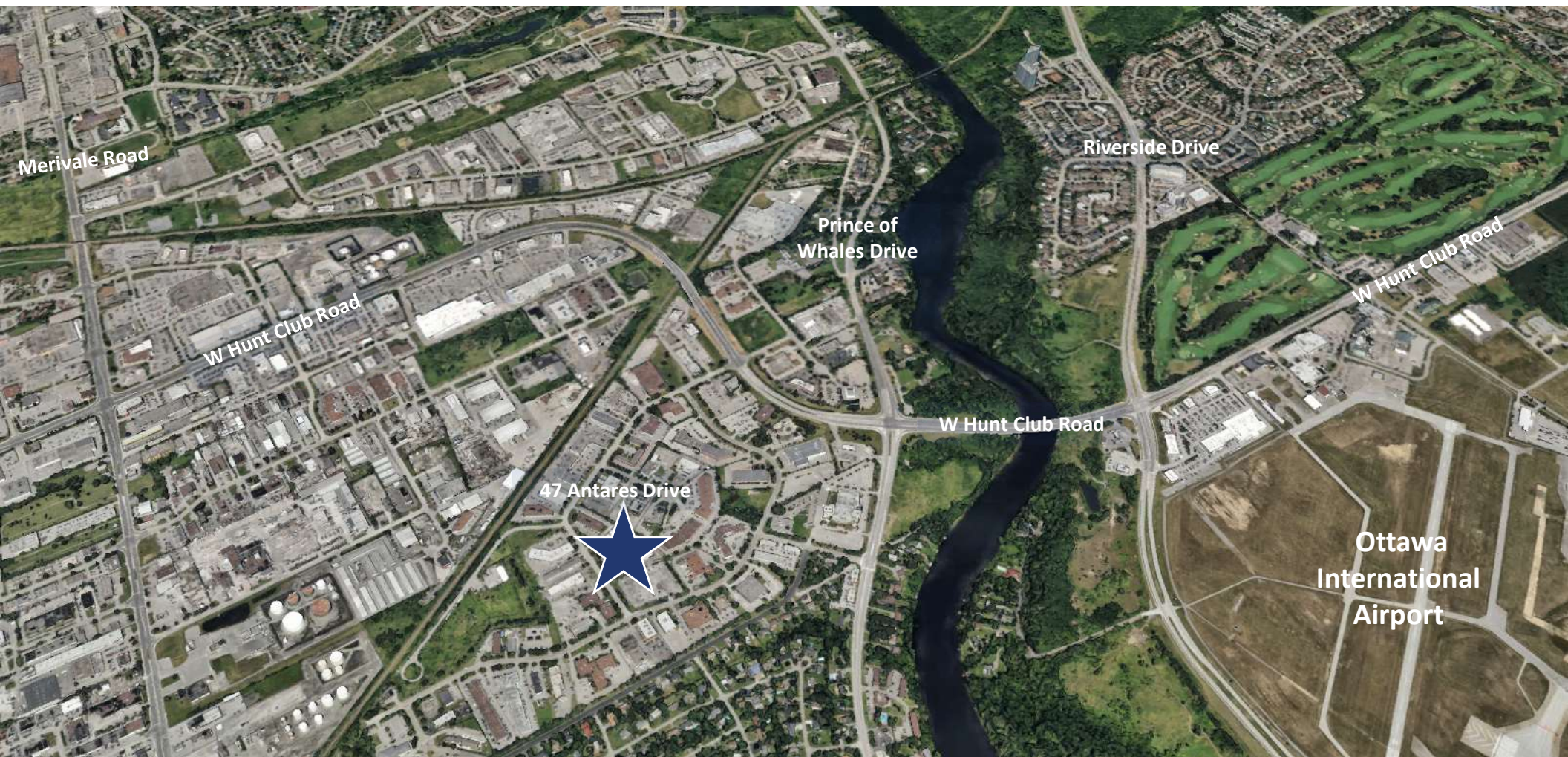


FLOOR PLAN

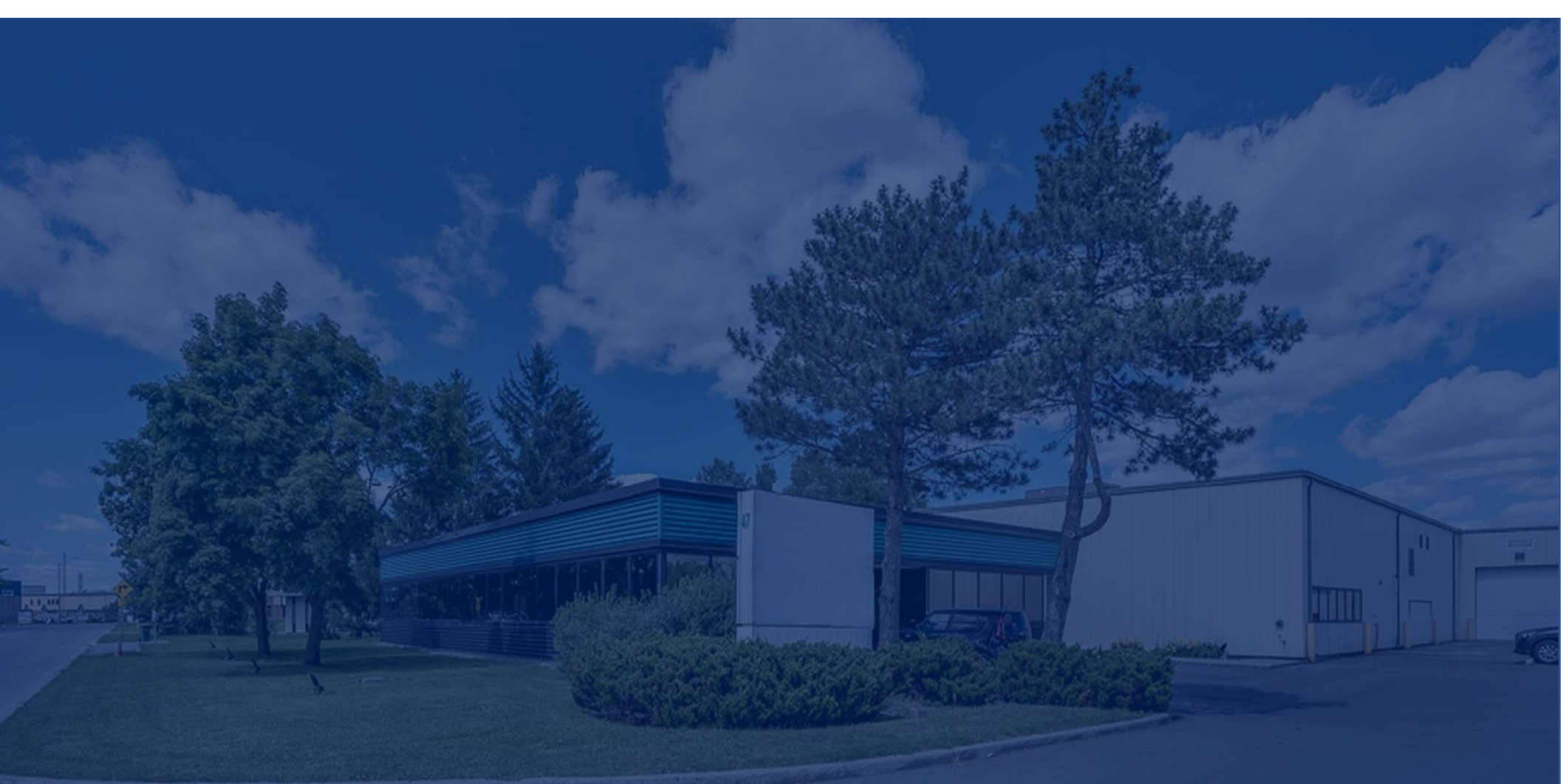


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MAP



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