

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE



302 LEGGET DRIVE
SUITE 126



JENNINGS
REAL ESTATE
BROKERAGE INC.

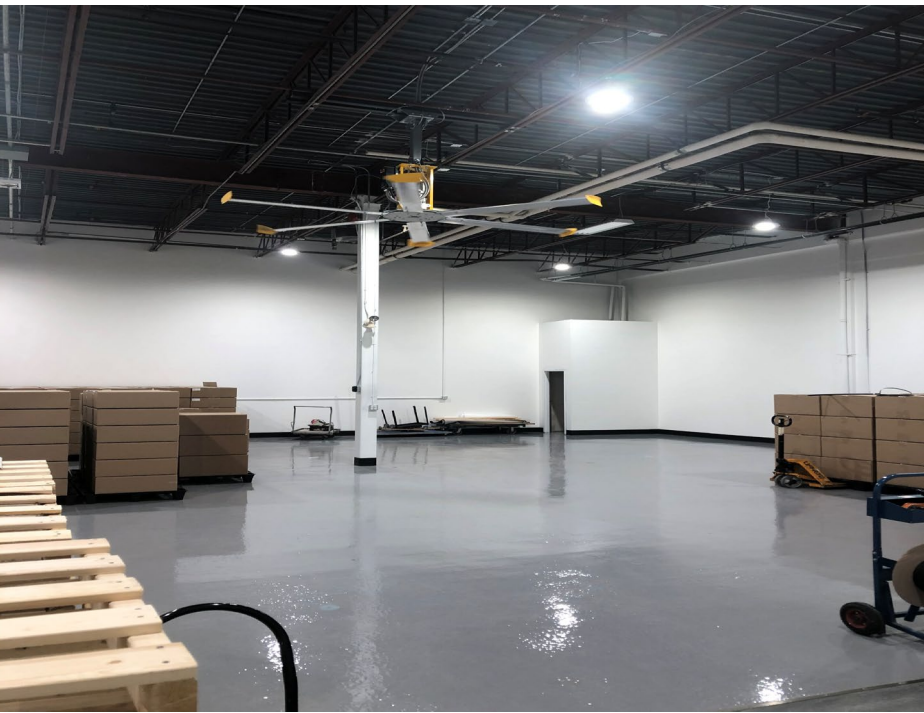
OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADD RENT	ADD COST
60-Day Notice	Industrial/Warehouse	12,467 SF	\$17.00 PSF	\$7.73 (2026 Est.)	Utilities

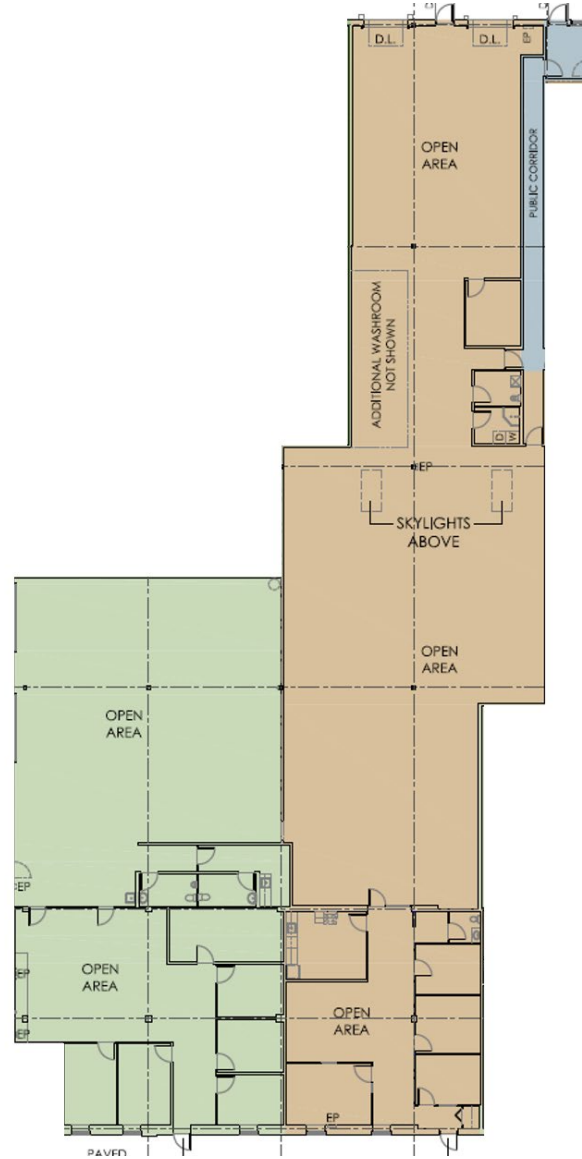
PROPERTY HIGHLIGHTS

- Two-dock level loading doors capable of accommodating a 53' trailer deliver, with the ability to add a ramp for a combination of grade and dock-level loading
- 18' clear height in a warehouse
- Recently renovated/white boxed warehouse including epoxy flooring, LED lighting, and large ceiling fans
- Office/showroom of approximately 2,624 SF
- Fully sprinklered space
- Dedicated parking available
- Pylon and overhead building signage available
- Zoning: EDK-2 (Kanata North Economic District)

302 LEGGET DRIVE
SUITE 126



FLOOR PLAN



302 LEGGET DRIVE
SUITE 126

MAP



302 LEGGET DRIVE
SUITE 126

Contact: Jennings Real Estate Brokerage Inc.

Andrew Eberhard | Broker of Record
613-709-0263 | aeberhard@jre.ca

Iryna Loshkarova | Sales Representative
613-413-1361 | iloshkarova@jre.ca



JENNINGS
REAL ESTATE
BROKERAGE INC.