

# FOR LEASE: Industrial

## 409 Industrial Ave., Unit 3, Ottawa



### DESCRIPTION:

- ✓ Well located industrial space with excellent visibility on Industrial Avenue. This industrial/showroom opportunity is located just minutes away from HWY 417. Easy access to HWY 417 via Innes Road or St. Laurent Boulevard. This light Industrial zoning supports a wide range of Industrial uses or showroom uses. Close proximity to public transit.

### SPACE AVAILABLE: Available Immediately.

- ✓ **Unit 3:** 11,845 square feet rentable.

### NET RENTAL RATE:

- ✓ \$18.00 per square foot per annum net.

### OPERATING COSTS:

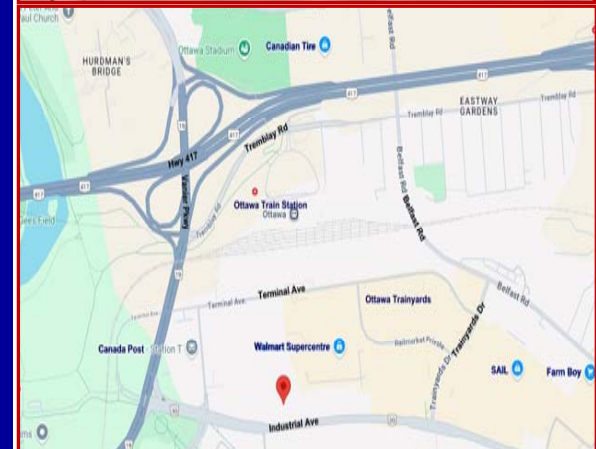
- ✓ \$6.50 per square foot (estimate).

### HIGHLIGHTS:

- ✓ Approximately 12' clear ceiling height.
- ✓ Heavy 600-volt power distributed throughout the space.
- ✓ Two (2) dock-level loading doors approx. 8'x8.
- ✓ Two (2) forced air HVAC units.
- ✓ Parking: 18 spaces. Locations to be determined.
- ✓ Two (2) office spaces in unit.
- ✓ Great Exposure. Good Traffic Count. Easy Access.

### ZONING:

- ✓ IG3 - General Industrial Zone - Allows for Commercial and Industrial Uses.



***For more information please contact:***

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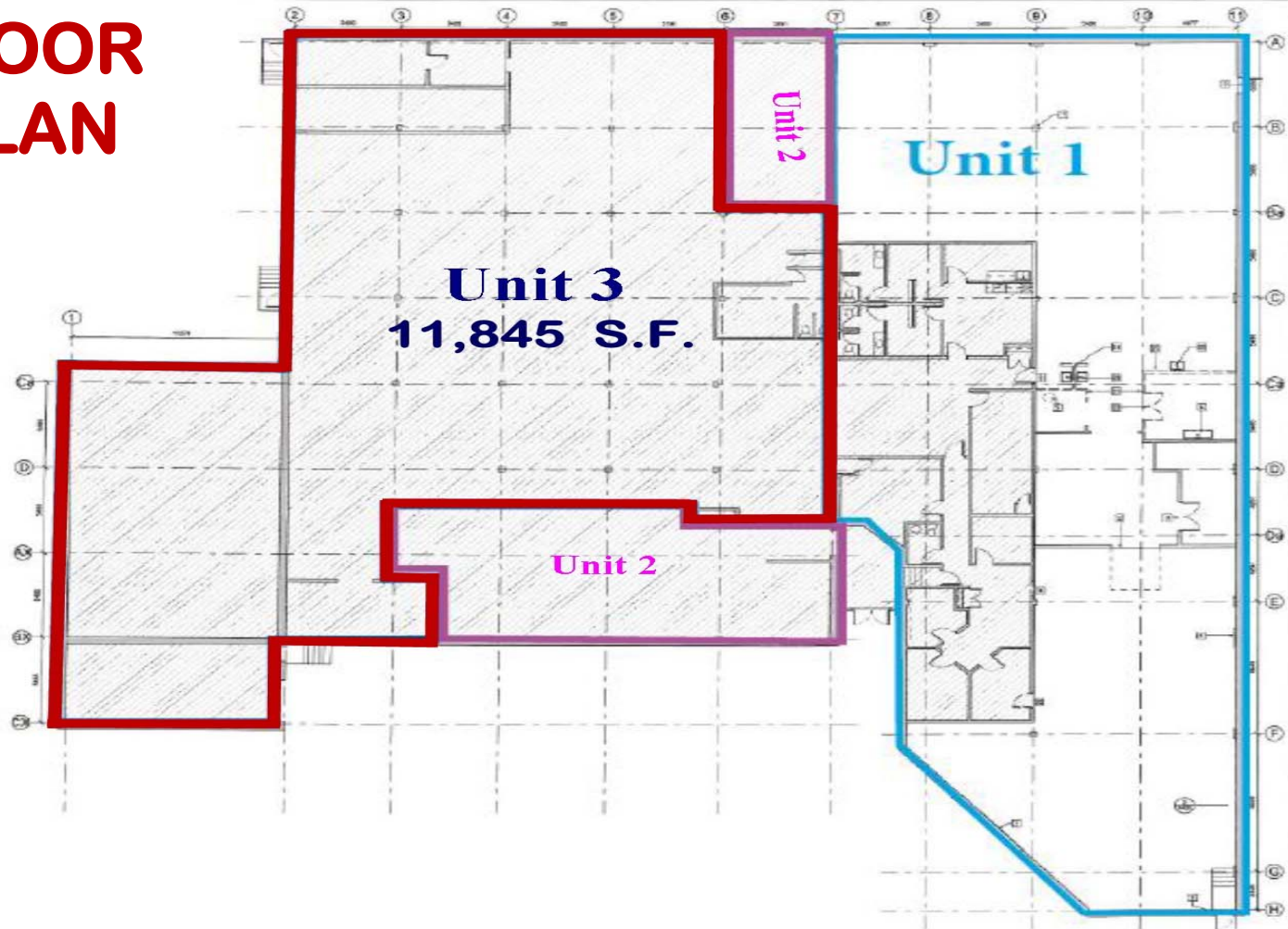
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## FLOOR PLAN



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## SITE PLAN



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## IG3 - General Industrial Zone

### Permitted Uses:

animal care establishment (By-law 2015-190)  
animal hospital  
automobile body shop broadcasting studio  
Cannabis Production Facility, contained within a building that is not a greenhouse.  
(By-law 2019-222)  
catering establishment  
crematorium  
drive-through facility  
emergency service  
garden nursery  
heavy equipment and vehicle sales, rental and servicing kennel  
leaf and yard waste composting facility light industrial uses medical facility  
office  
park  
parking garage  
parking lot  
personal brewing facility (By-law 2019-41)

place of assembly  
printing plant  
production studio  
research and development centre  
service and repair shop  
storage yard  
technology industry  
training centre  
truck transport terminal  
warehouse waste processing and transfer facility (non-putrescible)  
(By-law 2014-289)

### In the IG3 Subzone: (a) The following uses listed in Section 199(2) are prohibited:

animal care establishment  
automobile dealership  
automobile rental establishment  
bank machine  
post office  
recreational and athletic facility (By-law 2008-326)

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