

# FOR SUBLEASE

1228 OLD INNES ROAD (UNIT 311)

Ottawa, ON K1B 3V3



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### OFFERING SUMMARY

Lease Rate: Contact Zinati Realty  
Available SF: 4,075 SF  
Additional Rent: approx. \$7.55 PSF

### PROPERTY OVERVIEW

Prime industrial/flex space available for Sublease in the established Innes Business Park. This versatile unit at 1228 Old Innes Road features an efficient layout with three enclosed offices, an open work area, and one in-unit washroom, making it ideal for a wide range of business operations. The warehouse component offers 18 ft clear height and a grade-level loading door for convenient indoor storage. Zoned IH[268], the property accommodates numerous industrial and commercial uses, providing excellent flexibility for growing businesses in a highly accessible east-end location.

### PROPERTY HIGHLIGHTS

- Utilities extra
- Available immediately
- Grade-level loading bay
- Zoning IH[268]
- Lease expires May 31, 2029

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Additional Photos



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Retailer Map



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