

6839 COUNTY ROAD 2 NAPANEE



FOR LEASE \$9.90 PSF NET

JAMES WARD
Broker
jward@rtcr.com
613-384-1997 ext 25

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

6839 COUNTY ROAD 2 - PROPERTY DETAILS

CIVIC ADDRESS: 6839 County Road 2
Napanea, ON, K7R 3K6

PROPERTY TYPE: Industrial/Warehouse with accessory offices

ASKING RENT: \$9.90 per sq ft per annum

ADDITIONAL RENT: \$3.30 per sq ft per annum (2026 Estimate).
Includes property taxes, building insurance, well & septic, landscaping maintenance, and management. Does not include snow removal (tenant's responsibility).

BUILDING SIZE: Warehouse/shop 5,889 +/- sq ft
(plus 446 sq ft mezzanine)
Office 1,330 +/- sq ft

TOTAL GROSS LEASABLE AREA: 7,219 +/- sq ft

SITE AREA: +/-1.8 Acres. Dedicated fenced yard

PIN: 451260288

ZONING: M3 - General Industrial

WATER: Septic/Well

ELECTRICAL: 200 amp single phase

HEAT: HVAC in office, boiler with in-floor heat
in shop

FLOOR DRAINS: In warehouse

DOORS: Three 14 ft x 14 ft grade level overhead doors
One 12 ft x 12 ft grade level overhead door

PARKING: Ample parking on site



PHOTOS

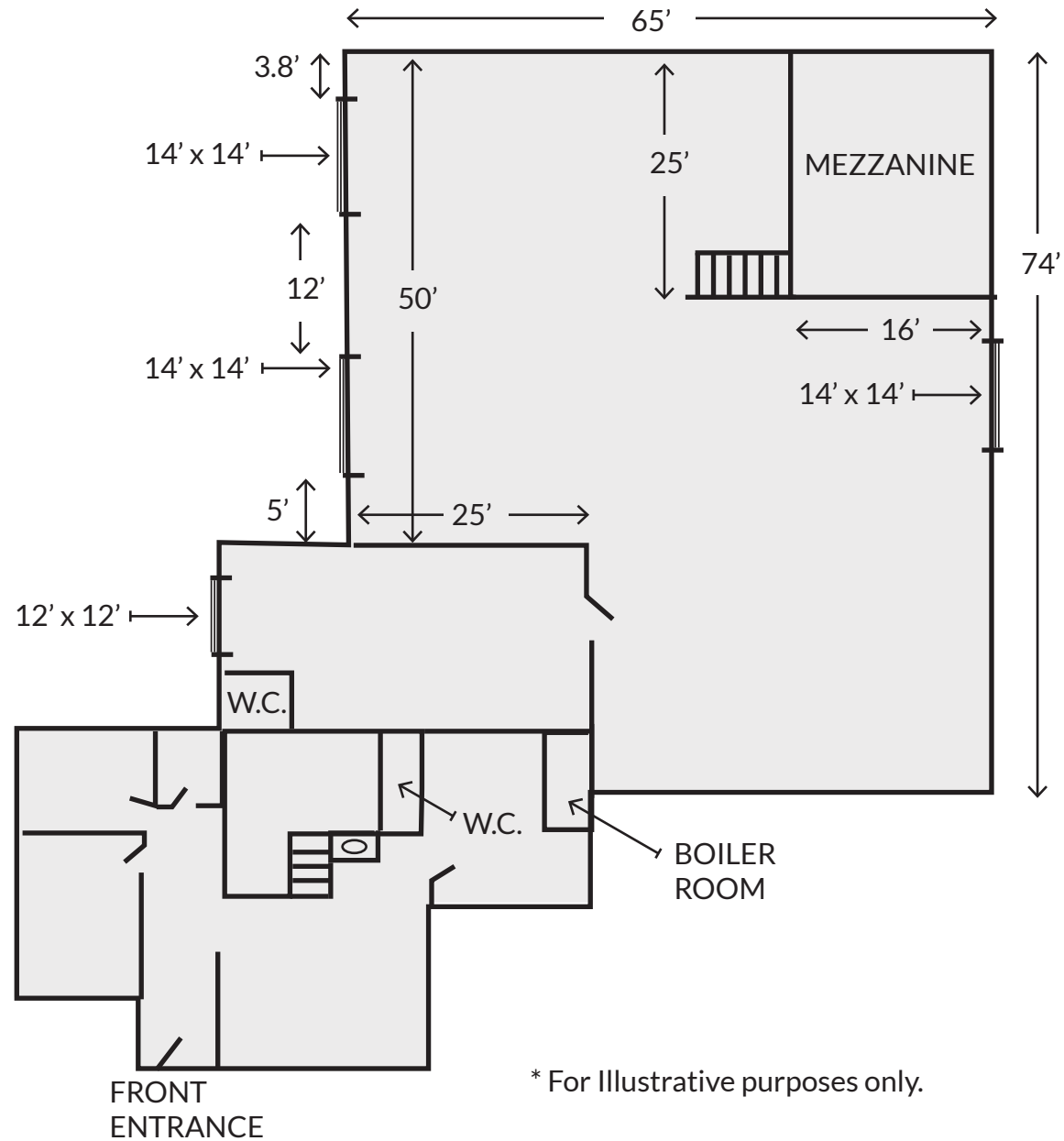


▶ All information provided is deemed reliable but is not guaranteed and should be independently verified.

PHOTOS



FLOOR PLAN



* For Illustrative purposes only.

ZONING



ZONING

The property is zoned M3 (General Industrial). Permitted uses include:

Residential Uses:

- Prohibited

Non-Residential Uses:

- Abattoir;
- Agricultural produce warehouse;
- Ambulance Station;
- Animal Shelter;
- Business, Professional or Administrative office provided such use is accessory to a permitted non-residential use specified herein;
- Bulk Storage Tanks and related facilities;
- Contractor's yard;
- Custom workshop;
- Equipment sales and rental;
- Facility for the generation of electrical power;
- Farm implement and equipment sales and service establishment;
- Feed mill or seed cleaning plant;
- Fire Hall;
- Garden and nursery sales and supply establishment;
- Greenhouse, commercial;
- Information Industry;
- Light manufacturing plant;
- Saw and/or planing mill;
- General Industrial Use;
- Motor vehicle body shop;
- Motor vehicle repair garage;
- Municipal, County or Provincial Maintenance Depot;
- Public utility use in accordance with the General Provisions of this By-law;
- Recycling Depot;
- Research facilities;
- Retail establishment where such use is accessory and incidental to a permitted non-residential use otherwise specified herein and does not exceed 25 percent of the gross floor area of all buildings and structures;
- Small engine sales and service establishment;
- Sewage treatment facility;
- Truck Repair and Maintenance depot;
- Warehouse;
- Water Tower;
- Water Treatment plant;
- Wholesale establishment; and
- Workshop