

# 2393 STEVENAGE

OTTAWA, ON K1G 3W1



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Additional Rent:	\$10.65 (does not include utilities)
Building Size:	8,200 SF
Available SF:	8,200 SF
Number of Units:	1
Year Built:	1972
Zoning:	IH
Market:	Ottawa
Submarket:	Ottawa East

## PROPERTY OVERVIEW

Introducing a prime leasing opportunity at this exceptional Ottawa property. Boasting 3 large drive-through bays, 6 garage overhead doors, and 2 gantry cranes, this industrial space is equipped to handle diverse manufacturing or distribution needs. The expansive 25' clear ceiling height, 600V / 3-phase power supply, private offices, meeting rooms, and air-conditioned office space provide the ideal setting for seamless operations. The inclusion of a locker room, lunch room, stock room, and a spacious 2-acre, paved, fenced compound with electrical plugins ensures unparalleled functionality. Take advantage of this versatile property, perfectly tailored to elevate your business operations.

## PROPERTY HIGHLIGHTS

- 3 large drive-through bays
- 6 garage overhead doors (15' wide x 14' high)
- 2 gantry cranes (3 ton & 10 ton)
- 25' clear ceiling height
- 600V / 3-phase power supply
- Private offices & meeting rooms
- Locker room & lunch room
- Air-conditioned office space
- Secure 2-acre paved and fenced compound with electrical plug-ins



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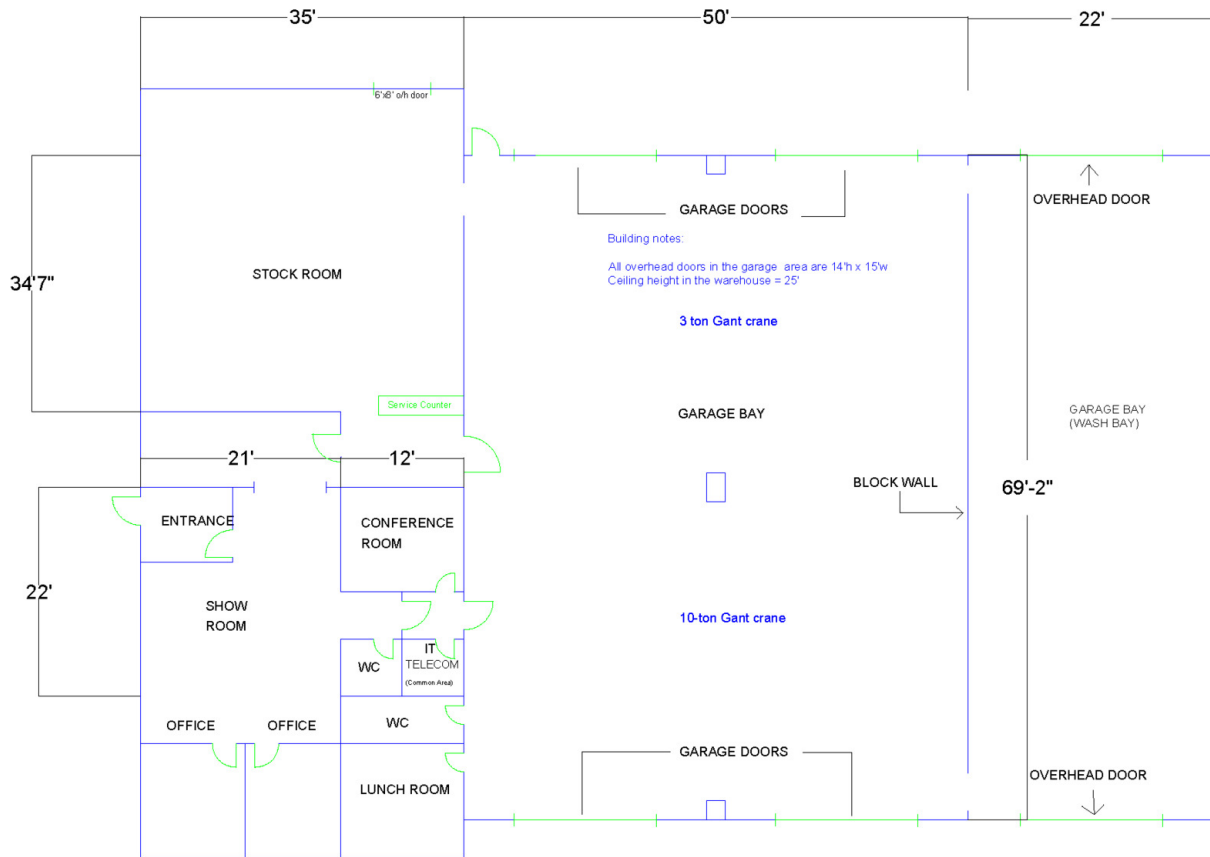
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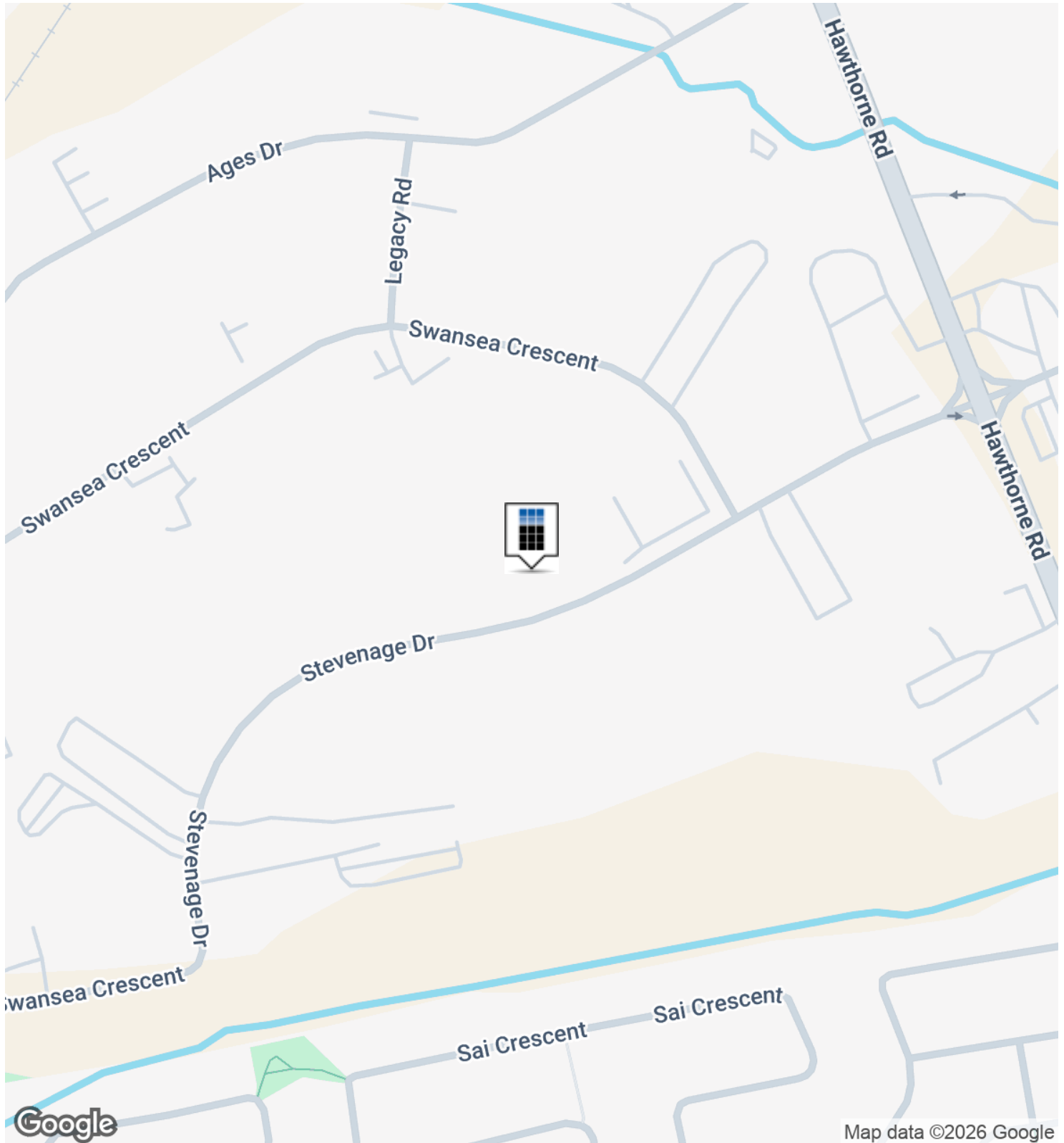
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