



5495 Canotek Road, Ottawa

6,450 SF industrial building for lease in Canotek Industrial Park

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Here is where your business will *grow*.

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5495 Canotek Road, Ottawa



Size
6,450 SF



Zoning
**IM - Mixed Industrial
Zone**



Net Rent:
\$18.50 PSF

Additional Rent:
\$6.50 PSF



Available:
Immediate



Listing Agents

Ian Shackell*

Partner

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Matt Shackell*

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*Sales Representative

Property Highlights:

- 6,450 SF industrial building for lease in Canotek Industrial Park
- Fully built-out with private offices, boardroom, kitchenette, and warehouse/workshop space
- Yard space available at additional cost
- Drive-in loading door with warehouse mezzanine
- Zoned IM (Mixed Industrial), permitting a wide range of uses
- Ample on-site surface parking
- Easy access to Highway 417 via Ogilvie Road

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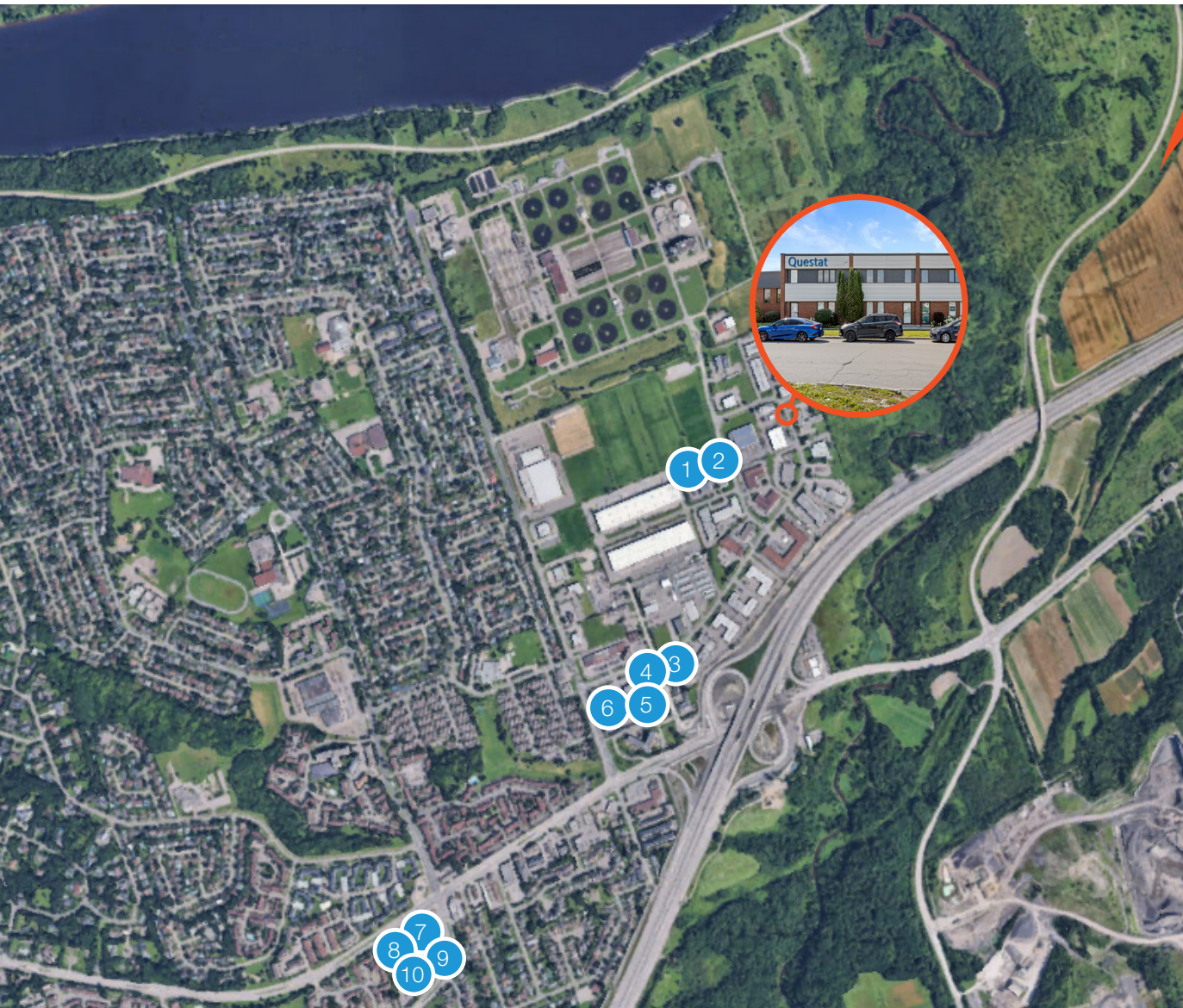
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Amenities Map

Amenities

- 1 Dominion City Brewing CO
- 2 Almanac Urban Mill & Bakery
- 3 Dairy Queen
- 4 McDonalds
- 5 Scotiabank
- 6 Tim Hortons
- 7 Popeyes Louisiana Kitchen
- 8 Pizza Pizza
- 9 Umbrella Burger
- 10 Metro

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