

Industrial Warehouse space in
Canotek Industrial Park

FOR LEASE

5510 Canotek Road Unit 8, Ottawa ON



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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

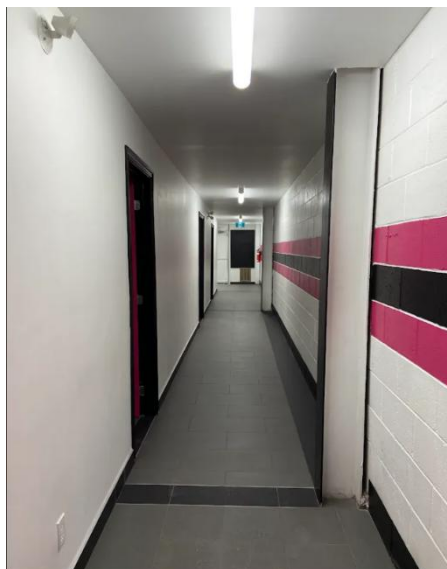
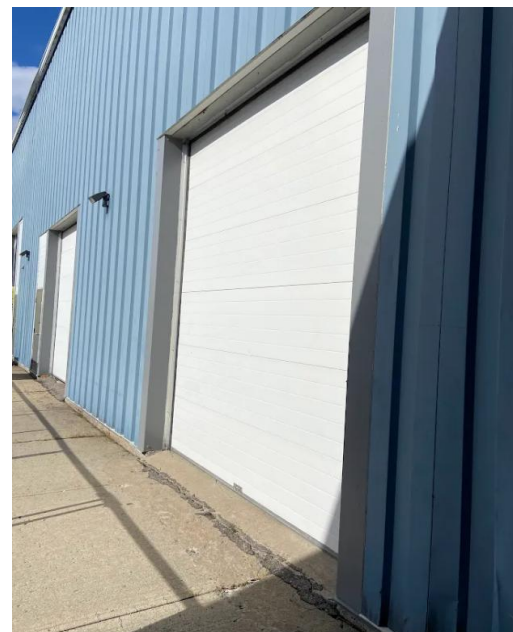
Ground floor industrial space. Conveniently located within the well known Canotek Industrial Park, 5510 Canotek Road offers convenient access to Highway 417 and other major arterials. Four parking spaces included. Office cleaning and light bulb changes are not included.

ADDRESS	5510 Canotek Road, Unit 8
SIZE	Approximately 7,500 SF
RENTAL RATE (NET)	\$12.75/SF/Annum
ADDITIONAL RENT	\$7.25/SF (2025)
MONTHLY RENT	\$ 12,500.00 plus HST
AVAILABILITY	Immediate

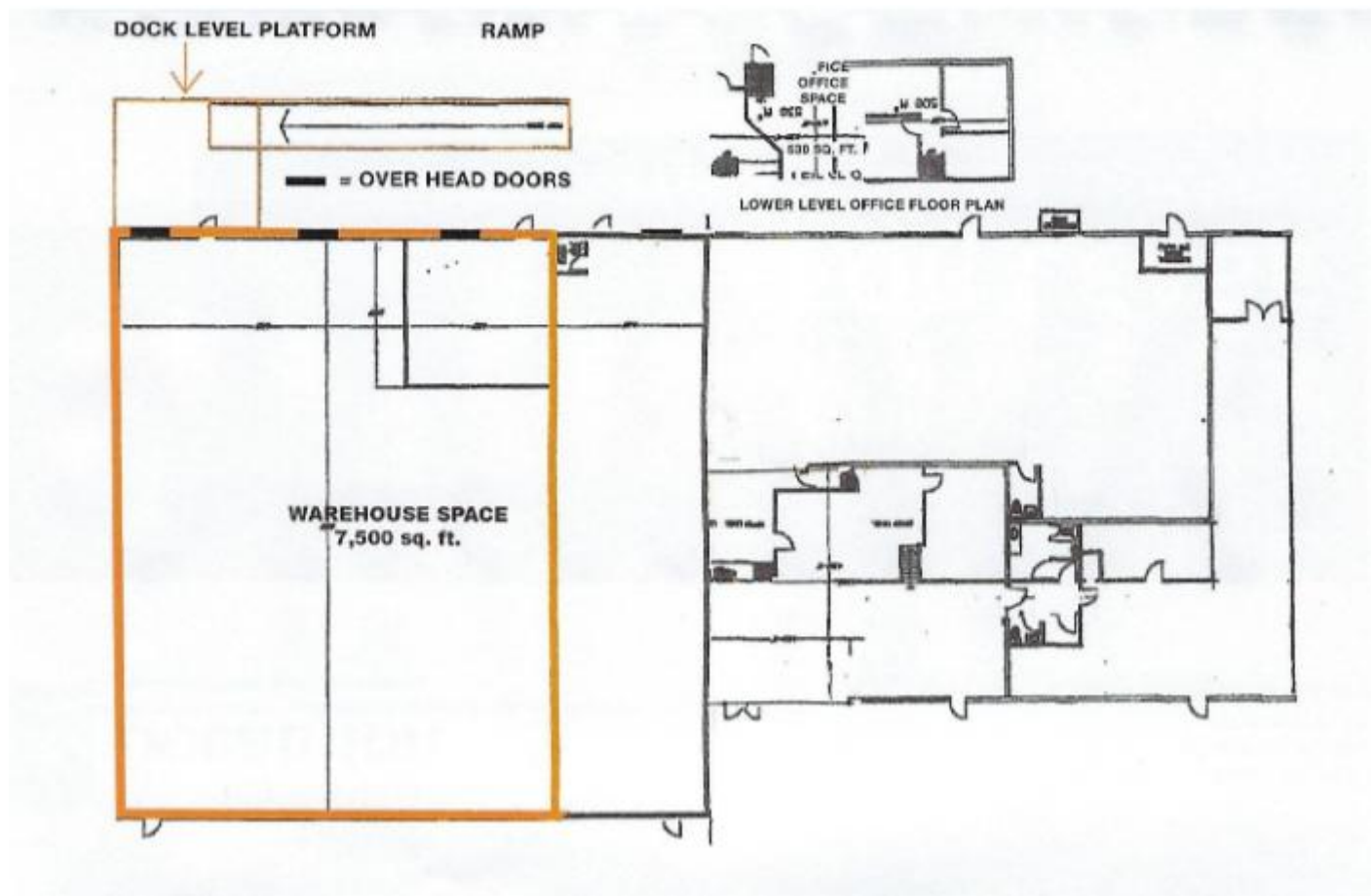
DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	12,675	102,678	436,947
Population (2028)	14,025	114,918	484,533
Population (2033)	15,281	125,626	526,627
Daytime Population	14,607	102,230	471,496
Median Age	45	42.3	40.3
Average Household Income	\$117,589	\$110,247	\$104,360

PROPERTY PHOTOS



FLOORPLAN



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