



FOR LEASE

WAREHOUSE SPACE

1501 Sieveright Ave., Bay 1 & 2 Ottawa, ON K1T 1M5

BUILDING FEATURES

The building is minutes to Hunt Club Road for quick east-west access or east to Highway 417. Fronting on Sieveright, it is a minute to Bank Street. This is a winning location for businesses servicing east and south Ottawa. The power-operated grade-level door is 9' 11" (w) by 12' (H). There are two office areas, approximately 24' by 36' and 11' by 11'. The clear height is 13' 5". The Landlord will consider dividing the space into approximately 2,250 sq ft. Building and a pylon signage opportunity.

LEASE DETAILS

ADDRESS	1501 Sieveright Ave., Bay 1 & 2, Ottawa, ON K1T 1M5
RENTAL RATE PER SQ. FT.	\$16.00
RECOVERABLE COSTS PER SQ. FT.	\$5.17
WAREHOUSE SPACE	3,515 sq. ft.
OFFICE SPACE	985 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IL2H(14)
OCCUPANCY	Immediate



GEOFFREY H. GODDING CPM

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ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Management & Administration
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Common Area Hyrdo

Hydro and gas is metered and paid directly by the tenant.

Recoverable cost are estimated at \$5.17 per sq. ft. for year ending December 31, 2024

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