

FOR LEASE

OFFICE / WAREHOUSE SPACE

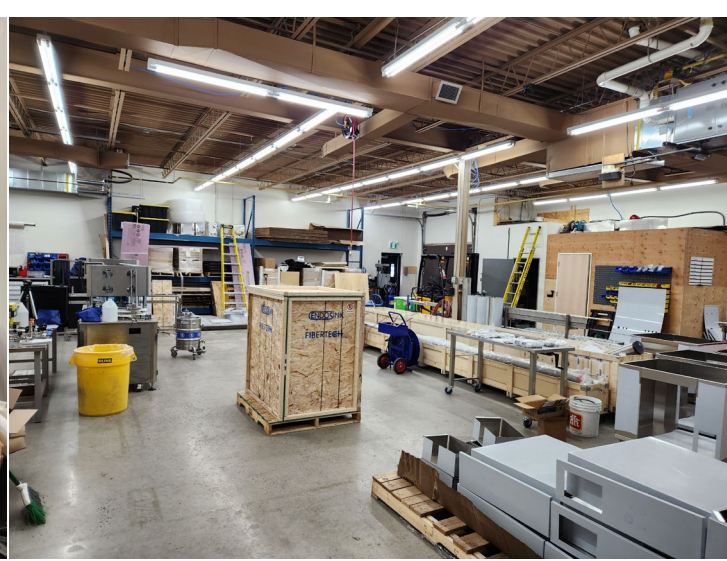
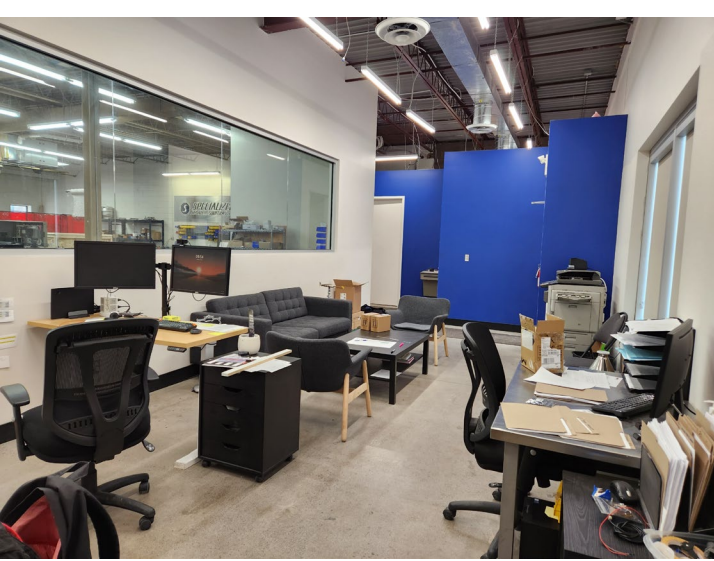
106 Schneider Road, Unit C, Ottawa, ON. K2K 1Y2

BUILDING FEATURES

- Office/Warehouse space 3,825 sq. ft.
- Area consists of an open office area with one office, 2 washrooms, kitchen area and warehouse
- Building signage available
- Located on the corner of Legget Drive and Schneider Road
- 110/208 volt serviced
- Single Phase
- 12' clear height
- 8' 10" W 8' 4" H grade level loading

LEASE DETAILS

ADDRESS	106 Schneider Road, Unit 3, Ottawa, ON. K2K 1Y2
RENTAL RATE PER SQ. FT.	\$ 18.00
RECOVERABLE COSTS PER SQ. FT.	\$ 8.63
WAREHOUSE SPACE	Approx. 3,125 sq. ft.
OFFICE SPACE	Approx. 750 sq. ft.
LEASE TERM	3 to 5 Years
ZONING CODE	IG6
OCCUPANCY	TBD



GEOFFREY H. GODDING CPM

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ADDITIONAL RENT INCLUDES:

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

Recoverable cost are estimated at \$8.63
per sq. ft. for year ending December 31,
2024

NOTE: Gas is metered and paid directly
by the tenant.

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