

FOR LEASE

OFFICE / WAREHOUSE SPACE

135 Iber Road, Bay 1 & 3, OTTAWA, ON. K2S 1E7

BUILDING FEATURES

- 3,000 sq. ft.
- Approx. 45' 7" (W) by 65' 8" (L)
- Two grade level loading 10' (W) by 11' 11" (H)
- 100-amp 110/208 3 phase
- Pylon signage available
- 17 – 19 ft. clear ceiling height
- Showroom / office with windows on the north and west side
- Front on Iber Road

LEASE DETAILS

ADDRESS	135 Iber Road, Bay 1 & 3, OTTAWA ON. K2S 1E7
RENTAL RATE PER MONTH	\$ 4,500.00
RECOVERABLE COSTS PER MONTH	\$ 1,875.00
WAREHOUSE SPACE	Approx. 2300 sq ft
OFFICE SPACE	Approx 700 sq ft
LEASE TERM	3 - 5 years
ZONING CODE	Light industrial
OCCUPANCY	Immediate
PROPERTY TYPE	Office/Warehouse



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales

Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

Main Office:

1390 Prince of Wales Drive,

Suite 106, Ottawa, Ontario K2C 3N6

Geoff Office:

430 Hazeldean Road, Suite 222, Kanata,

Ontario K2L 1T9

ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Recoverable cost are estimated at \$ 1875.00 per month for year ending December 31, 2024

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

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