

FOR LEASE



WAREHOUSE SPACE

154 Iber Road, Bays 1-3, Stittsville, ON K2S 1E9

BUILDING FEATURES

- ❖ Total Area: 10,223 sq. ft.
- ❖ Bay 1 – 3,407 sq. ft.
 - ❖ Net Rent: \$ 20.00 per sq. ft.
- ❖ Bay 2 or 3 – 3,407 sq. ft.
 - ❖ Net Rent: \$19.00 per sq. ft.
- ❖ Recoverable Costs are fix for the calendar year with 4 ½ % there after
- ❖ 18 feet clear height
- ❖ 3 Grade level doors 12 ft by 12 ft
- ❖ 100-amp 600-volt service per bay
- ❖ 7' 9" by 2' 6" sign box
- ❖ R20 insulated walls and roof

LEASE DETAILS

ADDRESS	154 Iber Road, Bays 1-3, Stittsville, ON K2S 1E9
RENTAL RATE PER SQ. FT.	\$ 20.00 or \$ 19.00
RECOVERABLE COSTS PER SQ. FT.	\$ 7.50
LEASE TERM	3 – 5 Years
ZONING CODE	IL[1559]
OCCUPANCY	Immediate



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
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ADDITIONAL RENT INCLUDES:

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

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

Recoverable costs are estimated at \$7.50 per sq. ft. for the year ending December 31, 2025

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