

**FOR LEASE**

**OFFICE / WAREHOUSE SPACE**

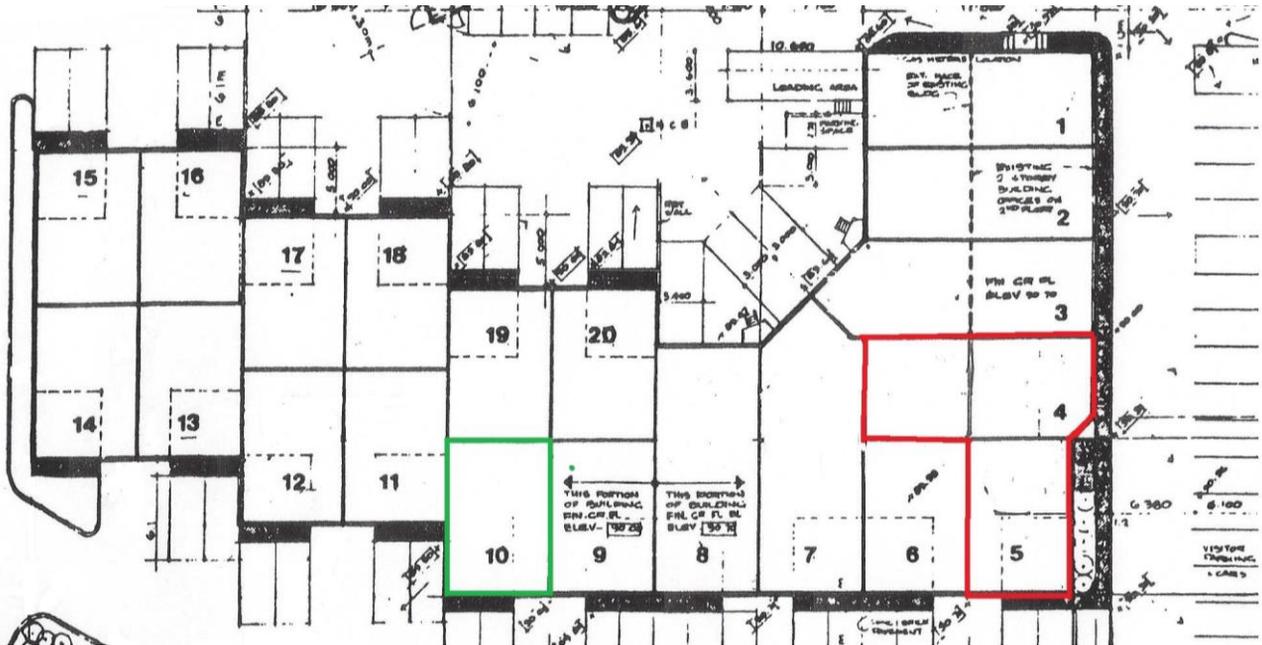
**65 Bentley Ave, Bay 10, Nepean, ON K2E 8B4**

## **BUILDING FEATURES**

- 1000 sq ft office/warehouse space
- Bay approx. 30 ft by 33 ft
- Office area approx. 390 sq. ft.,
  - 15' 7" by 25' 11"
- Grade level loading 8 ft (W) by 10 ft. (H)
- 18 feet clear height
- 600-volt service
- Storage mezzanine over the office area

## **LEASE DETAILS**

ADDRESS	65 Bentley Ave, Bay 10, Nepean, ON K2E 8B4
RENTAL RATE PER MONTH	\$ 1,500.00
RECOVERABLE COSTS PER MONTH	\$ 625.00 (est.)
WAREHOUSE SPACE	Approx. 610 sq. ft.
OFFICE SPACE	Approx. 390 sq. ft.
LEASE TERM	3 – 5 years
ZONING CODE	Heavy Industrial
OCCUPANCY	June 1, 2024
PROPERTY TYPE	OFFICE / WAREHOUSE



## 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
- Recoverable cost are estimated at \$625.00 (est.) per month for year ending December 31, 2024

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

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