



**FOR LEASE**

**WAREHOUSE/OFFICE SPACE**

**BUILDING FEATURES**

- Total Approx 9,000 SF
- **OFFICE:** 2 private offices, storage, reception, accessible washrooms

**SMALL WAREHOUSE SECTION**

- 2 mezzanine storage areas, 1 accessible washroom, storage area, electrical/utility room
- Grade door 10ft x 12 ft with power scissor lift (9ft x 6'5")
- 23' clear height to peaked roof
- Water Softener

**LARGE WAREHOUSE SECTION**

- Peaked roof; 23' to peak clear height
- Clear span
- Dock door 8x8' with manual leveler
- Interior stairs/ loading ramp from dock door.

**LEASE DETAILS**

ADDRESS	216 Cardevco Road, Carp ON KOA 1L0
RENTAL RATE PER SQ. FT.	\$16.00 per sq. ft.
RECOVERABLE COSTS PER SQ. FT.	\$6.50 per sq. ft.
WAREHOUSE SPACE	~7,735 sq. ft.
OFFICE SPACE	~1,165 sq. ft.
LEASE TERM	3 - 5 Years
ZONING CODE	RG5
OCCUPANCY	May 1 <sup>st</sup> 2025



## MAIN OFFICE

1390 Prince of Wales Drive,  
Suite 106, Ottawa, Ontario K2C 3N6

### KYLENE GILLIES

Sales Representative

Direct # 613-859-8998

Email [kylene@capworthrealty.com](mailto:kylene@capworthrealty.com)

### GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales  
Representative

Direct # 613.720.1186

Email [geoffg@bell.net](mailto:geoffg@bell.net)

## 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 cost are estimated at \$6.50 per sq. ft. for year ending December 31, 2025

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.