



FOR LEASE

135 Iber Road, Bay 7, OTTAWA, ON. K2S 1E7

BUILDING FEATURES

- 2,000 sq. ft.
- Approx. 45' 7" (W) by 65' 8" (L)
- One grade level loading 10' (W) by 11' 11" (H)
- Small office with storage mezzanine above
- 17 – 19 ft. clear ceiling height
- 100-amp 110/208, v 3 Ph.
- Pylon & building signage available
- Parking in front of the bay with overflow at the front of the building

LEASE DETAILS

ADDRESS	135 Iber Road, Bay 7, Ottawa ON. K2S 1E7
RENTAL RATE PER MONTH	\$3,166.67
RECOVERABLE COSTS PER MONTH	\$1,393.33
WAREHOUSE SPACE	Approx. 1,400 sq. ft.
OFFICE SPACE	Approx. 600 sq. ft.
LEASE TERM	3 – 5 Years
ZONING CODE	Light industrial
OCCUPANCY	Immediate



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Main Office:

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

ADDITIONAL RENT INCLUDES:

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

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

Recoverable cost are estimated at
\$1,393.33 per month 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.