



FOR SUBLEASE

## 200 Iber Road, Bay 3 & 4, Stittsville, ON K2S 0L5

### BUILDING FEATURES

- ❖ 22,189 total sq. ft. available
- ❖ Each bay approx. 4,438 sq. ft.
- ❖ 3 steel insulated grade level doors 8'6" x 9'
- ❖ Showroom, warehouse, 2 front offices, staff washroom
- ❖ 100-amp 600v service per bay (5 bays)
- ❖ 24 ft clear height
- ❖ Column Spacing 36' by 40'
- ❖ Some racking may be available for purchase
- ❖ Warehouse Slab reported to be 6 inches
- ❖ Sprinklers reported to be NFPA ordinary hazard

### SUBLEASE DETAILS

#### RENTAL RATE PER SQ. FT.

MARCH 2025 - APRIL 2026: \$ 11.43 per sq. ft.

APRIL 2026-MARCH 2027: \$ 11.77 per sq. ft.

#### RECOVERABLE COSTS PER SQ. FT.

\$ 5.93 per sq. ft.

#### WAREHOUSE SPACE

Approx.  
17,869 sq. ft.

#### OFFICE SPACE

Approx.  
4,320 sq. ft.

#### SUBLEASE TERM

August 1 2025 to  
March 31 2027

#### ZONING CODE

IL1559

#### OCCUPANCY

Immediate





## KYLENE GILLIES

Commercial 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)

Main Office:

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

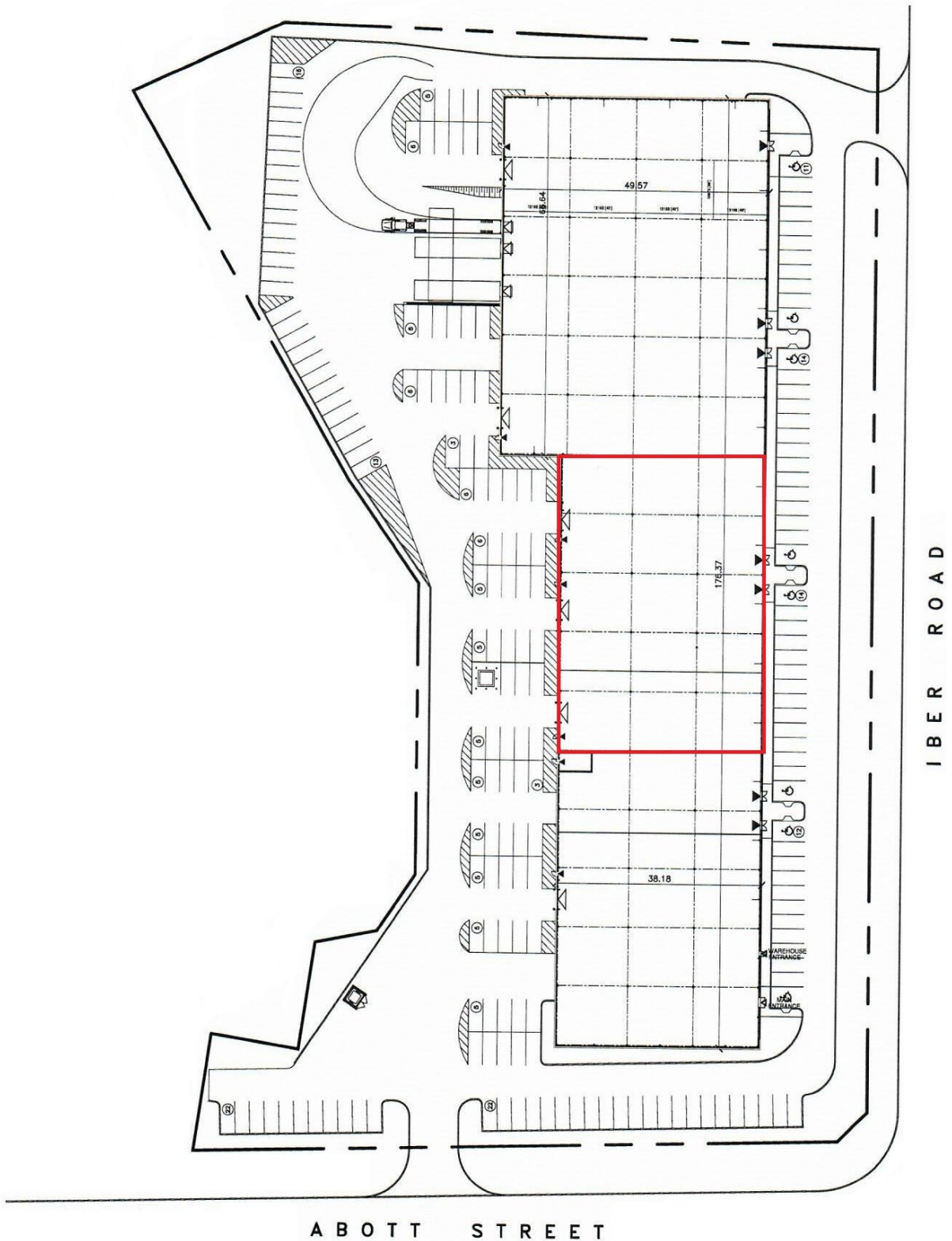
## ADDITIONAL RENT INCLUDES:

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

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

Recoverable cost are estimated at \$5.93 per sq. ft. for year ending December 31, 2025

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