

FOR LEASE - INDUSTRIAL SPACE

2001 BANTREE ST.



Class 'A' Industrial Space Available

2001 Bantree St.

16,245 sf Industrial space available

2001 Bantree Street is a new generation, industrial building with an available gross rentable area of 16,245sf, situated on 10.92 acres of land.

Located within Sheffield Industrial Park in Ottawa's Central East industrial area. With close proximity to Highway 417, the property provides excellent transportation routes both regionally as well as to the Quebec market.

Regional Group

1737 Woodward Drive, 2nd Floor
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Todd Beech

Leasing Manager

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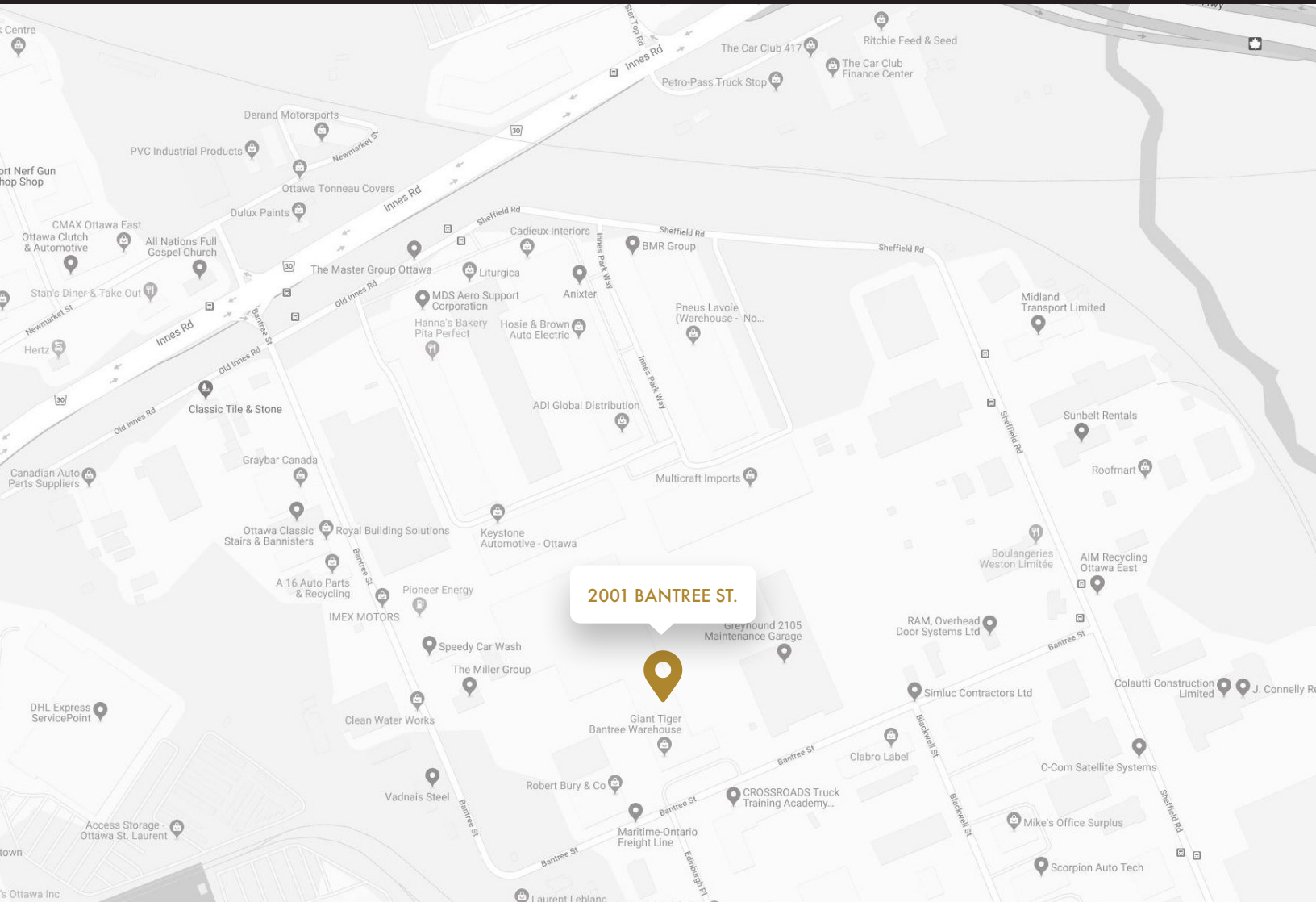
Property Highlights

- 2 dock-level insulated doors (4ft by 7ft), equipped with mechanical levelers, seals, and bumpers.
- 26' - 8' warehouse ceiling heights
- 9' ceiling heights in office area
- Easy access to Innes Rd. and Hwy 417
- IH - Heavy Industrial zoning



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 2	16,245	\$13.00	\$4.27	Oct 1, 2021



Property Specifications

Year Constructed	2001
Construction	Pre-cast concrete
Exterior Walls	Pre-cast panels with glass curtain walls at office
Roof Type	Tar & gravel with rigid insulation
Ceiling Height	26' - 28' clear in warehouse, 9' clear in office space, 28' - 11' u/s deck
Power	347/600 volt, 800 ampere
Loading Facilities	23 dock level insulated doors (4' x 7') and 1 (12' x 14')
Air Conditioning	Office area cooled by roof-mounted units
Heat	Gas-fired infrared
Sprinklered	Yes
Parking Spots	132 for warehouse and office, 2 additional handicap accessible
Separately Metered	Yes

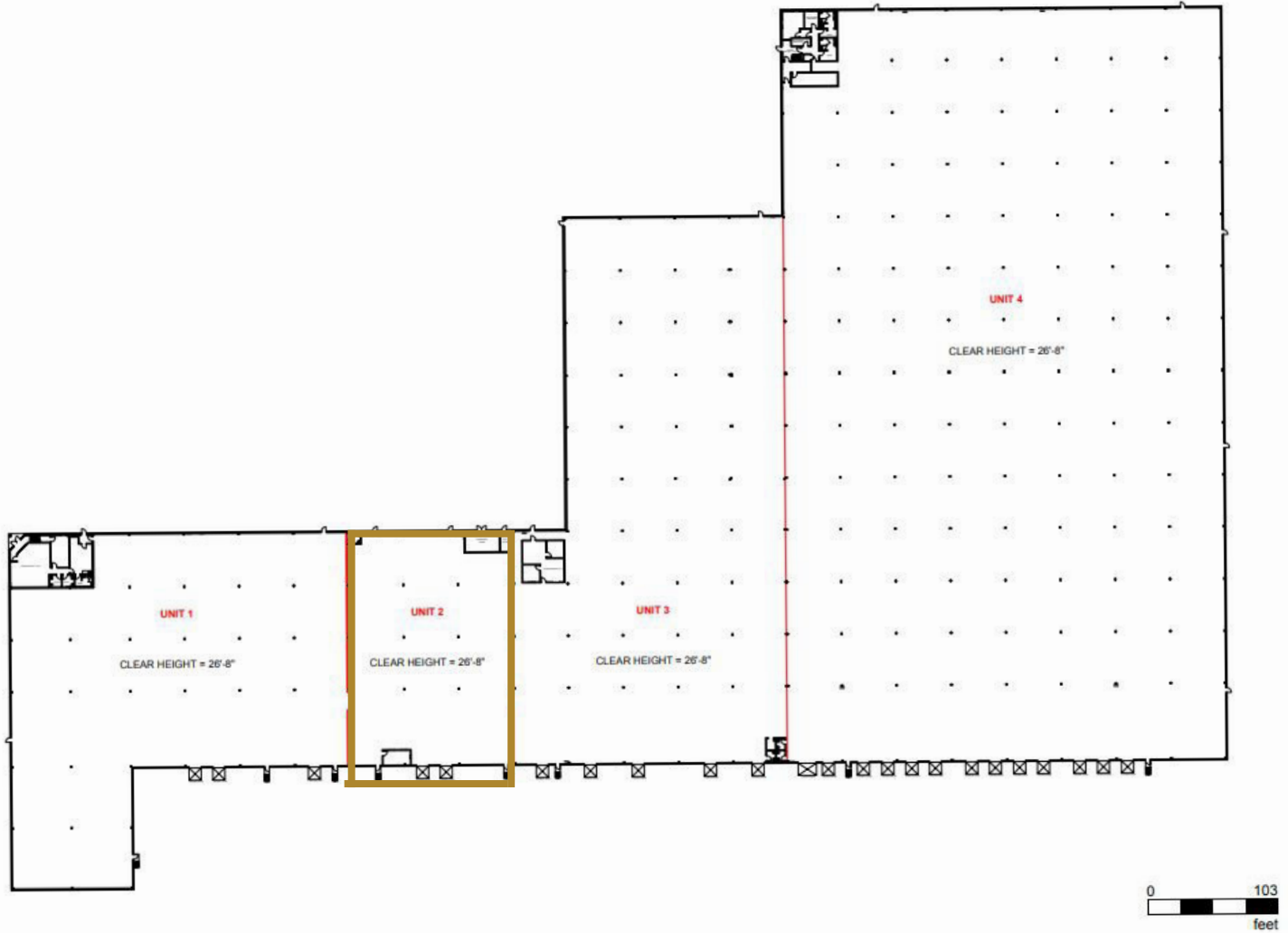
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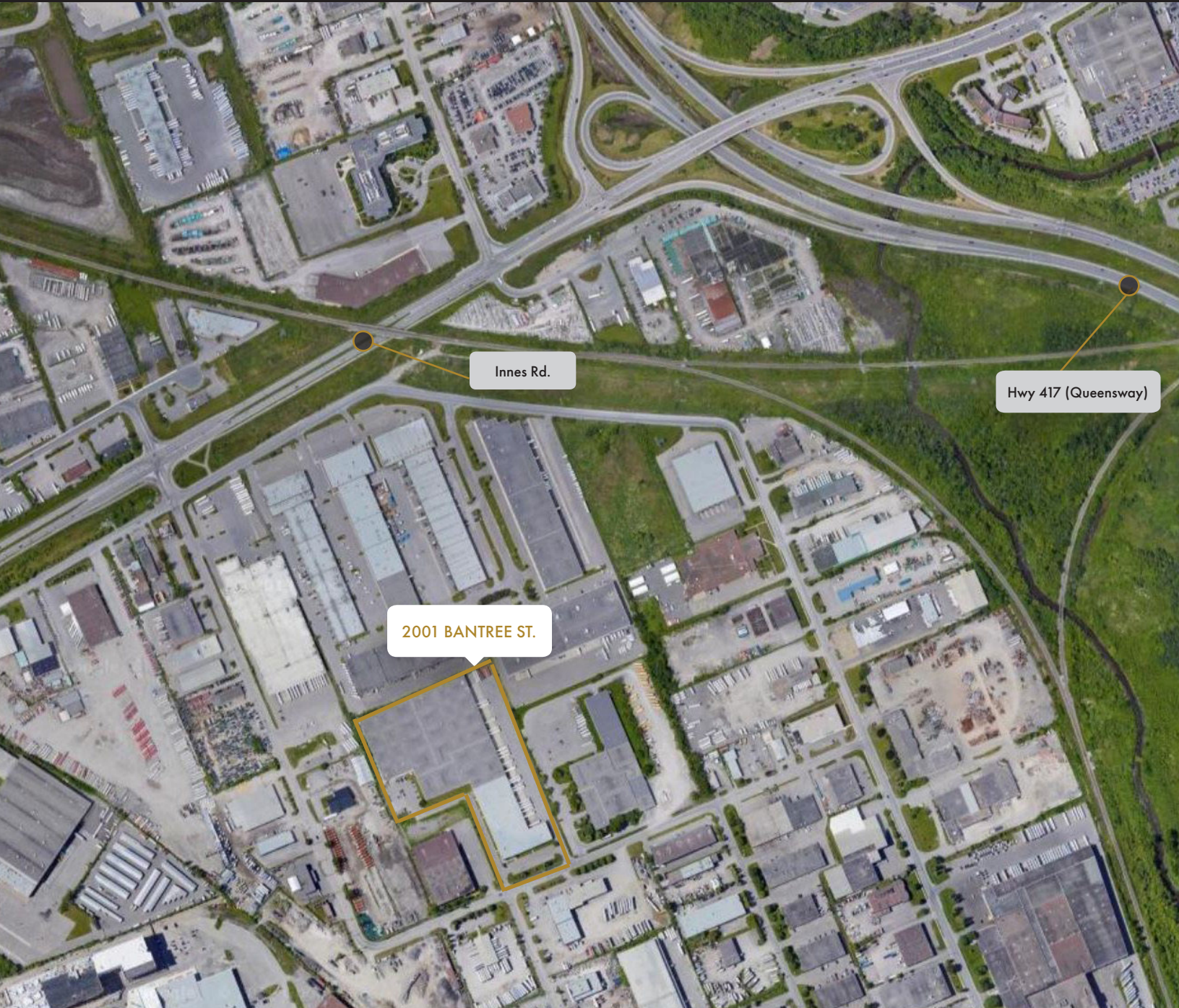
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Warehouse Floor- Unit 2

16,245sf





Contact us

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