



BUILT TO SUIT INDUSTRIAL BUILDING FOR LEASE
295 ROGER NEILSON WAY
35,000 SQ FT



PROPERTY DETAILS

- Approx 35,000 SF
- Lease Rate \$19.50 PSF (NNN)
- Additional Rent approx. \$6.81 PSF
- Available Q1, 2027
- Utilities Extra

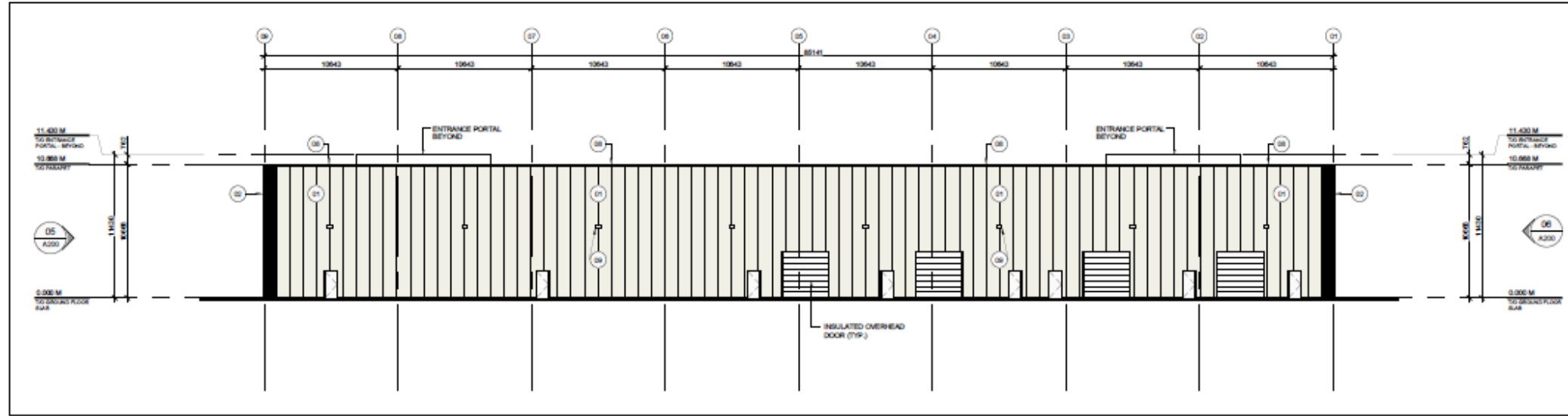
PROPERTY OVERVIEW

Standalone industrial build to suit opportunity coming soon to Kanata. Building features approx. 35,000 SF of warehouse space with 400 amp electrical service, seven (7) dock loading doors, two (2) grade level loading doors, LED lights and 34' ceiling height. 35+ parking spaces available, and the landlord will install up to four (4) accessible washrooms. Minimal divisible space is 7,000 SF, for a total of 5 units. Glazing on three (3) sides of the building provides ample natural lighting. Ideal for a distribution center, storage and other industrial users. High visibility from the 417. Located just off Terry Fox Drive close to many amenities at Kanata Centrum and Tanger Outlets.

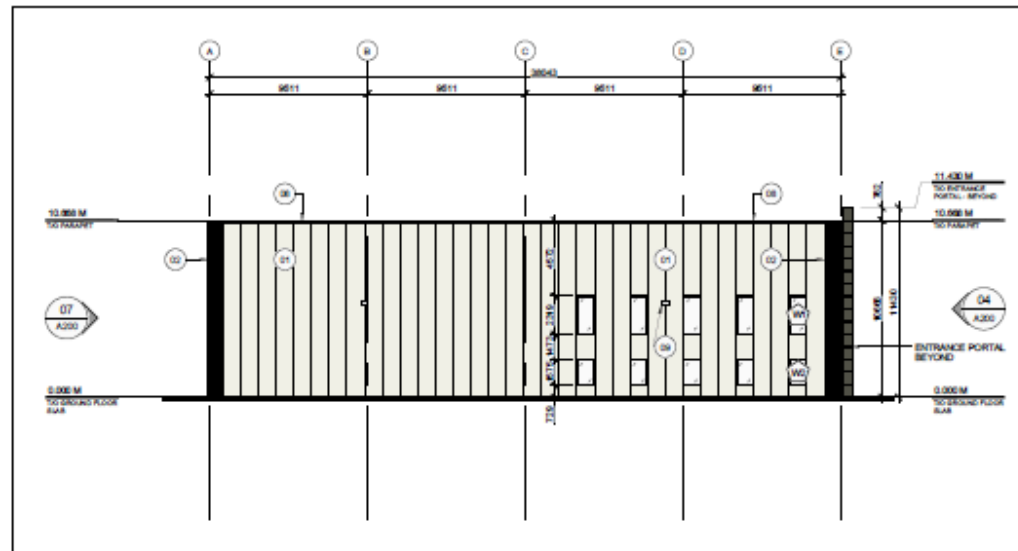
PROPERTY HIGHLIGHTS

- Freestanding building
- 35+ onsite parking spots available
- Great signage opportunities
- Zoning IP[1544]
- 400 amp power
- 7 loading doors
- 34 foot ceiling height
- Sprinklers

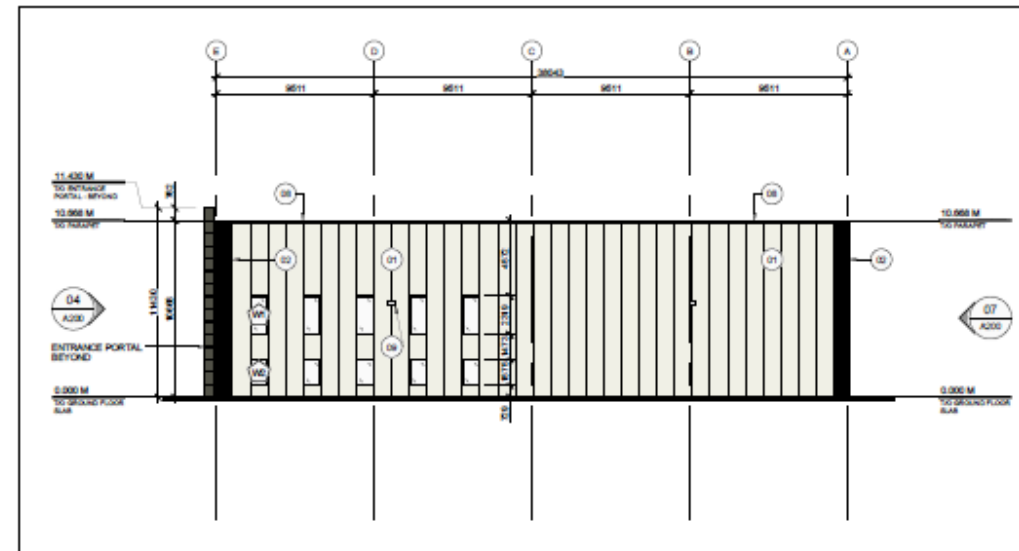
ELEVATIONS



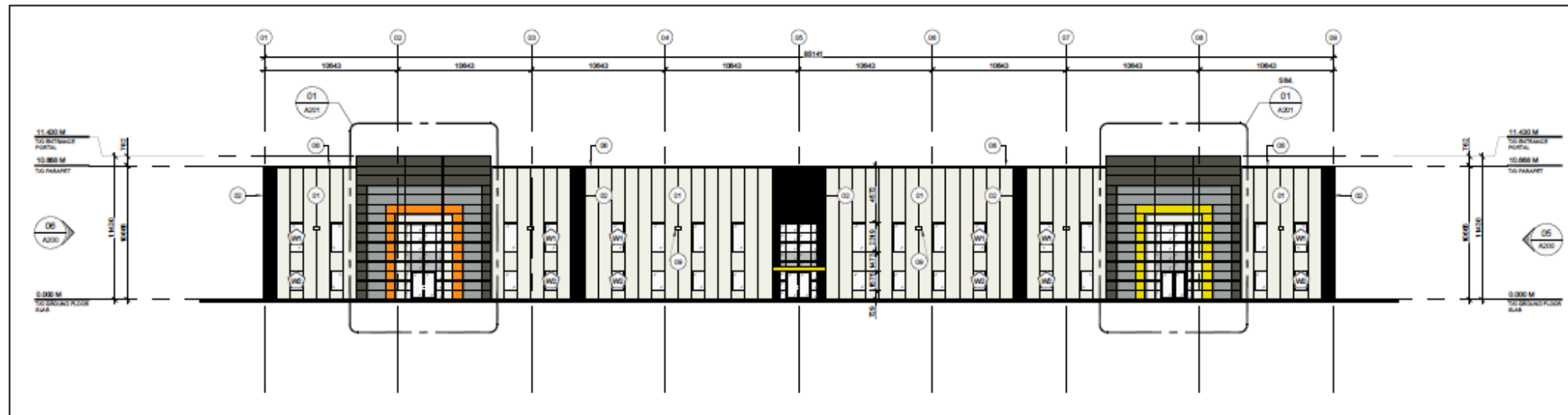
07 NORTH ELEVATION
A200 SCALE: 1:200



06 WEST ELEVATION
A200 SCALE: 1:200

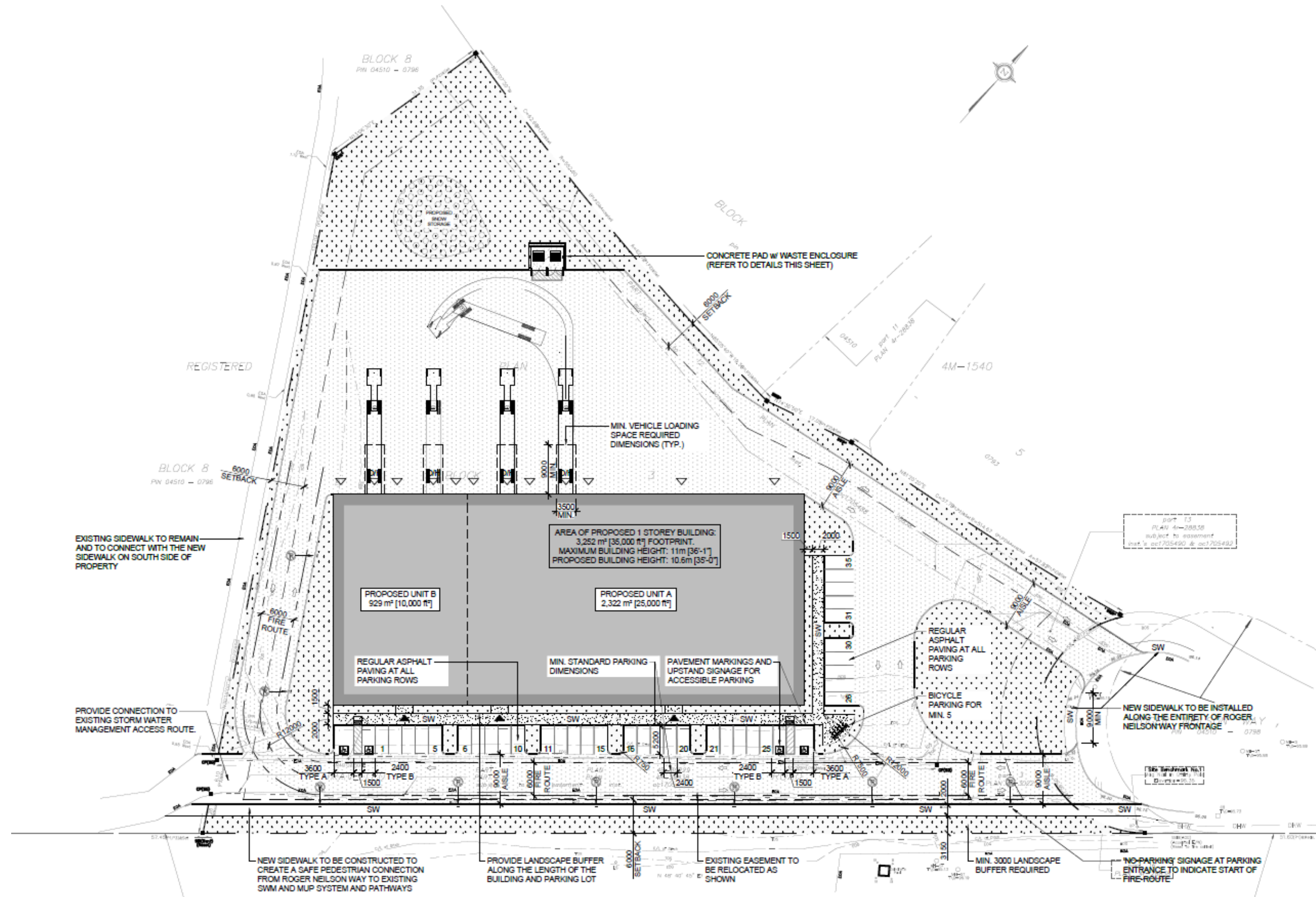


05 EAST ELEVATION
A200 SCALE: 1:200

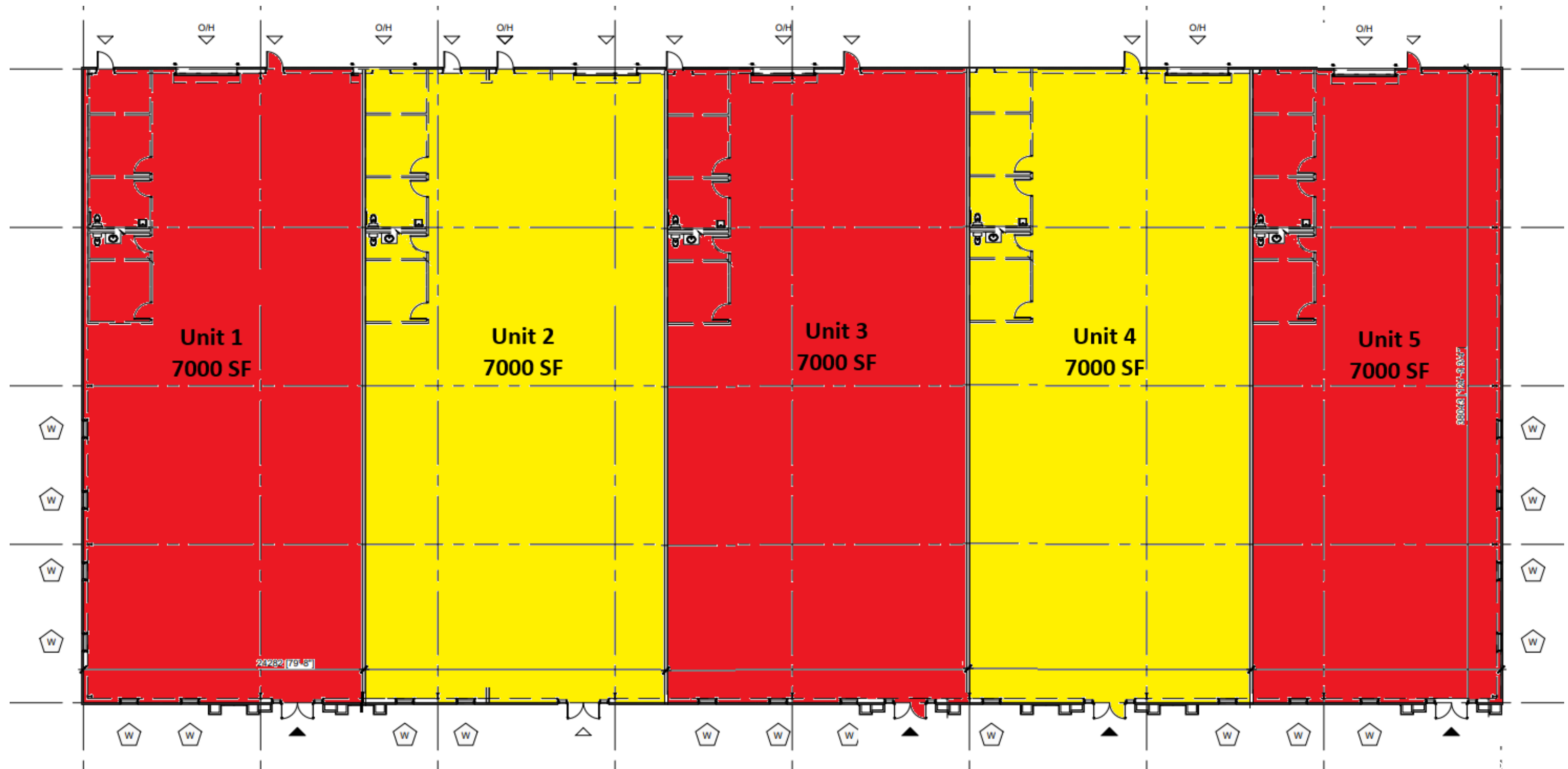


04 SOUTH ELEVATION
A200 SCALE: 1:200

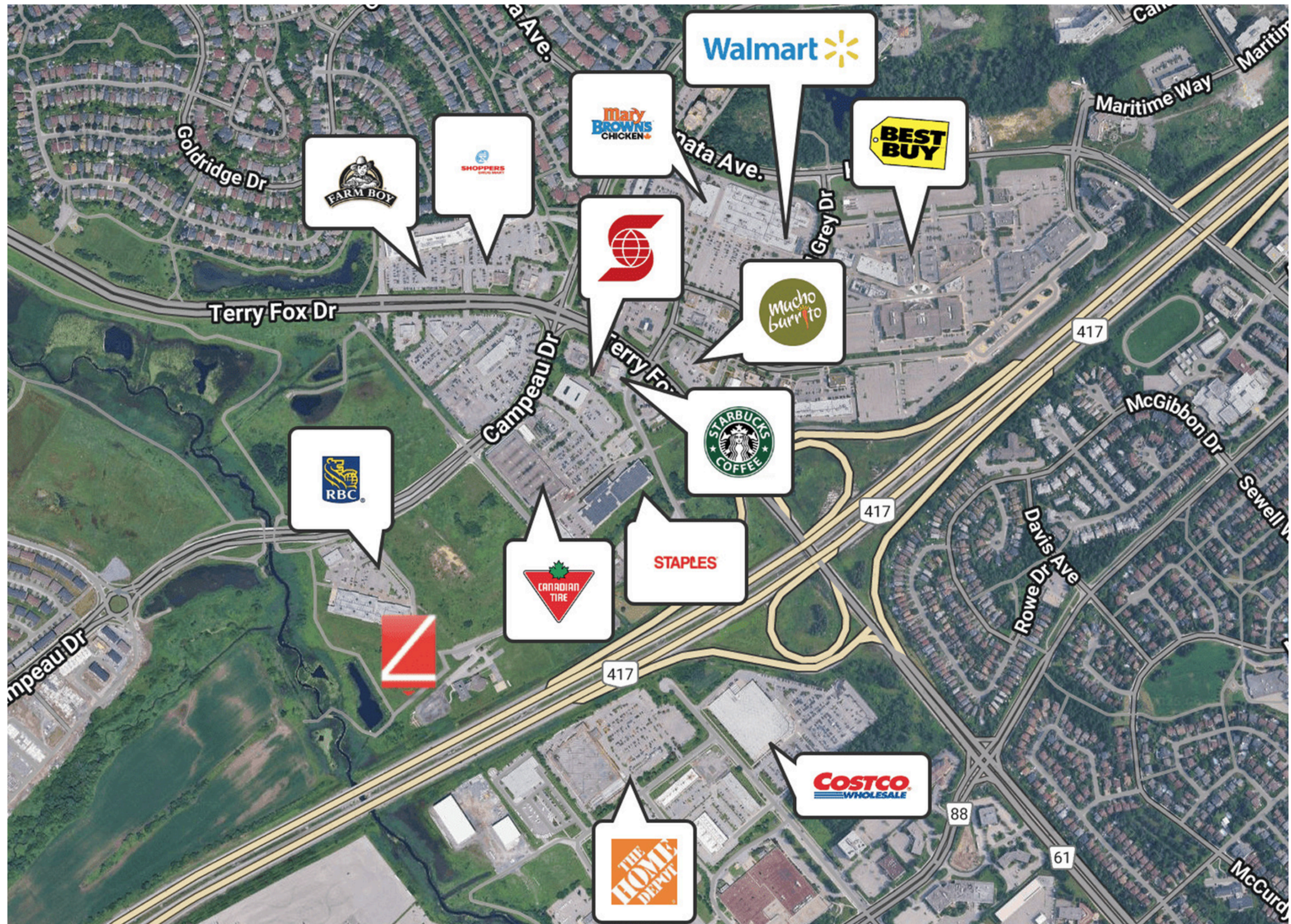
SITE PLAN



UNIT DIVISIONS



RETAILER MAP



THANK YOU

**We would love to tour the property and discuss a leasing opportunity.
Please contact one of the representatives below, and we can get started!**



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