

FOR LEASE

Position Your Business For Success

899 AGES DRIVE | OTTAWA, ON



Colliers

Elevate Your Operations

Exceptional leasing opportunity in one of Ottawa's most prominent industrial corridors. This 25,000 square foot warehouse unit offers functional space, ideal for warehousing, distribution, or light manufacturing users seeking efficient operations and strong accessibility.

The unit features three (3) truck-level loading doors and one (1) drive-in door, providing excellent flexibility for shipping and receiving. With a 26'6" clear ceiling height,

the space readily accommodates high racking and modern logistics requirements. Abundant natural light enhances the working environment and contributes to improved employee comfort and energy efficiency.

Strategically located on Ages Drive, the property benefits from convenient access to major transportation routes, making it a strong fit for businesses prioritizing connectivity within Ottawa and the surrounding region.

SPACE HIGHLIGHTS



**25,000 SF of Modern
Industrial Space**



**Abundant Natural
Light**



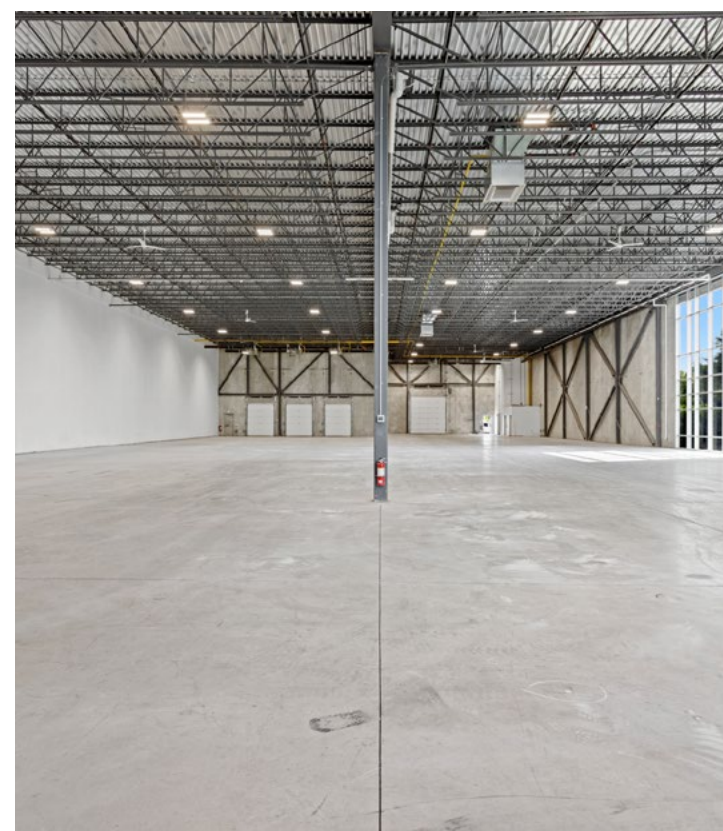
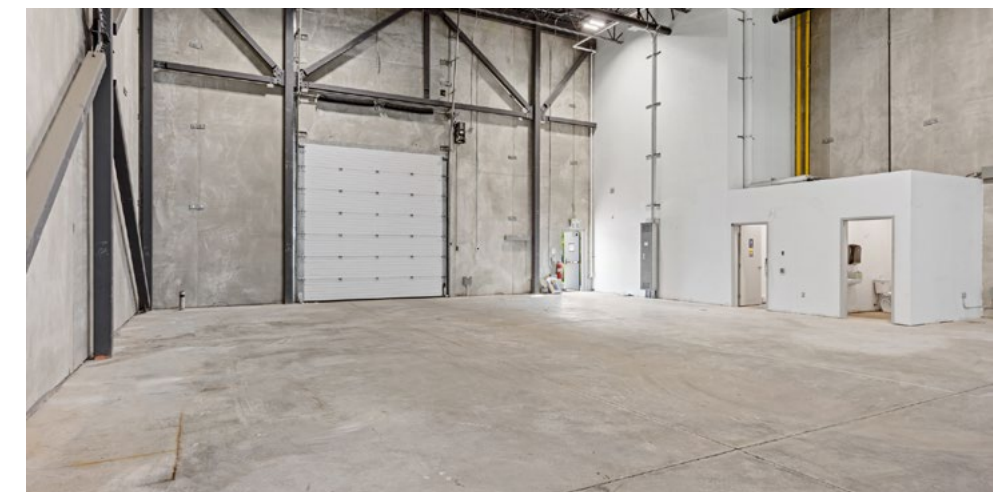
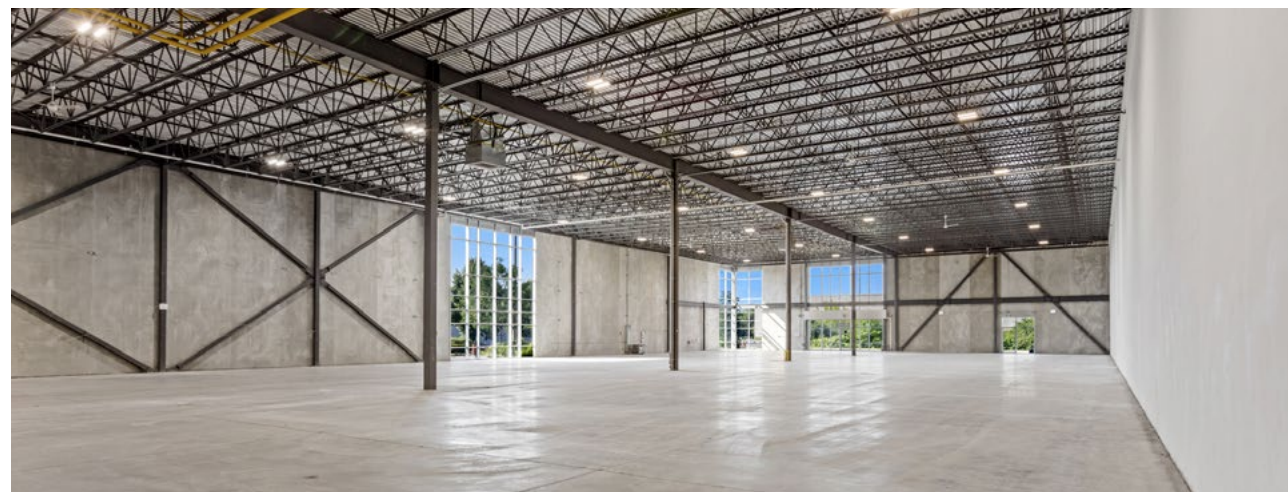
**Dock & Grade-Level
Loading**



3 kms to Highway 417



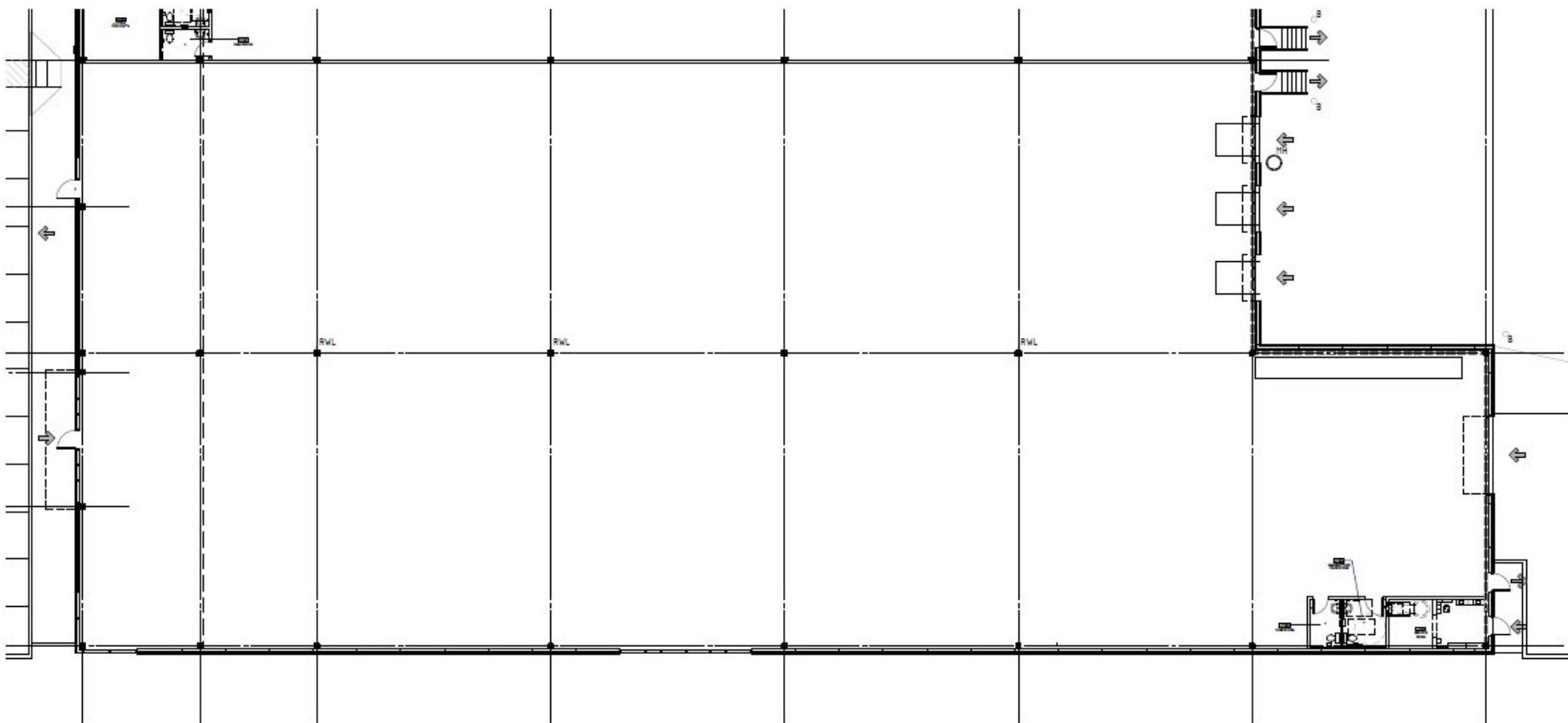
The Space



Facility Features

Rentable Area	25,000 SF
Clear Height	26'6"
Truck Level Doors	3
Drive-In Doors	1
Sprinklers	ESFR
Lighting	LED
Zoning	Industrial and Logistics Zone (IL)
Availability	Immediately

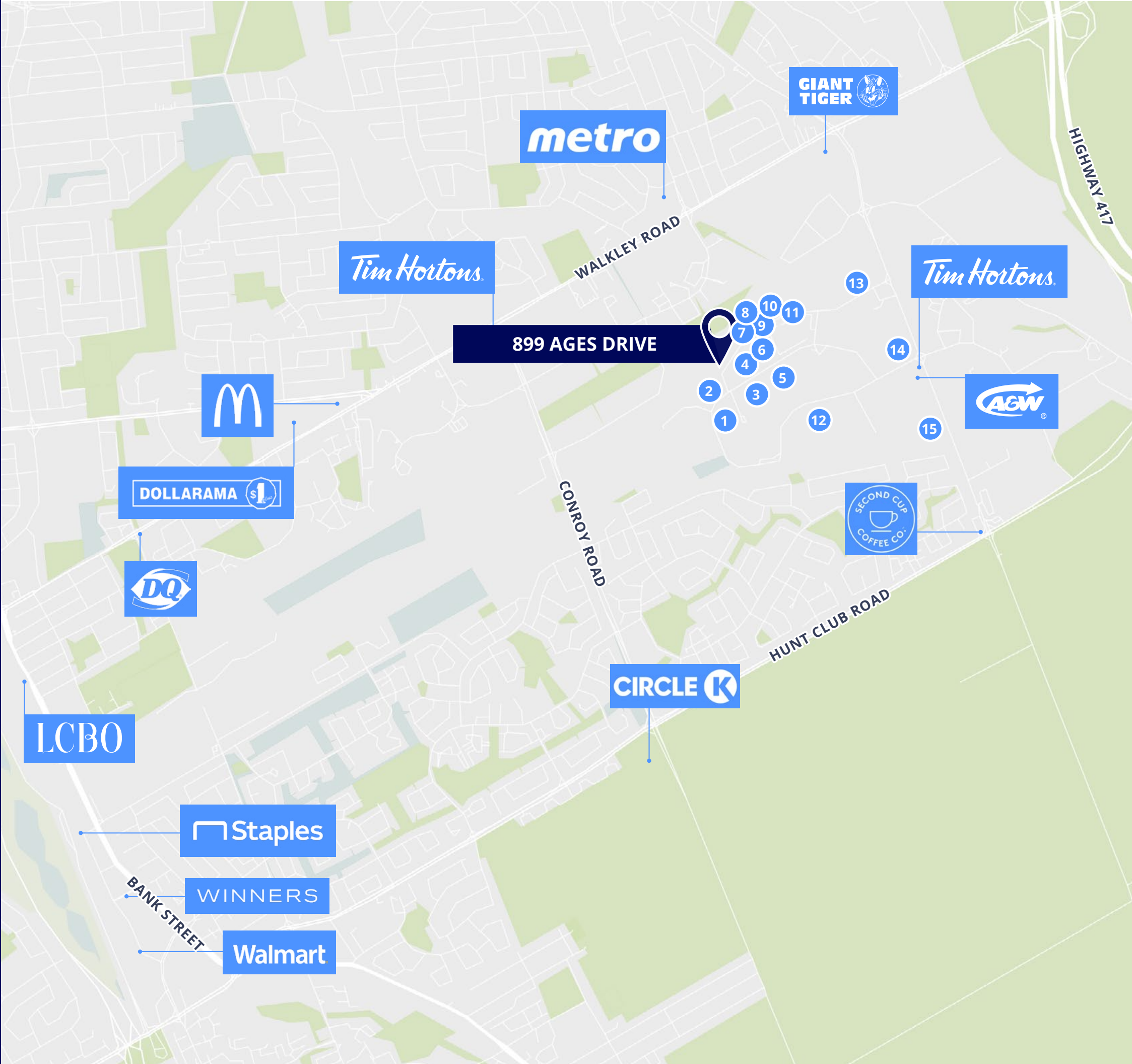
Net Rent	\$18.95 PSF
Additional Rent	\$5.30 PSF



Strategically Located

CORPORATE NEIGHBOURS

- 1. Beer Store Distribution Centre
- 2. Boyds Moving and Storage
- 3. Metro Supply Chain
- 4. Medigas
- 5. Wills Transfer
- 6. Amazon
- 7. Auto Kool
- 8. Loomis Express
- 9. Advanced Business Interiors
- 10. Bird Stairs
- 11. Princess Auto
- 12. Sysco Canada
- 13. Coca-Cola Canada
- 14. Canada Cartage
- 15. Purolator





The Team



Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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