



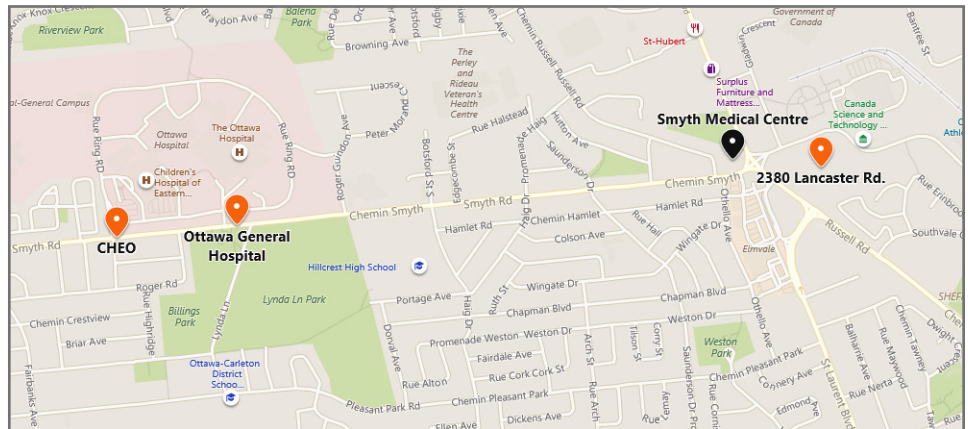
OFFICE, RESEARCH AND DEVELOPMENT, PRODUCTION AND DISTRIBUTION

Property Highlights

- Office Space: 22,039 SF (approx.)
- Flex Warehouse: 25,197 SF (approx.)
- Excess Fenced Land: 74,052 SF (approx.)

Building Characteristics

- Impeccably Managed and Modernized
- HVAC Throughout
- Humidity Controlled Area (5,561 SF)
- Building Managed by Tenant
- Building Electrical Supply: 600 volts @ 600 amps



Rental Rates and Lease Term Available
*Please Contact Agents

***Peter Earwaker**
Senior Sales Representative
+1 613 780 1580
pearwaker@cwottawa.com

***Stacey Shields**
Sales Representative
+1 613 780 1570
sshields@cwottawa.com

Photos

Warehouse 24ft. Clear



Cafeteria



Office Space



Covered Shipping/Receiving



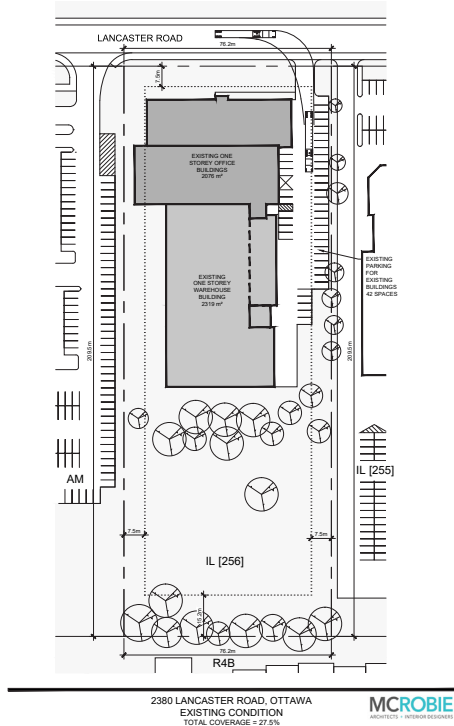
Lobby



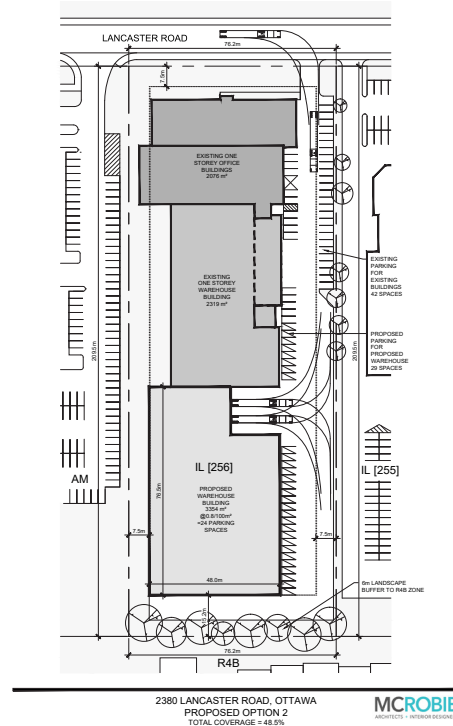
Boardroom



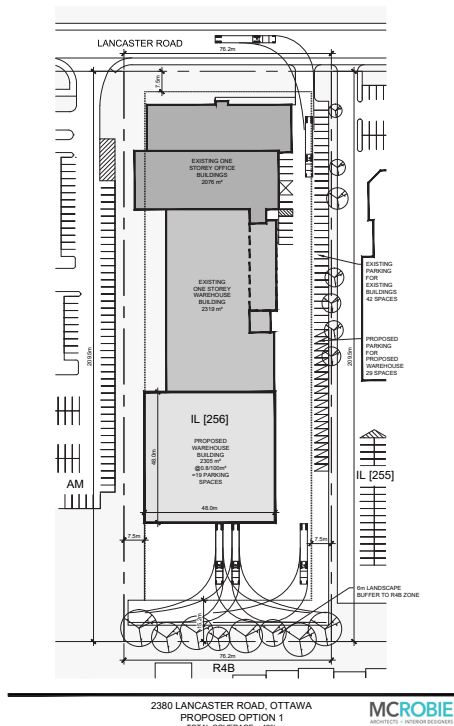
Existing Site Plan



Expansion Option B



Expansion Option A



Zoning

The purpose of the IL – Light Industrial Zone is to:

1. Permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
2. Allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
3. Prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
4. Prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; and
5. Provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial area

- 2) The following uses are also permitted subject to:
 - a. the provisions of subsections 203(3) to (6);
 - b. the cumulative total gross floor area for these uses not exceeding 2,999 m²;
 - c. (OMB Order #PL080959, issued September 18, 2009)
 - d. each use not exceeding 300 square metres of gross floor area; and
 - e. the provisions of subsection 203(2)(c) above not applying to amusement centre, amusement park and recreational and athletic facility;
 - animal care establishment
 - amusement centre
 - amusement park
 - automobile service station
 - bank
 - bank machine
 - bar (By-law 2018-171)
 - car wash
 - convenience store
 - gas bar
 - instructional facility
 - payday loan establishment (By-law 2017-302)
 - personal service business
 - recreational and athletic facility
 - restaurant
 - g. a bar
 - must be ancillary to a permitted brewery, winery or distillery; and, may not have a gross floor area exceeding the lesser of: 300m², or 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

Section 203 - In the IL Zone:

Permitted Uses

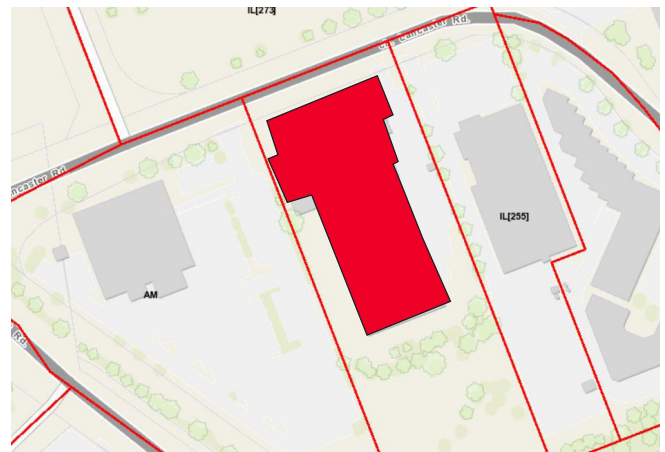
The following uses are permitted subject to:

- 1) The provisions of subsections 203(3) to (6);
 - animal care establishment (By-law 2015-190)
 - animal hospital
 - automobile dealership
 - automobile rental establishment
 - broadcasting studio
 - catering establishment
 - day care
 - drive-through facility
 - emergency service
 - heavy equipment and vehicle sales, rental and servicing
 - light industrial uses
 - medical facility
 - municipal service centre
 - office
 - park
 - parking garage
 - parking lot
 - place of assembly
 - post office
 - printing plant
 - production studio
 - research and development centre
 - service and repair shop
 - small batch brewery, see Part 3, Section 89
 - technology industry
 - training centre
 - truck transport terminal
 - warehouse

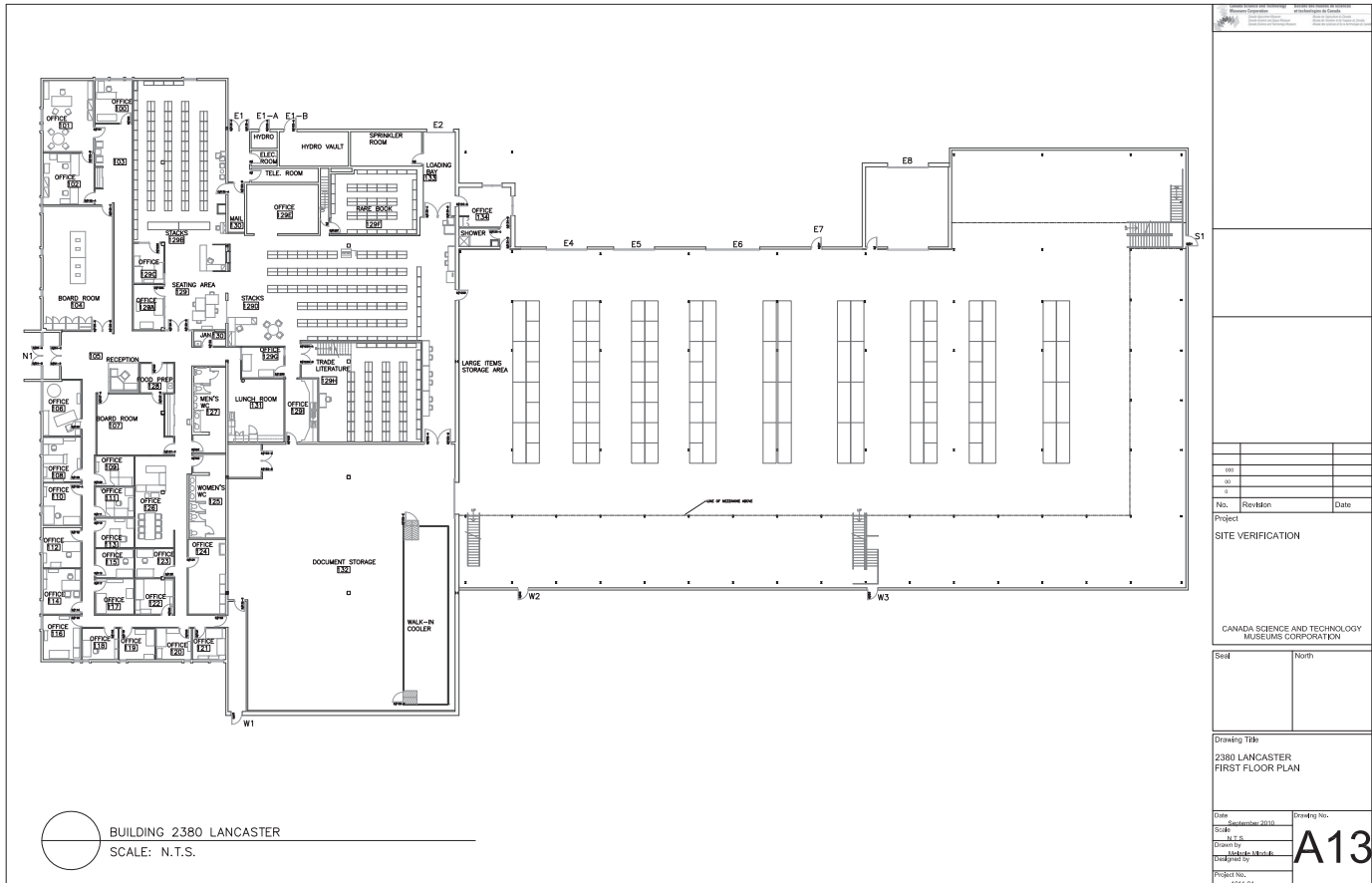
Zone Provisions

- (a) Minimum lot area: 2,000 m²
- (b) Minimum lot width: No minimum
- (c) Maximum lot coverage: 65%
- (d) Minimum front yard and corner side yard setback: 7.5 m
 - Accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 25% of gross floor area.
 - Except in the case of the storage of motor vehicles associated with an automobile dealership and automobile rental establishment, outdoor storage is prohibited. (By-law 2017-302)

Zoning Map



Floor Plan



Budgeted Expenses 2017-2018 (\$6.19 PSF)

- Electrical repairs \$1,600
- HVAC repairs \$3,700
- Plumbing \$1,700
- General contractor \$1,300
- Insurance \$8,300
- Cleaning \$55,000
- Fire Protection \$3,000
- BACS \$4,000
- Water \$3,000
- Electricity \$80,000
- Natural Gas \$15,700
- Property Taxes \$115,000

***Peter Earwaker**
Senior Sales Representative
+1 613 780 1580
pearwaker@cwottawa.com

***Stacey Shields**
Sales Representative
+1 613 780 1570
sshields@cwottawa.com

Land Survey

