

Presented By : Jean Levac, Salesperson

Initia Real Estate Brokerage

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jean@jlreinvestments.com



# 1396 WINDMILL LN, OTTAWA

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## NNN INDUSTRIAL INVESTMENT OPPORTUNITY



# THE OFFERING

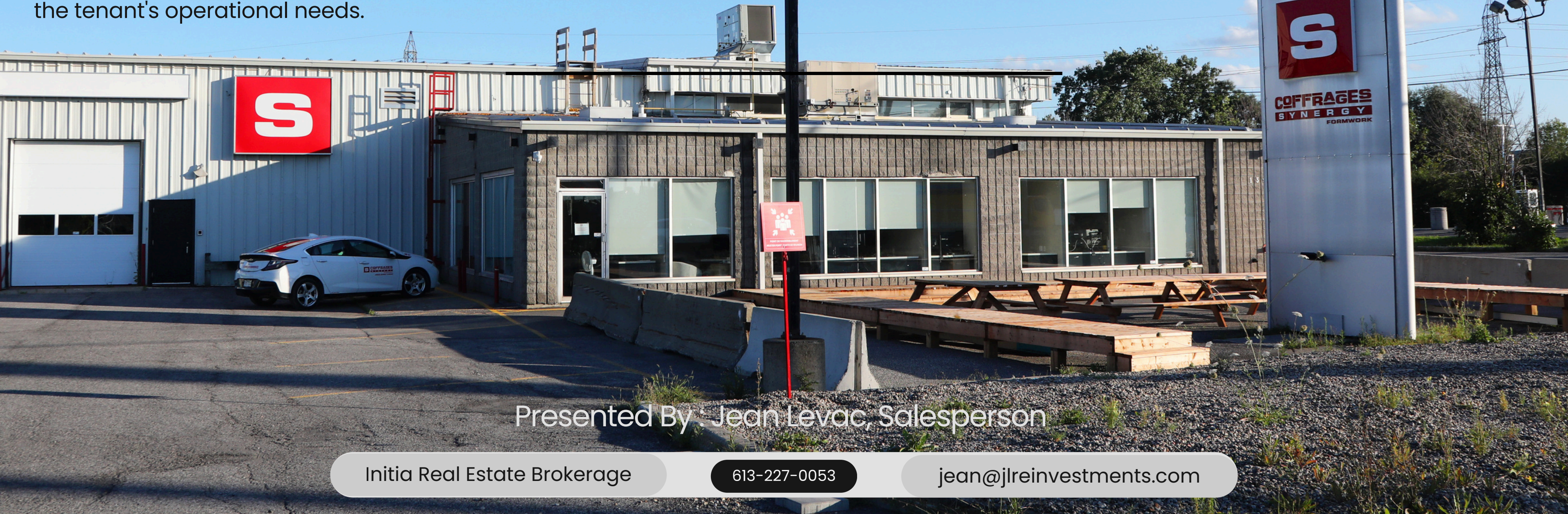
Initia Real Estate is pleased to present the opportunity to acquire a 100% freehold, NNN fully leased 20,050 sq. ft. industrial property located at 1396 Windmill Lane, Ottawa, Ontario.

This asset offers a compelling acquisition for yield-focused investors seeking steady, predictable cash flow in one of Ottawa's most resilient industrial submarkets.

Anchored by Synergy Formwork, the building underwent a custom, building-wide renovation in 2021 tailored specifically to the tenant's operational needs.

With outstanding access to Highway 417 and a prime position within a high-demand commercial corridor, this versatile light industrial asset offers immediate income security, low-friction operations, and stable, risk-adjusted returns in a submarket defined by historically low vacancy rates and high tenant retention.

Value-add upside is built directly into the property. The 1.81-acre parcel allows for further physical expansion to drive revenue.



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# TENANTS: SYNERGY FORMWORK MANULIFT

## TRIPLE NET LEASE DETAILS

### RENTABLE AREA:

**Building:** 18,800 sq. ft.; plus

**Mezzanine:** 1,250 sq. ft. (subject to Basic Rent, but not Additional Rent)

**TERM:** 7 years, 0 months, 0 days.

COMMENCEMENT DATE: September 1, 2021

LAST DAY OF TERM: August 31, 2028

5 year renewal option

**BASIC RENT:** From: September 1, 2026 - August 31, 2028: \$296,740 per annum; \$24,728.33 per mo. calculated at a rate of \$14.80 per square foot per annum of the Rentable Area of the Leased Premises;

**Additional Rent:** 7.12\$/FT<sup>2</sup> (2025)

**Tenancy:** Synergy Formwork leases 16,810' and subleases 3,240' to Manulift.

Starting September 01, 2026, the **NOI** will be \$296,740.



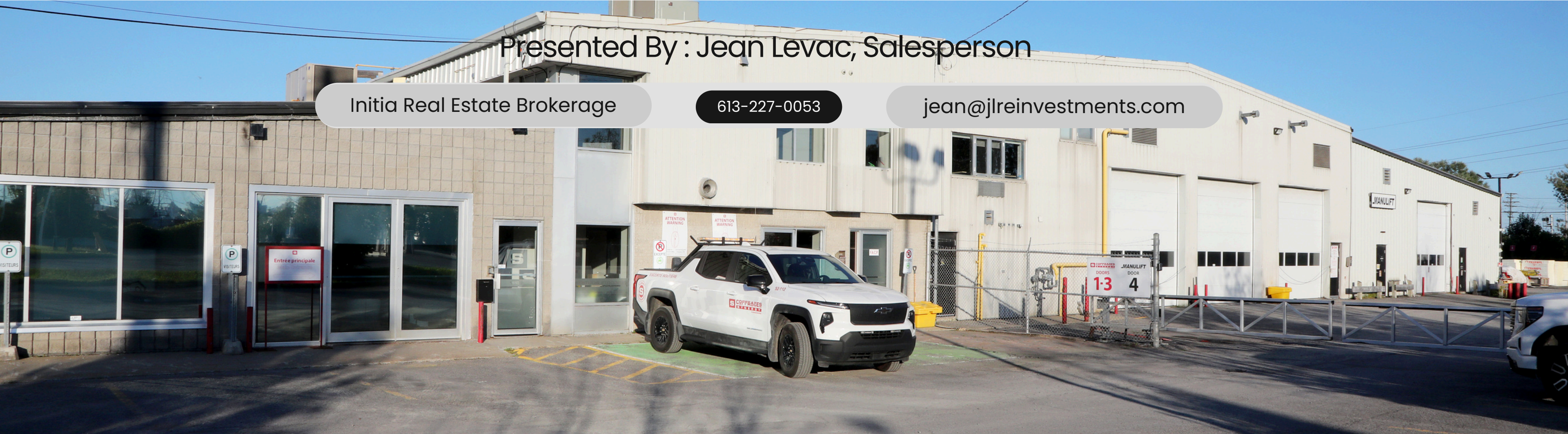


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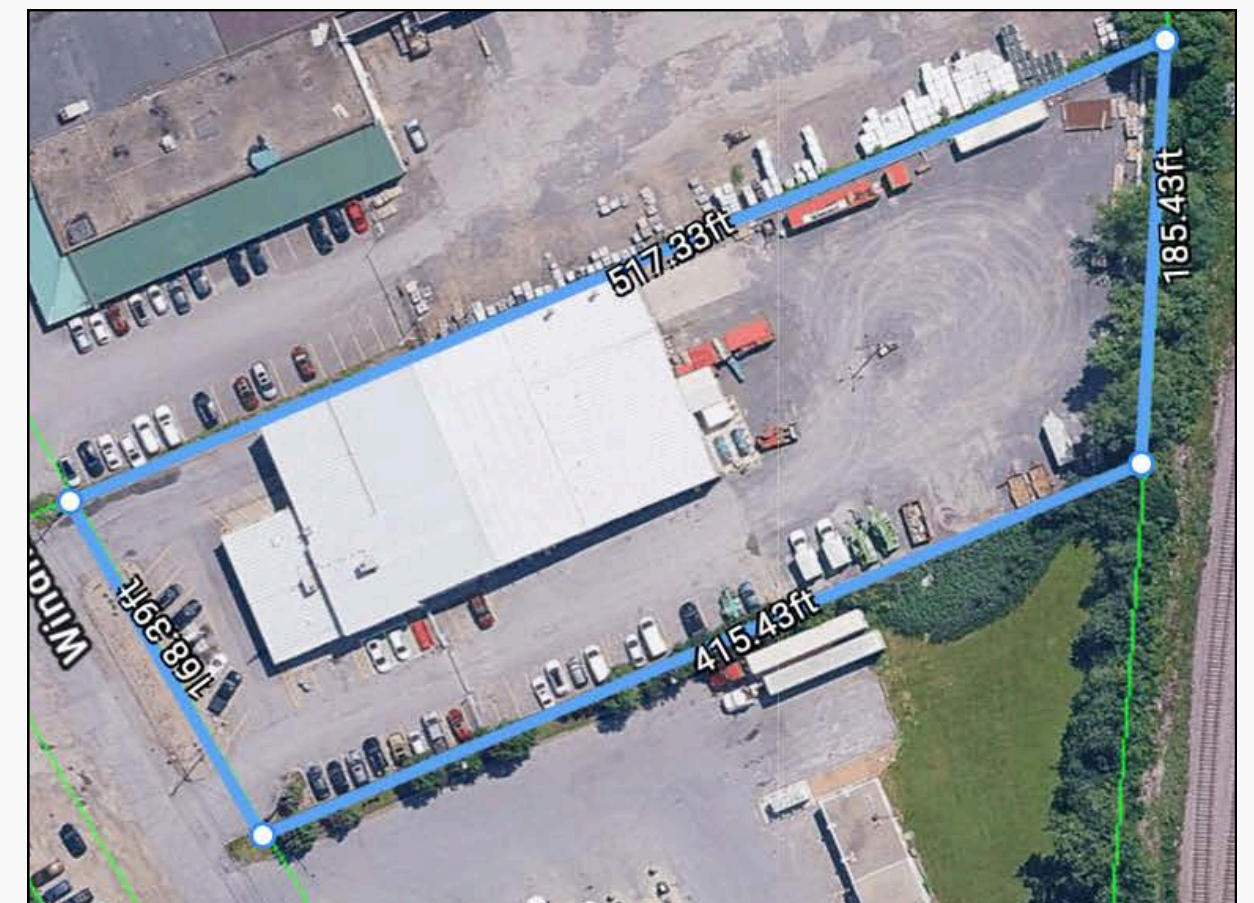
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# KEY FEATURES

- Building GFA: 20,050'
- Zoning: IL
- Power: 400A / 600V
- Site Area: 1.81 acres
- Incredible highway access
- Ceiling Height: 18 to 20'
- Doors: 6 overhead doors
- Year Built: 1987
- Year Renovated: 2021
- Parking for over 300 cars

**Excess Land & Expansion Potential:** Low site coverage ratios give room for outdoor storage, extra parking, or future physical expansions to boost property value.





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FLOOR PLAN



CLIENT

MAYLAN

CONSTRUCTION SERVICES INC.

PROJECT NORTH

SEAL

TRUE NORTH

ARCHITECTURAL

(L+D)

LAVARDE & DODGE ARCHITECTS INC.  
1000 SHEPPARD AVE. E. SUITE 200  
SCARBOROUGH, ONTARIO M1S 1T5  
TEL: 416-291-1888  
FAX: 416-291-1889  
WWW.LAVARDEANDODGE.COM

MECHANICAL • ELECTRICAL • CIVIL

STRUCTURAL

| DATE       | DESCRIPTION       | ISSUE REV. |
|------------|-------------------|------------|
| 31.05.2021 | ISSUED FOR REVIEW | 01         |

PROJECT NAME

PERFORMANCE MAZDA - MINOR WORKS TO EXISTING BLDG

1396 Windmill lane, Ottawa, On.

DRAWING TITLE

EXISTING GROUND FLOOR PLAN  
EXISTING MEZZANINE FLOOR PLAN

|             |             |
|-------------|-------------|
| DATE        | PROJECT NO. |
| 26.05.2021  | 21-019      |
| SCALE       | AS NOTED    |
| DRAWN BY    | DRAWING NO. |
| BR          | A-100       |
| REVIEWED BY | PD          |



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# OFFERING PROCESS

**Offering Process:** Offers will be reviewed as they are received. The Vendor will give primary consideration to the purchase price and the purchaser's ability to execute a closing prior to a 2026 year-end.

**Data Room Access:** To receive access to the virtual data room and confidential property materials, interested parties are required to execute a Confidentiality Agreement (CA). Please email [jean@jlreinvestments.com](mailto:jean@jlreinvestments.com) to request a copy of the CA.





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\* Broker Sales Representative

