

Investment/Occupier Opportunity



Suburban Industrial Facility

For Sale

201 Iber Road
Ottawa, Ontario

Iber Road Industrial Park



QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



OVERVIEW

201 Iber Road presents a unique opportunity for both investors and owner-users to acquire a well-located, 100,354 square foot high-bay single-tenant industrial facility in the thriving west end of Ottawa. Currently used as a cross-dock warehouse, the property is versatile and offers potential for conversion into a multi-tenant facility.

Available at below replacement cost, this turnkey industrial facility represents a rare and valuable investment opportunity. The building features a functional layout with 10% office space and 90% warehouse space, along with an expansive site ideal for trailer and vehicle parking. This combination of attributes makes it an exceptional opportunity in Ottawa's industrial market.



Space Details	
Address	201 Iber Road
PIN	044500178 044500179 044500180 044500181
Constructed	2002 (original) 2008 (addition) 2020 (addition)
Land Area	5.69 acres (248,182 sf)
Building Area	100,354.45 SF
Services	Full municipal
Interest	Fee Simple
Zoning	IL – Light Industrial [1559]
Parking	123 stalls
Trailer Parking	5 trailer stalls (approx.)
Power	400A – 600V – 3PH
Clear Height	28'7"
Available Loading	16 loading docks 1 drive-in door
Column Size	35'5" x 25'4"
Financial Information	
Availability	Immediate
Asking Price	\$31,000,000
Property Tax	\$207,712.16



SHIPPING

16 Truck level
1 Drive-in



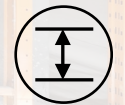
POWER

400 AMP / 600 Volt / 3 Phase



PARKING

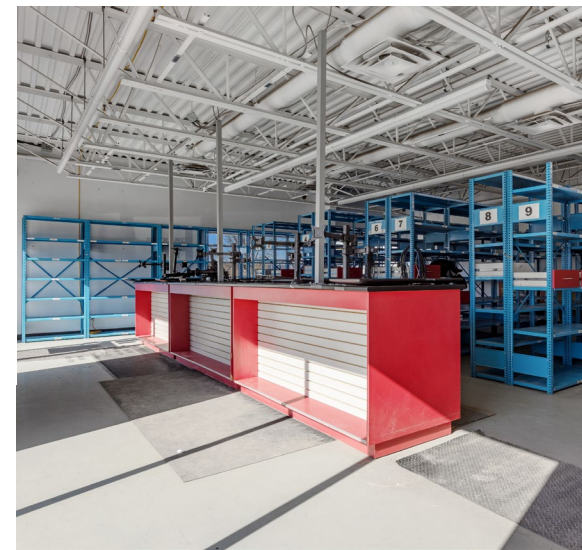
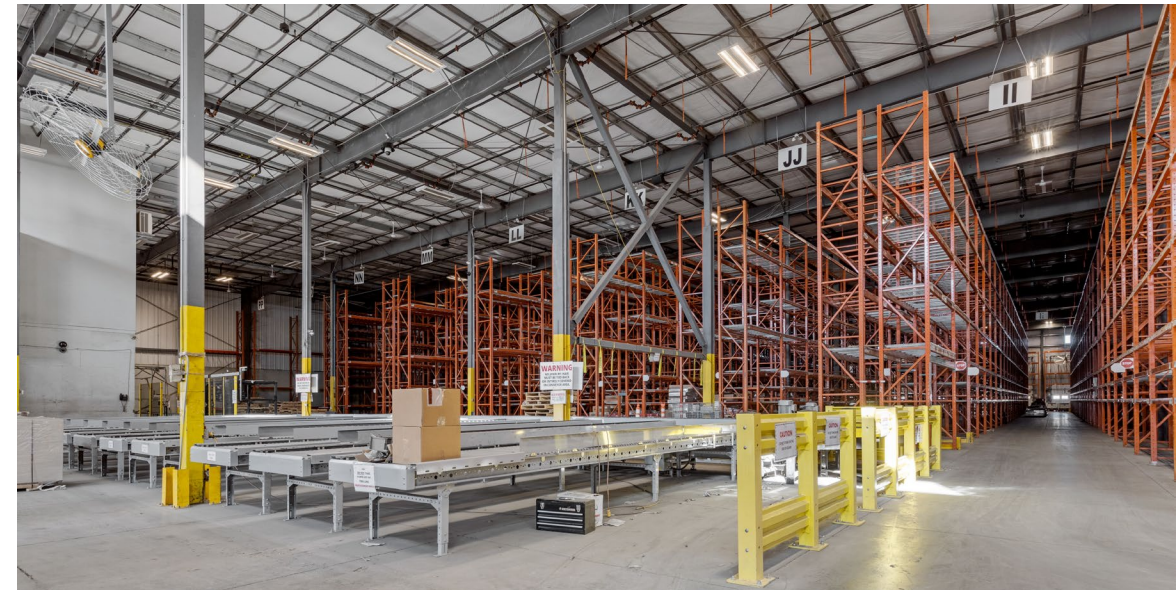
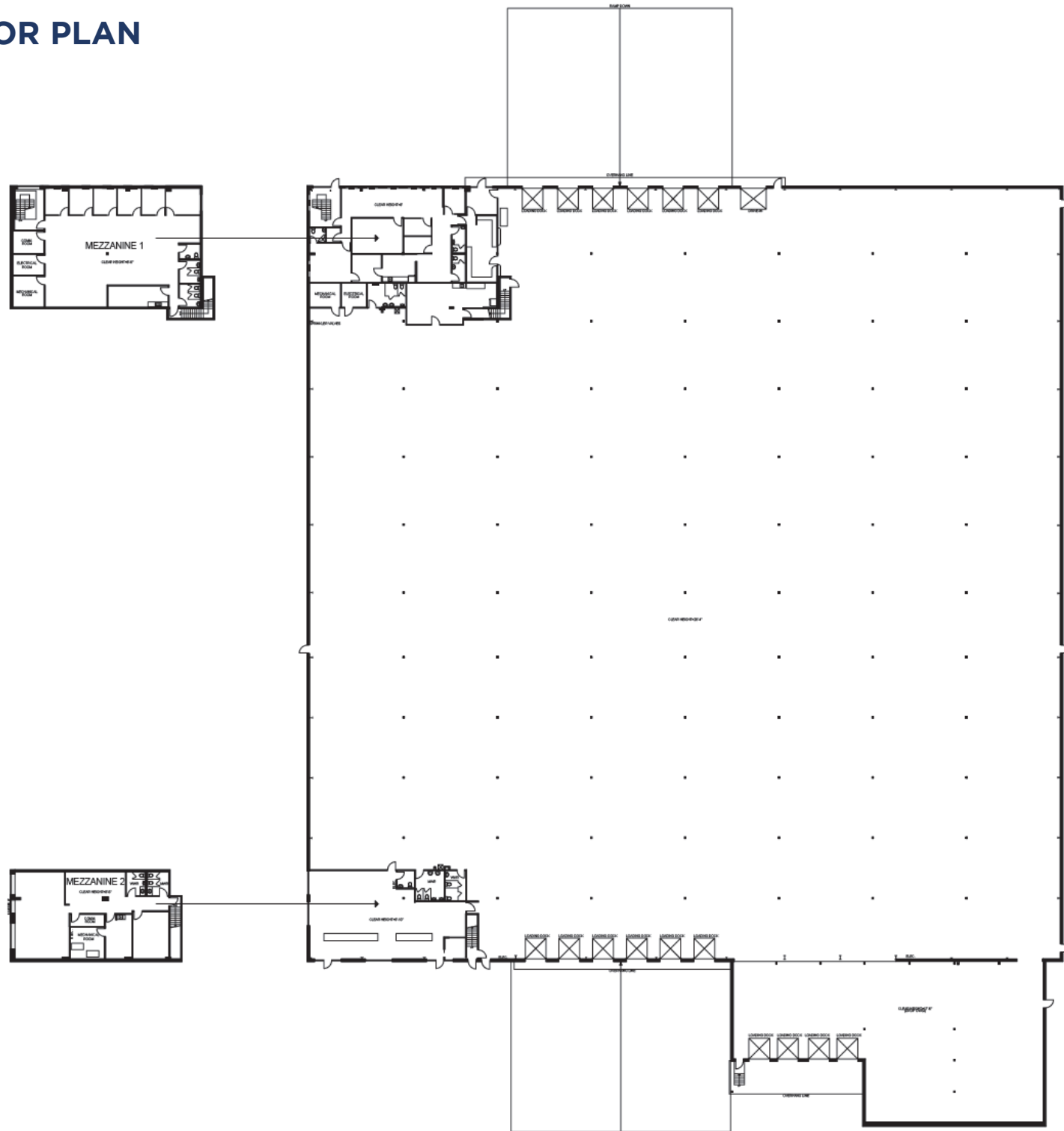
123 stalls
5 trailer



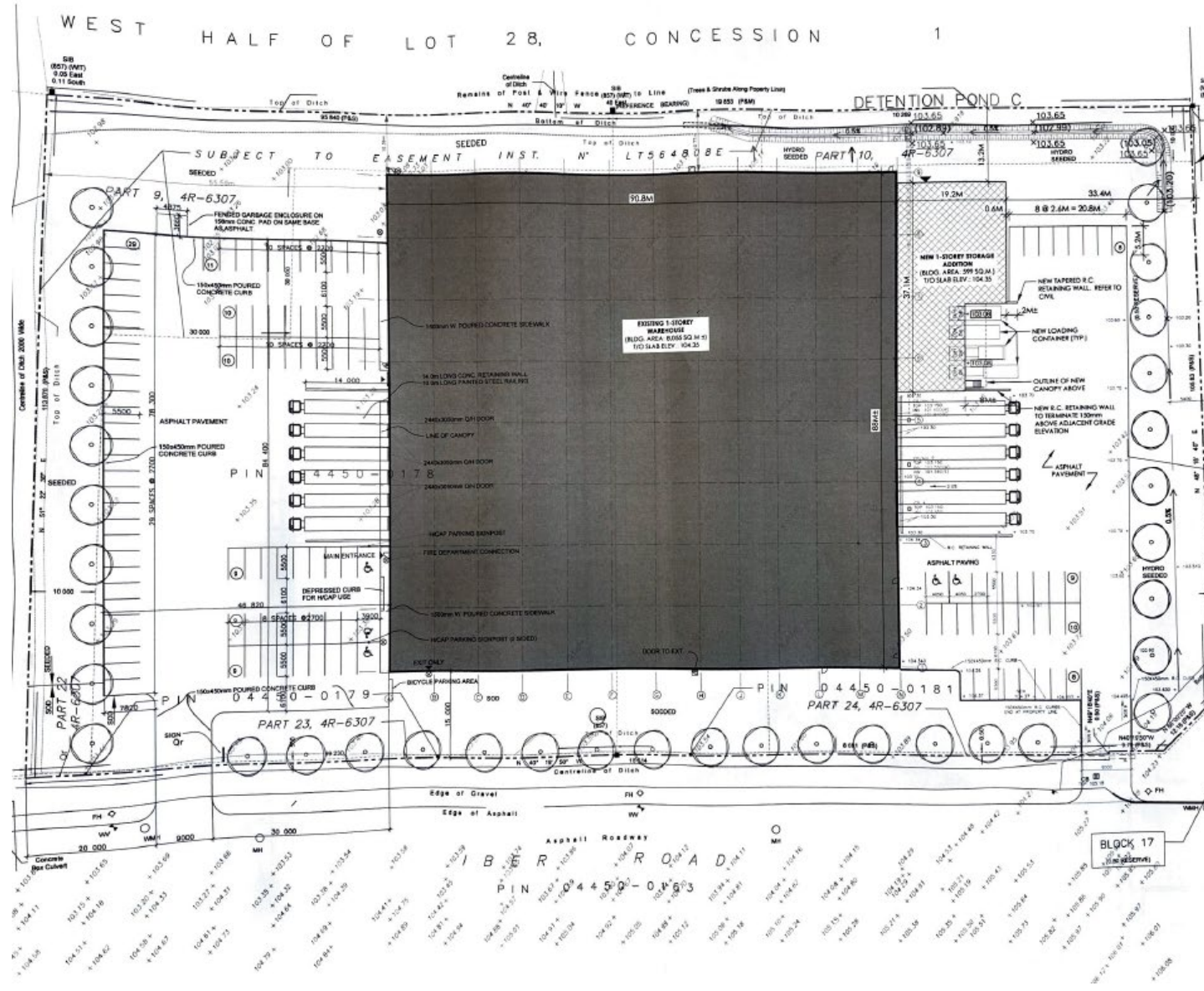
CLEAR HEIGHT

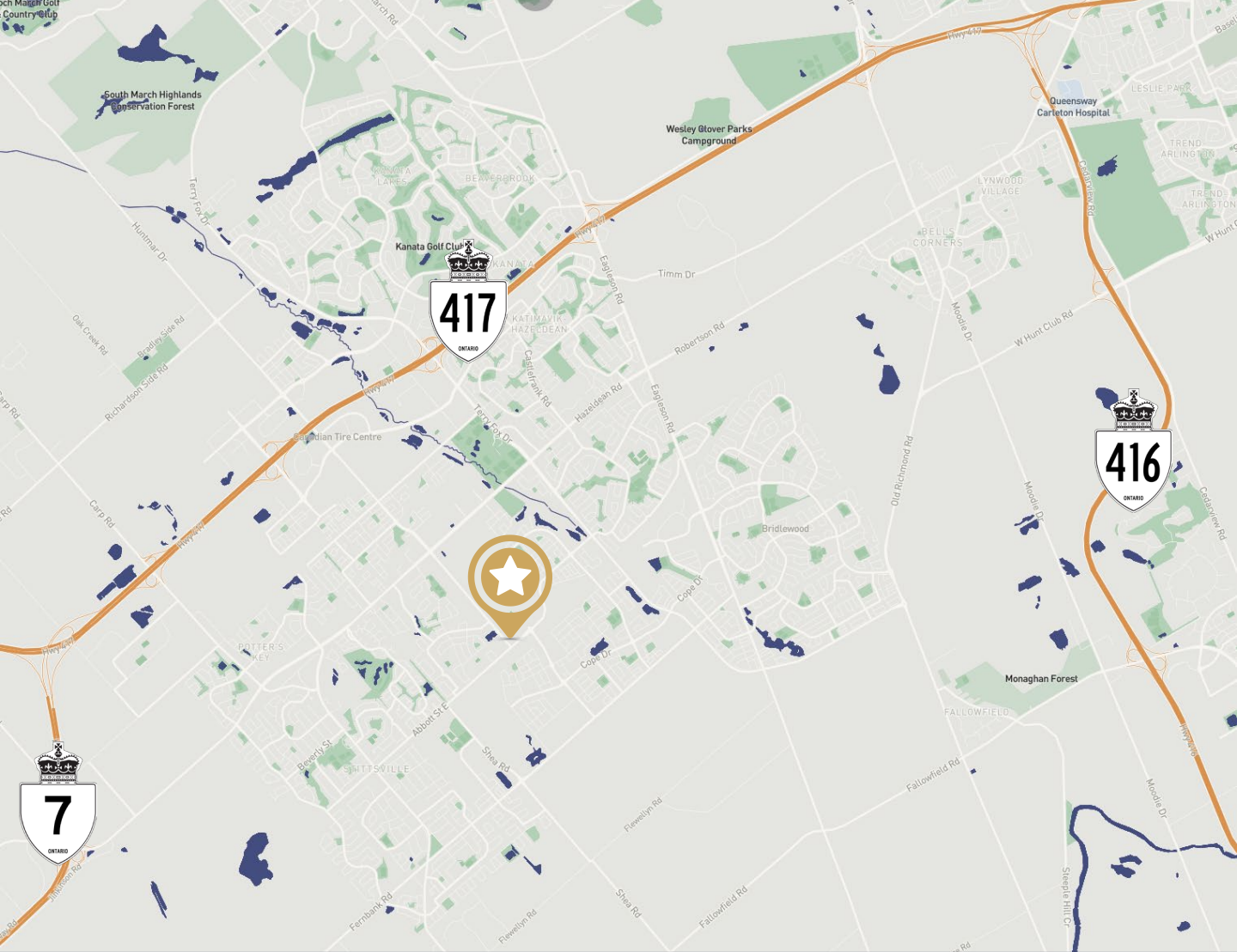
28'7" clear

FLOOR PLAN



SITE PLAN





For more information:

ASKING PRICE
\$31,000,000

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