



**FOR LEASE**

**WAREHOUSE SPACE**

**109 Iber Road Bay 7 & 8**  
OTTAWA, ONTARIO

**BUILDING FEATURES**

- 6160 sq ft
- Net rent \$ 17.00 per sq. ft.
- Additional Rent \$ 7.13 per sq. ft.
- Wide open warehouse space column free
- Large window units on both sides
- Ceiling height 20 ft. to 24 ft

**LEASE DETAILS**

<b>ADDRESS</b>	109 IBER ROAD BAY 7 & 8 Ottawa, ON
<b>RENTAL RATE NET PER SQ. FT.</b>	\$17.00
<b>WAREHOUSE SF</b>	6160 SF
<b>LEASE TERM</b>	3 – 5 YEARS
<b>ZONING CODE</b>	IL
<b>OCCUPANCY</b>	30 to 60 DAYS
<b>PROPERTY TYPE</b>	WAREHOUSE SPACE



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## ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Common Area Hydro
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Hydro and gas for the unit is metered and paid by the tenant.

Recoverable costs are estimated at \$7.13 per sq. ft. for the year ending December 31, 2023.

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