



**JOHN L. ZAGERMAN REAL ESTATE SERVICES LTD., BROKERAGE**

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## **WAREHOUSE/OFFICE SPACE FOR LEASE 3025 ALBION RD., NORTH, OTTAWA**

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- solid free standing commercial building just south of Walkley Rd.
- unlimited free on-site parking
- signage available
- ideal for a school, church, community centre, daycare, recreational use
  
- warehouse units have large overhead doors with grade level loading and high ceilings:
  - Unit A: approx. 4,632 sq. ft. @ \$19/sq. ft.
  - Unit B: approx. 1,769 sq. ft. @ \$20/sq. ft.
  - Unit C: approx. 1,757 sq. ft. @ \$20/sq. ft.
  - Unit Q: approx. 6,110 sq. ft. @ \$18/sq. ft.
  
- office spaces have central air-conditioning and access to common washrooms:
  - Unit D: approx. 2,407 sq. ft. @ \$19/sq. ft.
  - Unit E: approx. 5,630 sq. ft. @ \$17/sq. ft.
  - Unit G: approx. 1,008 sq. ft. @ \$22/sq. ft.
  - Unit I: approx. 1,069 sq. ft. @ \$21/sq. ft.
  - Unit M: approx. 2,094 sq. ft. @ \$19/sq. ft.
  - Unit N: approx. 4,646 sq. ft. @ \$17.50/sq. ft.
  
- all rental amounts are on a gross basis (includes property taxes, operating costs and utilities) plus HST on rent (if applicable)
  
- several units are contiguous, various size combinations are possible

### **FOR FURTHER INFORMATION**

#### **PLEASE CONTACT:**

**JOHN L. ZAGERMAN, BROKER OF RECORD**

**613-723-4545**

The information contained herein is considered reliable, but is not guaranteed. Offering is subject to change, prior sale/lease or withdrawal without notice by owner.



**MEMBER, OTTAWA REAL ESTATE BOARD**

