

1071

AGES DRIVE

Ottawa, Ontario

44,578 sq.ft

LEE LACOMBE, Leasing Manager
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INDUSTRIAL SPACE
FOR LEASE



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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Ottawa, Ontario

LEASE DETAILS

Basic Rental Rate: \$16.00/per sq.ft.

Taxes & Operating: \$6.64/per sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.

AVAILABLE OCT 1, 2024

OPPORTUNITY

44,578 sq.ft.

- Earlier occupancy possible - please inquire
- 600 amps
- 28' clear height
- 4 dock doors
- 1 grade-level door
- Fully built-out office space
- Showroom space

HIGHLIGHTS

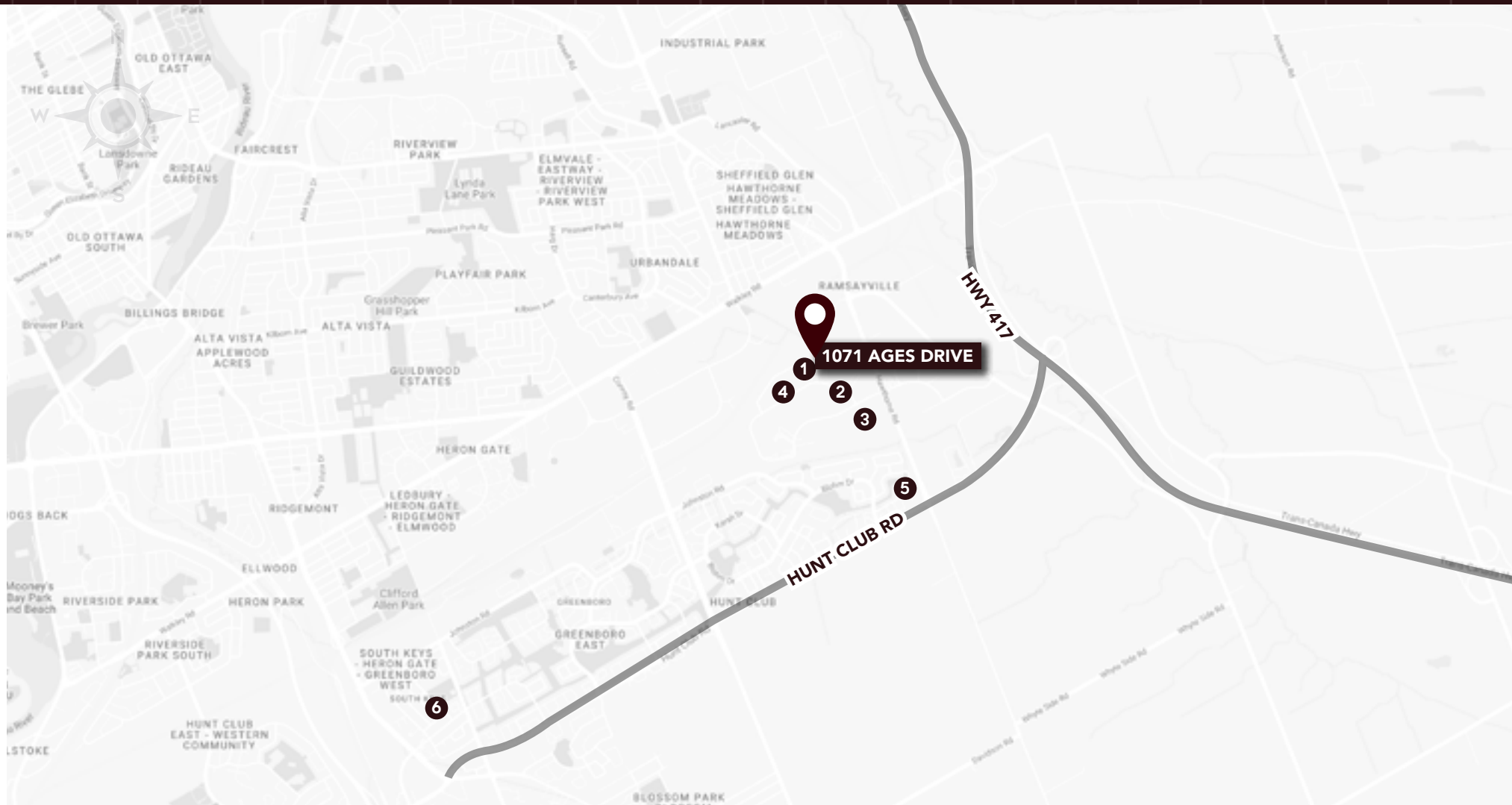
✓ Conveniently located near Walkley Road, off of Hawthorne Road

✓ Minutes from HWY 417

✓ Many nearby restaurants and amenities including Subway, Tim Hortons, A&W, gas station and more



AREA MAP

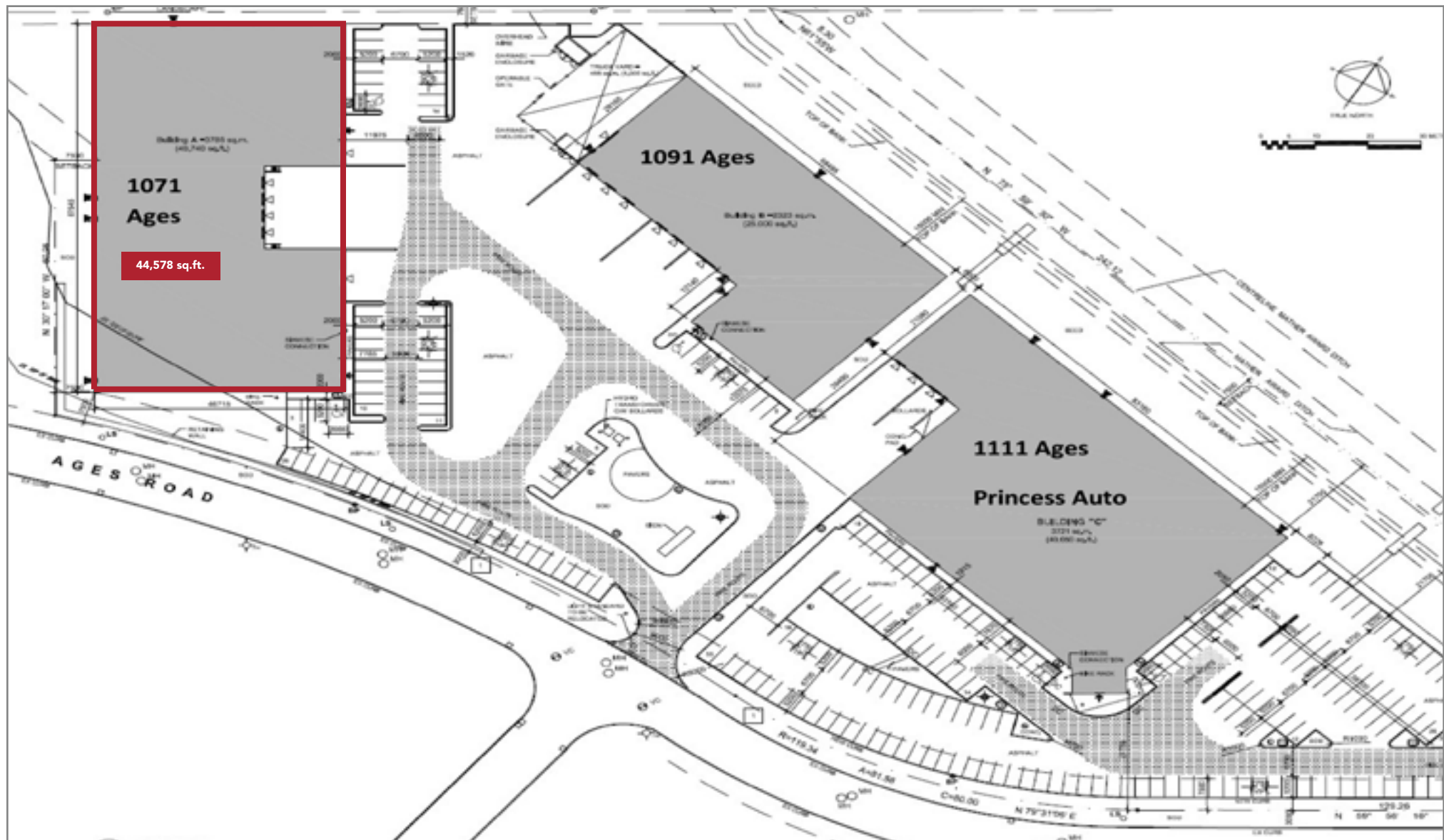


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- | | |
|--------------------------|--------------------|
| 1 Princess Auto | 4 Amazon Warehouse |
| 2 Busy Bee Machine Tools | 5 Tim Hortons |
| 3 Purolator | 6 Loblaws |

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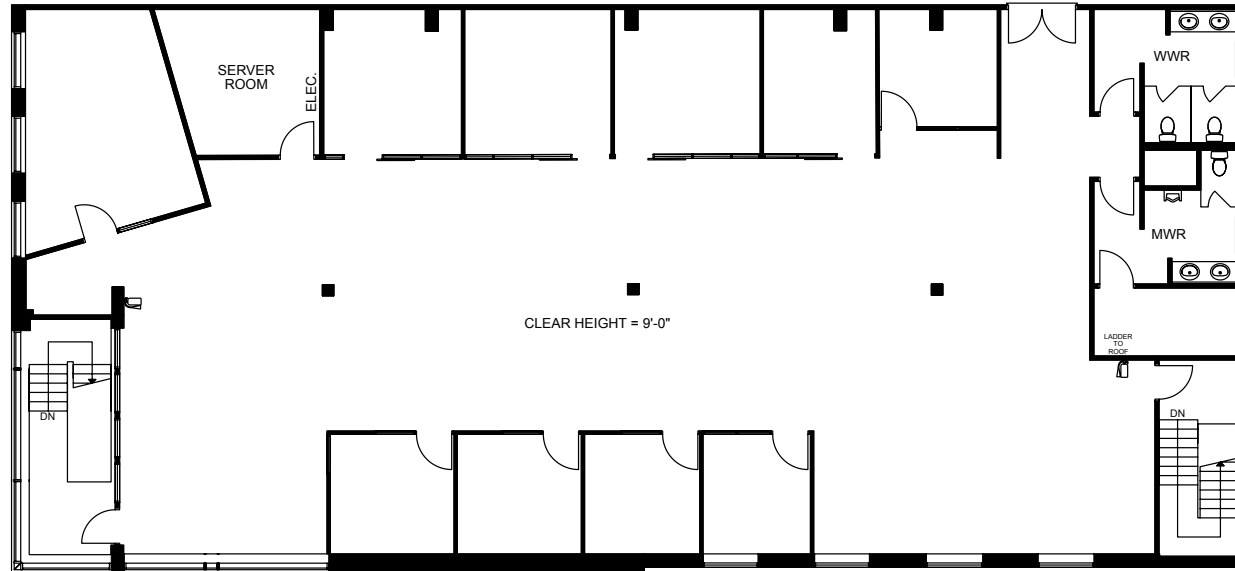
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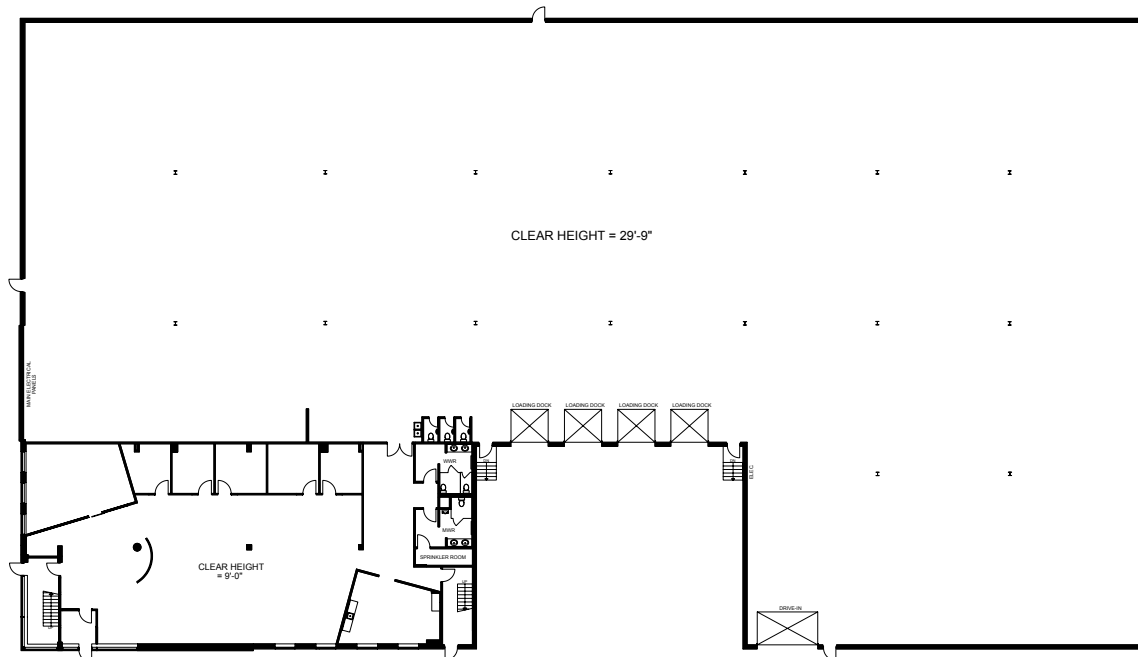
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2nd floor



1st floor