

FOR LEASE

**5499 Canotek Road
Ottawa, ON**



**37,748 SF Freestanding High-Bay
Industrial Building**

 **CUSHMAN &
WAKEFIELD**
Ottawa

Industrial Building
on 2.8 Acres with
Secured Yard

PROPERTY OVERVIEW



5499 Canotek Road offers $\pm 37,748$ SF of light industrial in Ottawa's east-end. The building features 27' clear ceiling height with four dock-level loading doors and one grade-level door. It features a $\pm 5,690$ SF of built-out two-storey office component including private offices, boardrooms, and washrooms on each floor. The building is fully sprinklered.

Situated on ± 2.8 acres, the Property includes a secured, fenced yard and ample on-site and trailer parking. Zoned Mixed Industrial Zone (IM), it permits a broad range of industrial uses.

Strategically located along Canotek Road within Ottawa's East industrial corridor, the Property benefits from convenient access to Highway 174 and proximity to established industrial users, amenities, and transit infrastructure.

BUILDING HIGHLIGHTS



±37,748 SF

TOTAL BUILDING SIZE

±2.8 ACRES

TOTAL SITE SIZE

IM—MIXED INDUSTRIAL

Zoning

\$17.00 PSF

NET ASKING RENT

\$6.99 PSF

ADDITIONAL RENT (EST. 2026)

CURRENT AVAILABILITY

±37,748 SF

TOTAL SPACE
AVAILABLE

±5,690 SF

OFFICE SPACE

27'

CLEAR HEIGHT

1

DRIVE-IN DOOR

4

DOCK DOORS

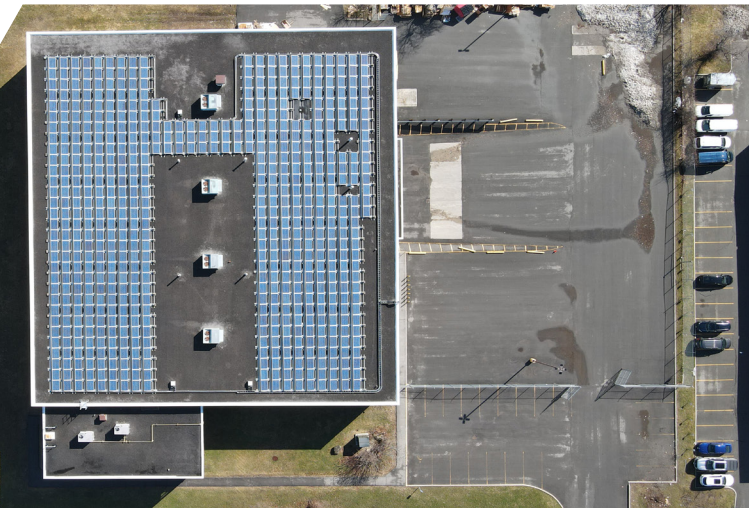
400A/600V

POWER

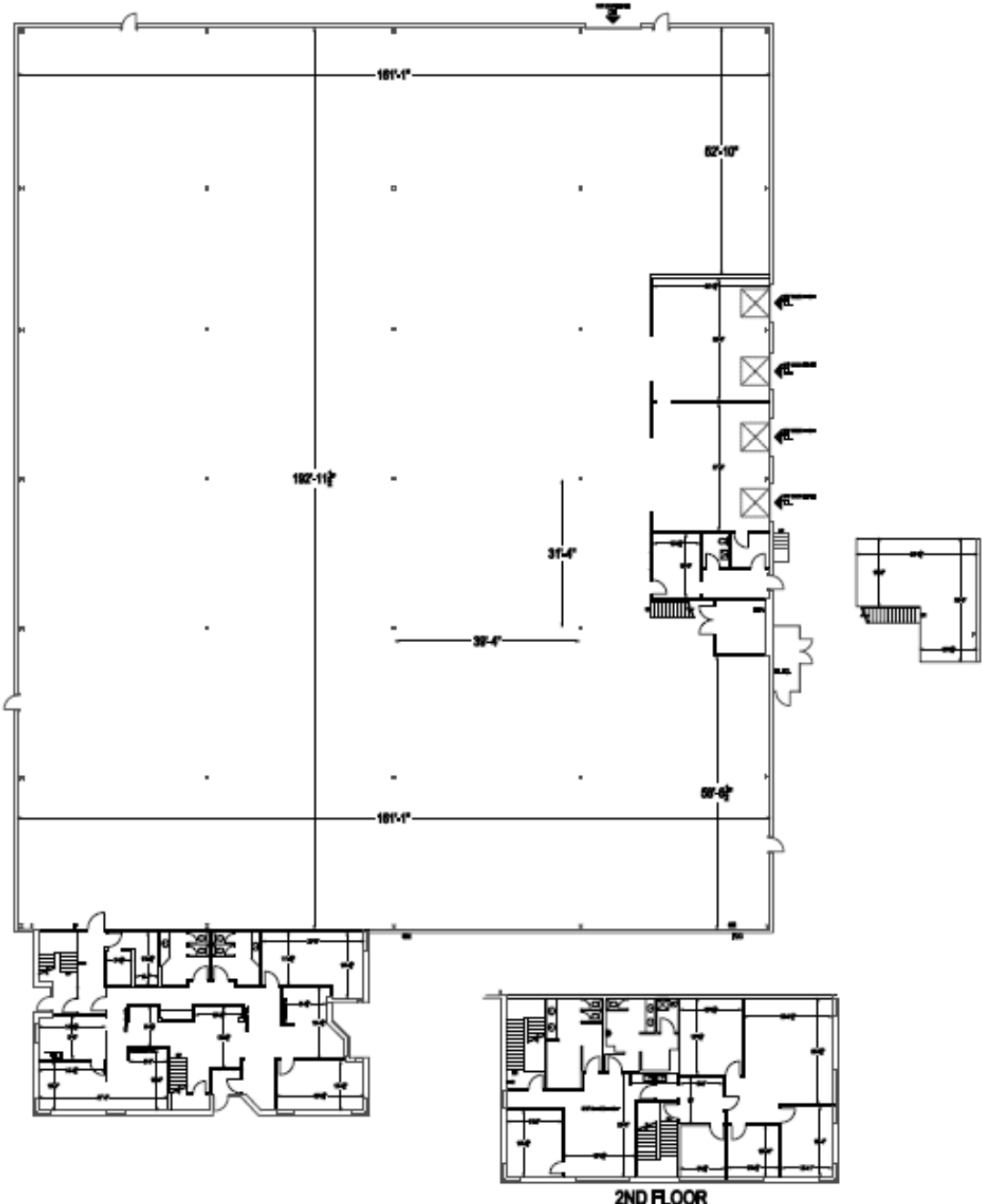
LOCATION MAP



PROPERTY AERIAL MAP



PROPERTY FLOOR PLAN





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