

FOR LEASE

1396 Windmill Lane, Ottawa, ON Industrial Space

Highlights:

- Possibility to Lease :
 - 5,800 SF;
 - 13,000 SF with showroom (+ 1,250 SF mezzanine with offices, locker room & kitchen) or
 - entire building composed of 18,800 SF (+1,250 SF mezzanine with offices, locker room & kitchen)
- > Up to 6 garage doors (5 of them 12x14)
- > 18 to 20 ft Clear Ceiling Height
- Ground-Floor lobby & offices
- Secured yard that can accommodate 300 cars +
- 400 Amps / 600 Volts (also a 600 Volts Compressor)
- Easy Access & adjacent to the417 & direct view of Innes Rd

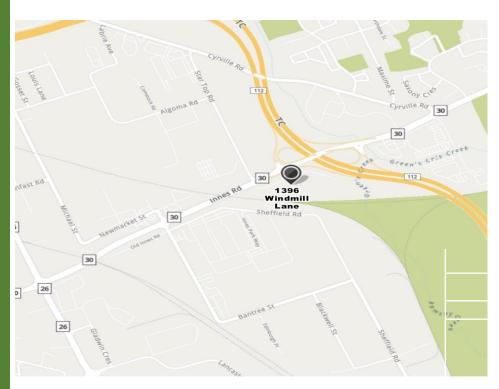
For all inquiries please contact:
(Brokers Protected)

Denis Shank, Broker of Record
(613) 601-1353
dshank@capworthrealty.com











1396 Windmill Lane, Ottawa, Ontario Zoning: IL2 H(14), Light Industrial Sub-Zone































Possibility to Lease: 5,800 SF; 13,000 SF or the entire building composed of 18,800 SF

Asking Basic Rent: \$12.50 PSF

(First 5 years)

Additional Rent: \$5.52 PSF

(2021 Estimate)

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